

Freestanding Retail Space Available on High Traffic PCH

204-210 Pacific Coast Highway, Hermosa Beach, CA 90254



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PROPERTY FEATURES

- Freestanding ±5,500 SF retail space
- 4 adjacent lots of approx. 16,200 Sq Ft.
- Situated on a hard corner of PCH and 2nd Street
- Highly visible signalized intersection with over 50,000 CPD
- 140 FT of frontage along PCH and over 160 ft of frontage along 2nd Street

AREA AMENITIES

- Located within the Community Commercial District (HBC3* Zoning) of Hermosa Beach.
- Highly affluent surrounding residential communities with an average annual household income of \$190,720 and median home value of \$1,271,616.
- Less than a mile from the vibrant Hermosa Pier Avenue.



DEMOS	1 Mile	3 Mile	5 Mile
Population	28,966	173,484	389,811
Avg. HH Income	\$139,385	\$118,071	\$99,491
Daytime Pop	24,033	144,092	321,255
Traffic Count	±57,638 cars per day		



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