

FOR SALE - MEDICAL, RETAIL & OFFICE - ALL PERMITTED

# Ocean Adjacent | Rare Owner/User Hermosa Beach Building

1001 HERMOSA AVENUE, HERMOSA BEACH, CA



**NEWMARK**

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**PRIME COASTAL FRONTAGE:** One block off the beach and The Strand, near Hermosa Pier and Pier Plaza dining/entertainment.



**AFFLUENT SOUTH BAY DEMOGRAPHICS:** Strong household income supports premium retail, dining, wellness, and professional services.



**LIFESTYLE DRIVERS:** Year-round outdoor activity (beach, surfing, volleyball, running/cycling), community events, and live music/entertainment.



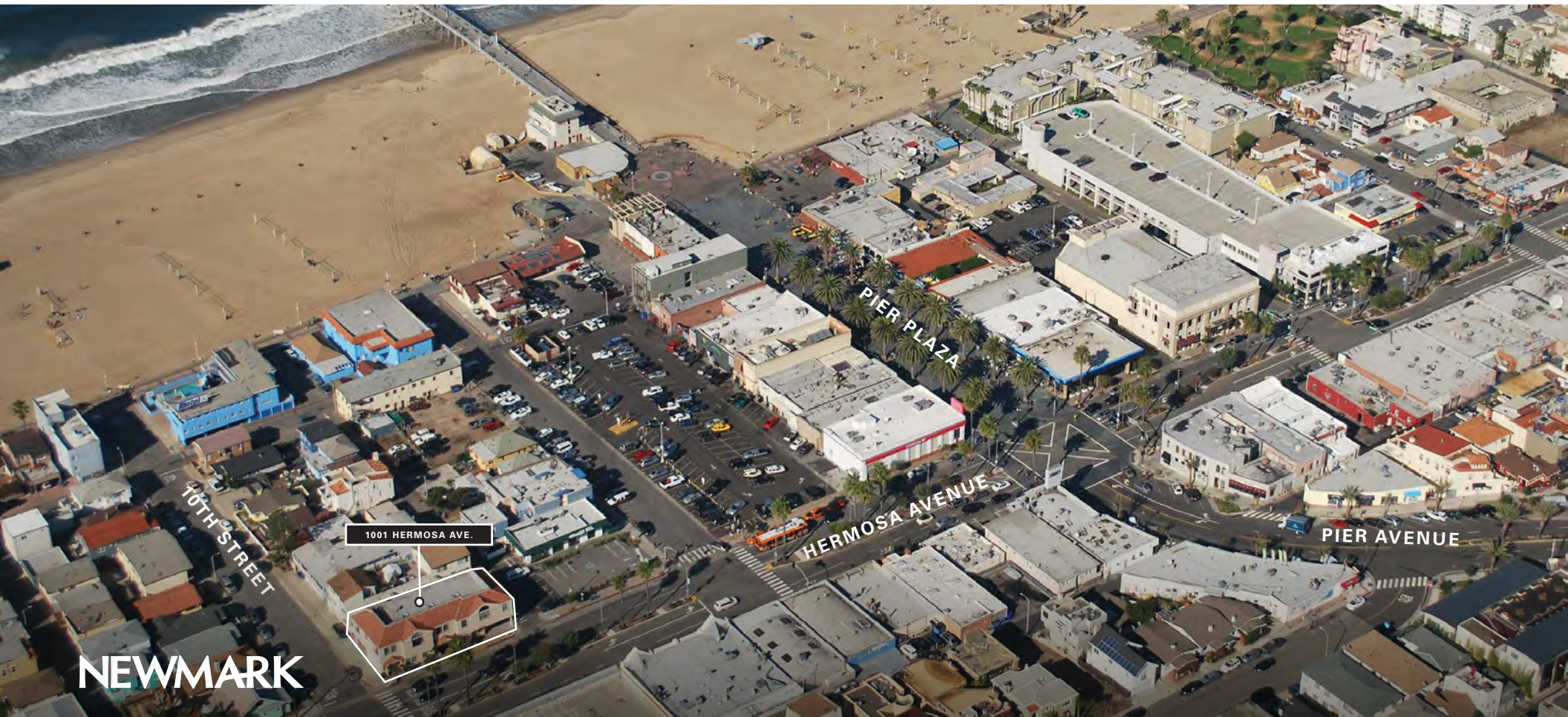
**FOOT TRAFFIC & BRAND EXPOSURE:** Constant pedestrian and bike flow from the beach and nearby hotels, restaurants, and boutiques.



**PARKING OPTIONS:** Seven dedicated covered spaces at the building, plus public city lots/garages and metered street parking within a short walk.



**AMENITIES:** Walker's paradise with access to dense clusters of dining, nightlife, retail, and hotels - supporting all-day and weekend demand.



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## Building Details

### RENTABLE BUILDING AREA

7,404 RSF

### PERMITTED USES

Medical / Dental / Retail / Office / Fitness

### CURRENT BUILDOUT

First Floor - unimproved

Second Floor - multiple offices

### YEAR BUILT

1961

### STORIES

Two

### PARKING

Seven dedicated covered parking spaces,  
plus public lots and street metered parking

### ZONING

HBC2YY

[Click for Zoning Uses](#)

### SALE PRICE

\$7,400,000 (\$999.46 PSF)

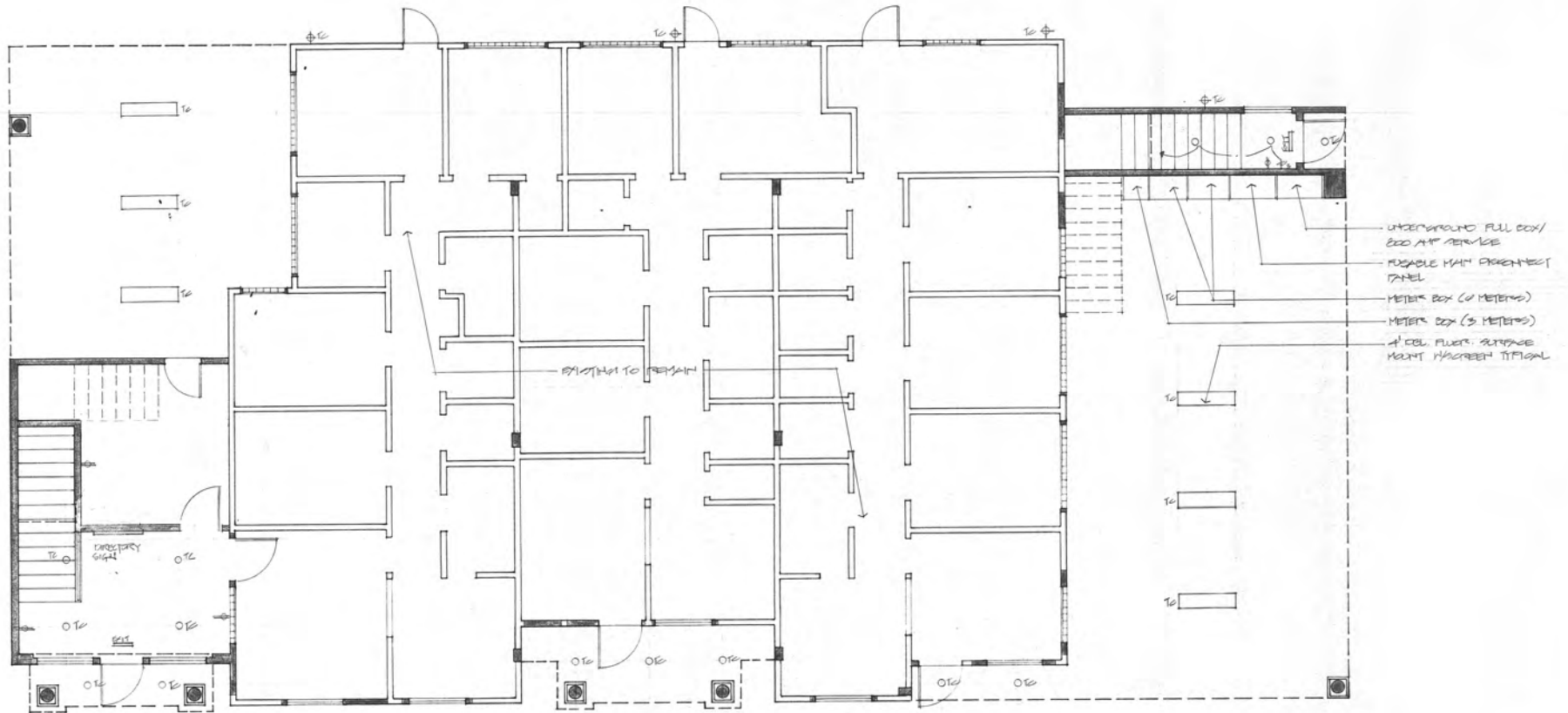
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# Floor Plan

FIRST FLOOR



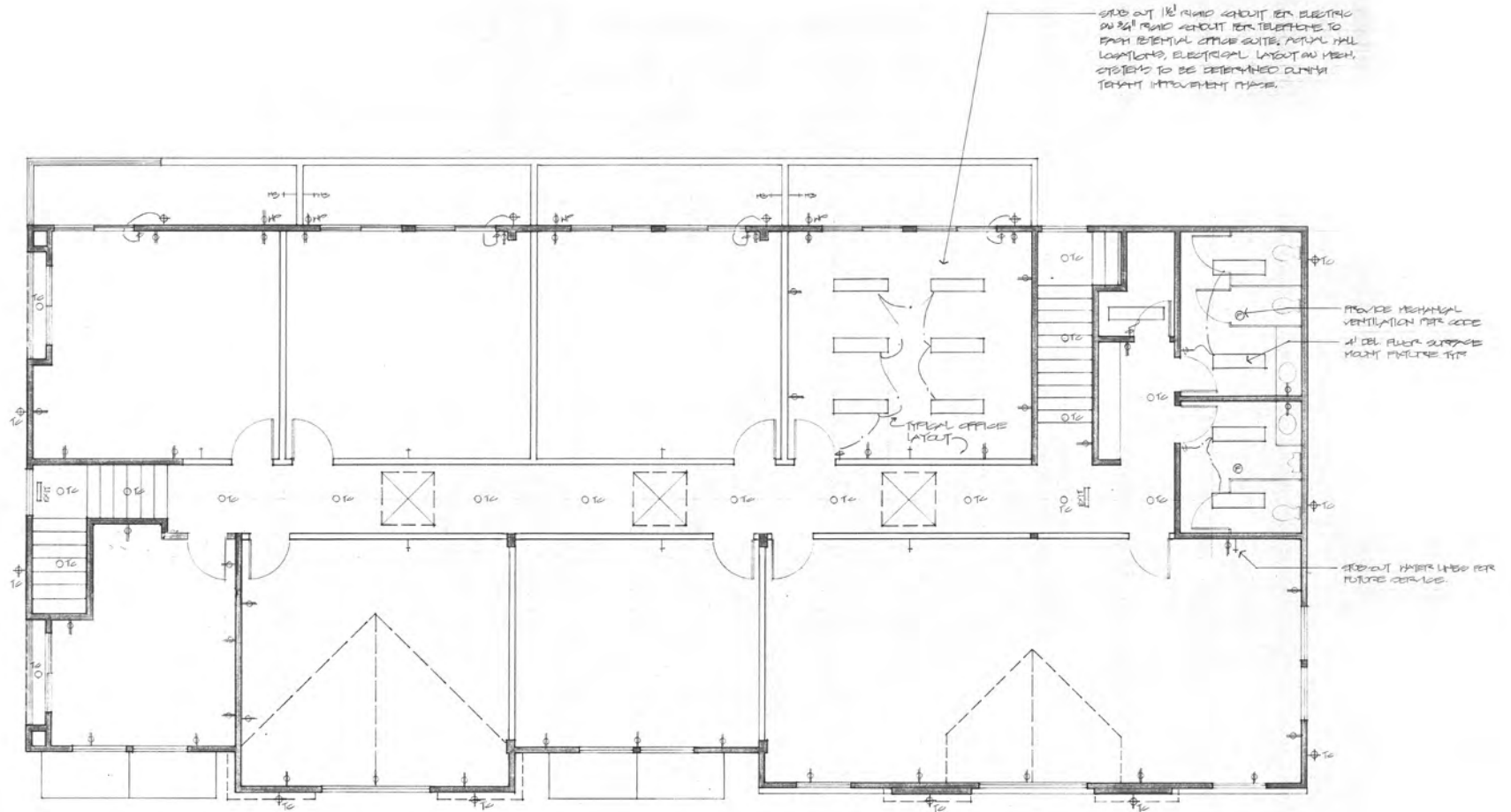
FIRST LEVEL PLAN

11/1/01

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# Floor Plan

SECOND FLOOR

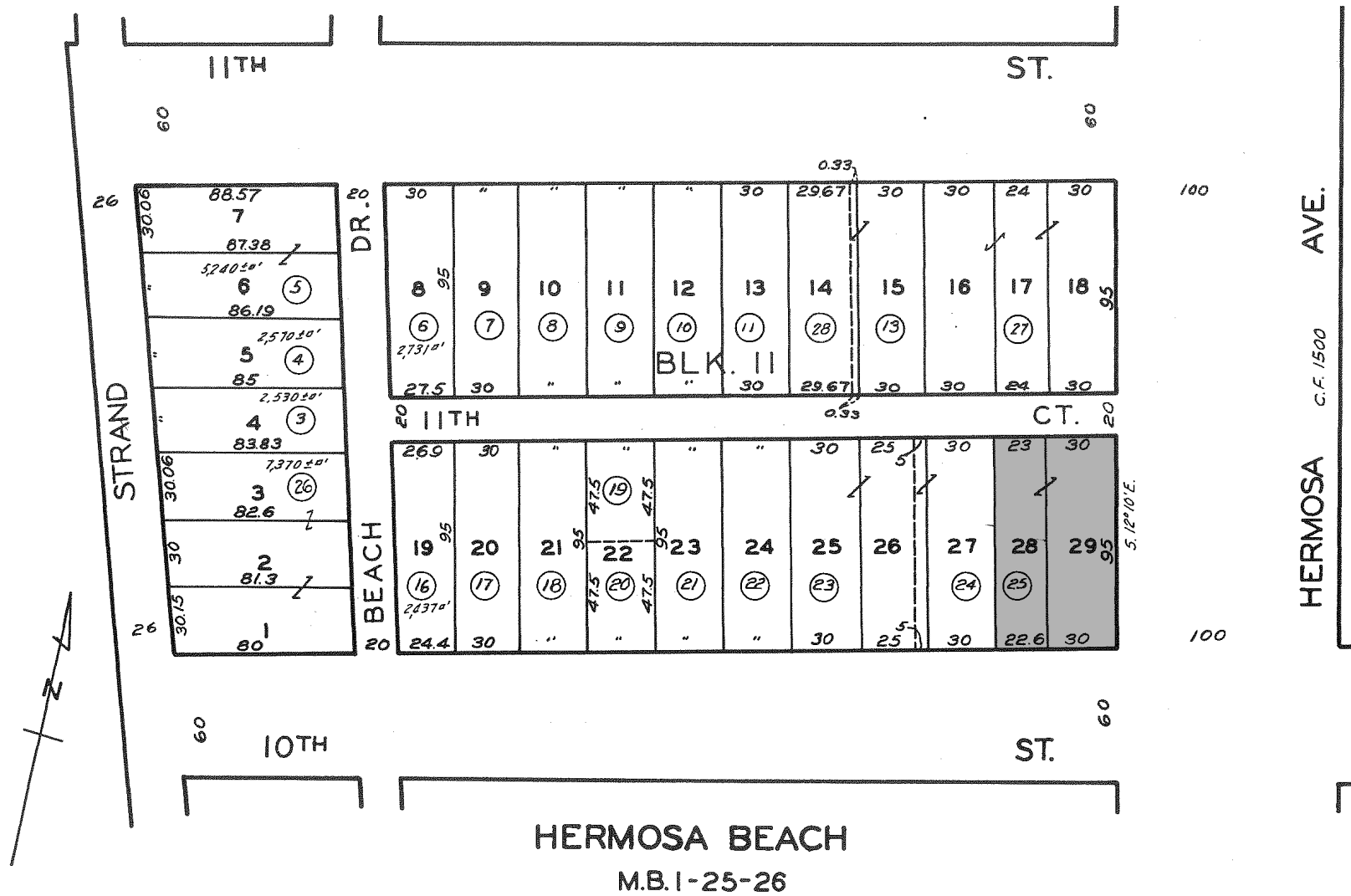


SECOND LEVEL PLAN

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# Parcel Map

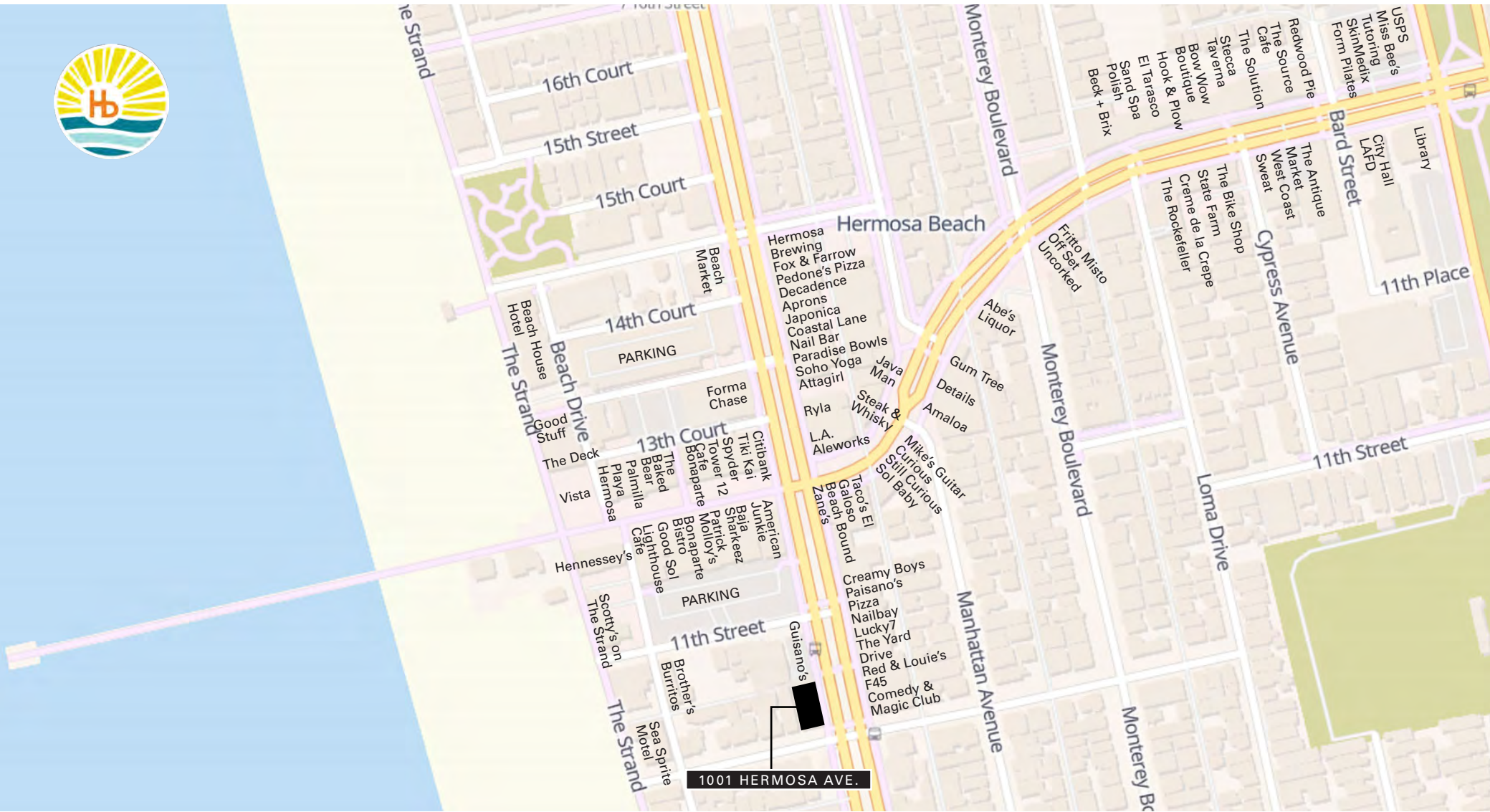
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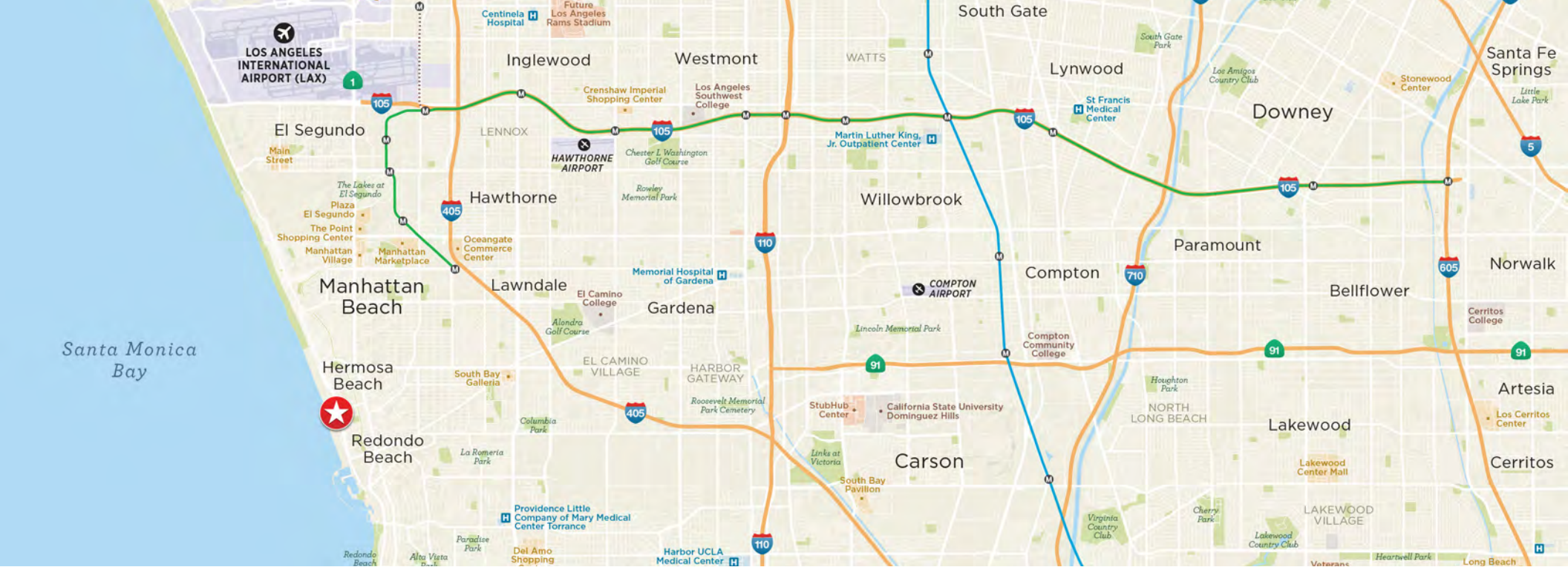
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# Downtown Amenities



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