

**KYLE WOODS**

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## RETAIL SPACE FOR LEASE

801 Pacific Coast Highway

Hermosa Beach, CA

90254



**LYON STAHL**  
INVESTMENT REAL ESTATE



# PROPERTY OVERVIEW

TWG

THE WOODS GROUP

LYONSTRAHL  
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801 Pacific Coast Hwy  
Hermosa Beach

## 801 Pacific Coast HWY

Hermosa Beach, California 90254

**Lease Price: \$3.50 + NNN**

RSF	1,700 SF
LOT SIZE	1,875 SF
ZONING	C-3
OCCUPANCY	100%
TERM	NEGOTIABLE
YEAR BUILT	1947

- Ground Floor Retail Space in Prime Hermosa Beach
- Traffic Counts on PCH ±55,000 VPD
- Over 225K Residents Within a Three (3) Mile Radius
- Average Household Income of Over \$169k Within a One (1) Mile Radius
- Highly Affluent South Bay Demographic
- Premier Signage on PCH
- Open Floor Plan - Ideal for Retail or Creative Uses

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For Lease

## Retail Space In Hermosa Beach



Situated along one of the South Bay's most prominent retail corridors, the ground floor retail space at **801 Pacific Coast Highway** presents a rare opportunity to secure a highly visible presence in the heart of Hermosa Beach. The property benefits from exceptional frontage along Pacific Coast Highway, exposing tenants to consistent daily traffic and strong visibility to both local residents and the steady influx of coastal visitors. Positioned just moments from the Hermosa Beach Pier and surrounded by a dense mix of retail, dining, and residential uses, the location captures the core of the South Bay's vibrant, walkable beach community.

The space is delivered in a flexible configuration, offering a largely open floor plan that can accommodate a wide range of retail, showroom, or creative uses. Large storefront presence and prominent signage opportunities along PCH provide tenants with the ability to establish a strong brand identity in a highly competitive coastal market. The layout allows for efficient merchandising, customer flow, and potential customization depending on the tenant's operational needs.

Located within an affluent trade area characterized by strong household incomes and high consumer spending, the property is further supported by a dense surrounding population and consistent year-round foot traffic driven by the beach, nearby amenities, and local employers. In addition to its immediate coastal appeal, the site benefits from convenient access to major thoroughfares connecting the greater South Bay and West Los Angeles, reinforcing its position as both a destination and commuter-oriented retail location.

**801 Pacific Coast Highway** offers a compelling combination of visibility, demographics, and flexibility—making it an ideal opportunity for tenants seeking to establish or expand within one of Southern California's most sought-after coastal submarkets.





# LOCATION MAP

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