

# Park Pacific Shopping Center

1100 Pacific Coast Highway Hermosa Beach, CA

 epsteen & associates

 **CHARTWELL**  
REAL ESTATE DEVELOPMENT

**AVAILABLE  
FOR LEASE**

QSR | RETAIL | SERVICE | OFFICE

**828 – 4,236 SF**

**UNDER NEW  
OWNERSHIP**

New conceptual renderings / remodel in progress



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

FOUNDING MEMBER | **CHAINLINKS** RETAIL ADVISORS

# PROPERTY HIGHLIGHTS



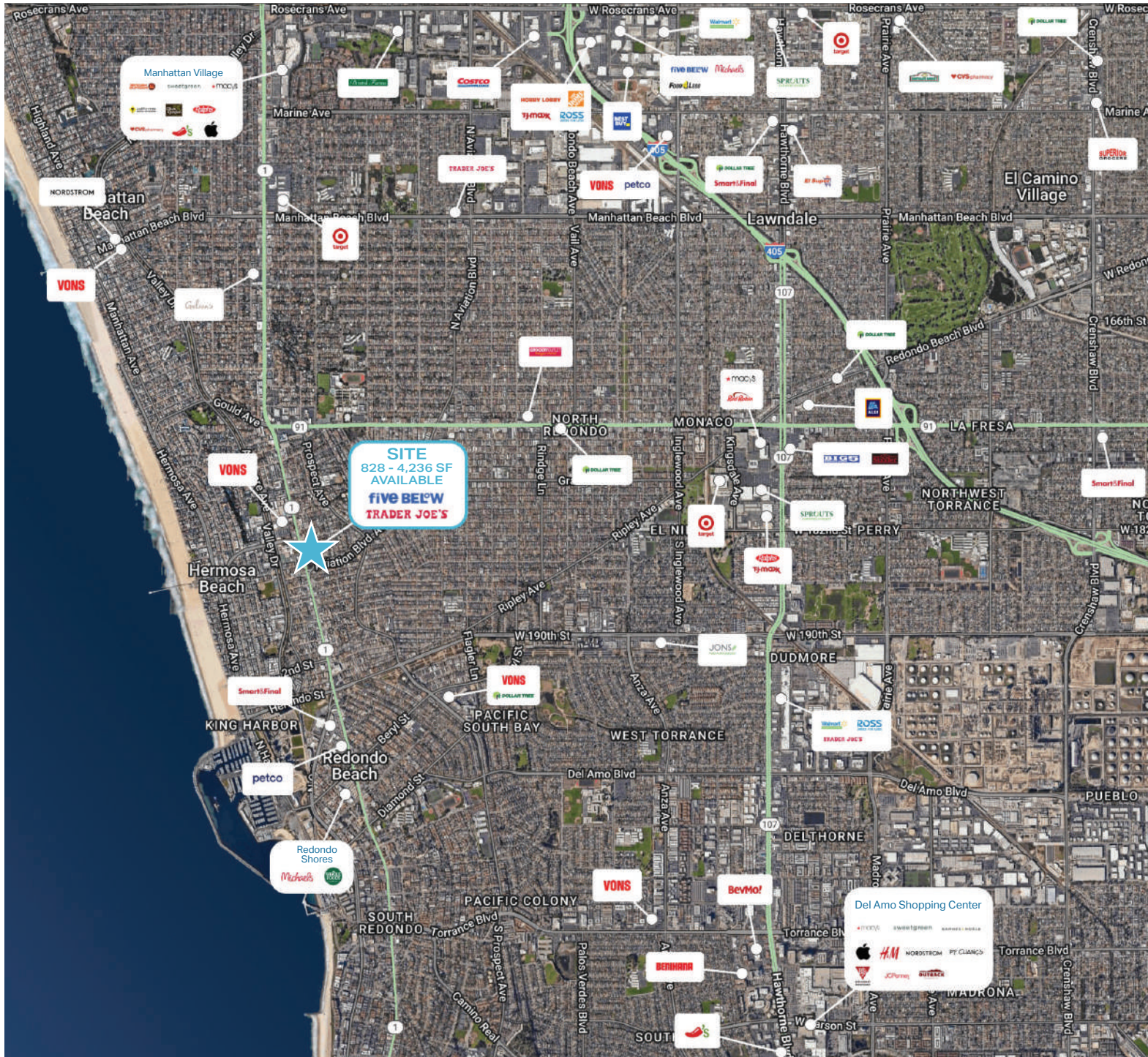
- **Grocery-Anchored Stability:** Anchored by Trader Joe's, this 52,867 SF neighborhood center offers unmatched traffic draw and tenant resilience.
- **Ultra-Premium Coastal Location:** Situated at the iconic gateway intersection of PCH & Aviation Boulevard in Hermosa Beach, the center benefits from affluent demographics, with average household incomes exceeding \$170K and home values over \$2 million within a one-mile radius.
- **Iconic Landmark Identity:** The distinctive Vetter Windmill serves as both a regional landmark and branding asset, offering memorable character and strong visibility at this prominent corner location.
- **Diverse Tenant Mix:** In addition to Trader Joe's, the center hosts a curated mix of tenants such as Starbucks, El Pollo Inka, Five Below, and national beauty and retail brands—delivering both convenience and variety for the community.
- **Exceptional Traffic and Exposure:** Positioned at a high-visibility corner with significant traffic flow from both PCH and Aviation Boulevard—the center commands high exposure and excellent accessibility, harnessing both vehicular and pedestrian movement typical of coastal retail corridors.

# SITE PLAN



TENANT	SIZE
Trader Joe's	20,000 SF
Five Below	10,460 SF
CosmoProf	3,000 SF
El Pollo Inka	2,140 SF
Sally Beauty	1,904 SF
Bank Of America Kiosk	397 SF
State Farm	400 SF
AVAILABLE	4,236 SF
AVAILABLE	1,295 SF
AVAILABLE - SUITE A	1,002 SF
AVAILABLE - SUITE E	828 SF
AVAILABLE - SUITE F	1,740 SF

# RETAIL AERIAL



## DEMOGRAPHICS:



### Population

- 1 MILE** 35,955
- 2 MILE** 98,559
- 3 MILE** 179,592



### Avg. Household Income

- 1 MILE** \$255,670
- 2 MILE** \$237,024
- 3 MILE** \$216,035



### Daytime Population

- 1 MILE** 13,092
- 2 MILE** 31,989
- 3 MILE** 75,673



### Avg. Median Income

- 1 MILE** \$169,861
- 2 MILE** \$156,317
- 3 MILE** \$146,811



### VISITS

- PER MONTH:** 84.7K
- PER YEAR:** 1.1M



**WALK SCORE**  
95



### TRAFFIC COUNTS

- Pacific Coast Hwy:** 110,270 CPD
- Aviation Blvd:** 55,613 CPD

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## SOUTH BAY

The South Bay region of Los Angeles County is a coastal area known for its stunning beaches, diverse communities, and thriving industries. Stretching along the Pacific Ocean, it includes cities like Manhattan Beach, Hermosa Beach, Redondo Beach, Torrance, and El Segundo. The South Bay is celebrated for its laid-back, beach-town atmosphere, complemented by upscale dining, boutique shopping, and outdoor activities like surfing, volleyball, and cycling along The Strand. It's also a major hub for aerospace, technology, and manufacturing, with companies like SpaceX and Northrop Grumman headquartered there.





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