



456-458 OCEAN VIEW AVE, HERMOSA BEACH, CA 90254

RARE TWO LUXURY RESIDENCES

FOR SALE

OFFERING MEMORANDUM





● SITE DESCRIPTION

Discover an exceptional opportunity at 456–458 Ocean View Avenue in the desirable Hills section of Hermosa Beach. This property features two fully detached luxury residences on a single 4,363 sq ft lot, offering ~4,373 sq ft of sophisticated living with panoramic ocean views from both homes. Just moments from the iconic Pier, The Strand, pristine beaches, shops, and restaurants. In a market where the median sold price per square foot is ~\$1,120 (and often \$1,200–\$1,600+ for ocean-view properties), these two turnkey luxury residences deliver outstanding value at only ~\$914/sq ft — like acquiring two premium coastal homes for the price of one. Front Residence – 456 Ocean View Ave (~1,843–1,900 sq ft) 3 bedrooms, 2.5 baths with a bright traditional floor plan, wide-plank white oak flooring, Caesarstone slab counters, custom cabinetry, stainless steel appliances, renovated baths with frameless showers, ocean-view balconies, vaulted ceilings, and a 2-car garage plus apron parking. Move-in ready and ideal as your primary home. Rear Residence – 458 Ocean View Ave (~2,530 sq ft) 5 bedrooms, 3.5 baths featuring a coveted reverse floor plan that maximizes stunning ocean views from the main living level. Enjoy the same high-end finishes, walk-in closets, fully renovated baths, and a massive 4-car garage. Perfect for extended family, guests, or premium rental income. Total: 8 beds, 7 baths, 6-car parking, two independent residences built in 1989 and meticulously renovated. Tenants cover all utilities — landlord responsible only for taxes and insurance. Live the Ultimate Hermosa Lifestyle Imagine waking to ocean breezes and Pacific sunsets, then enjoying a morning surf, pier stroll, or beach yoga. This rare setup lets you live luxuriously in one residence while generating income from the other. Whether for multi-generational living, a private coastal compound, or savvy owner-user flexibility, the possibilities are endless in one of the South Bay's most vibrant communities. These two luxury residences on one lot stand out for their size, views, parking, condition, and unbeatable price per square foot. A true market opportunity you won't find duplicated. Schedule your private tour today!

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Duplex

PRICE
\$3,795,000

PARCEL NUMBER
4186-019-001

BUILDING
4,373 SF

LOT
4,363 SF

YEAR BUILT
1989

456 Residence | 5 BED | 3.5 BATH
458 Residence | 3 BED | 2.5 BATH



PROPERTY HIGHLIGHTS

- **Two Fully Detached Luxury Residences** totaling approximately 4,373 SF on a 4,363 SF lot in the prestigious Hills section of Hermosa Beach.
- **Panoramic Ocean Views** from both homes, located just minutes from the Hermosa Beach Pier, The Strand, beaches, shopping, and dining.
- **Front Residence** (456 Ocean View Ave): \pm 1,843–1,900 SF featuring 3 bedrooms, 2.5 baths, vaulted ceilings, ocean-view balconies, premium finishes, and a 2-car garage plus apron parking.
- **Rear Residence** (458 Ocean View Ave): \pm 2,530 SF with 5 bedrooms, 3.5 baths, reverse floor plan maximizing ocean views, renovated interiors, walk-in closets, and a 4-car garage.
- **Extensively Renovated Throughout** with wide-plank white oak flooring, Caesarstone countertops, custom cabinetry, stainless steel appliances, and designer bathrooms.
- **Exceptional Owner-User or Investment Opportunity** with 8 bedrooms, 7 baths, 6-car parking, separate residences, strong rental income potential, and tenants responsible for all utilities.

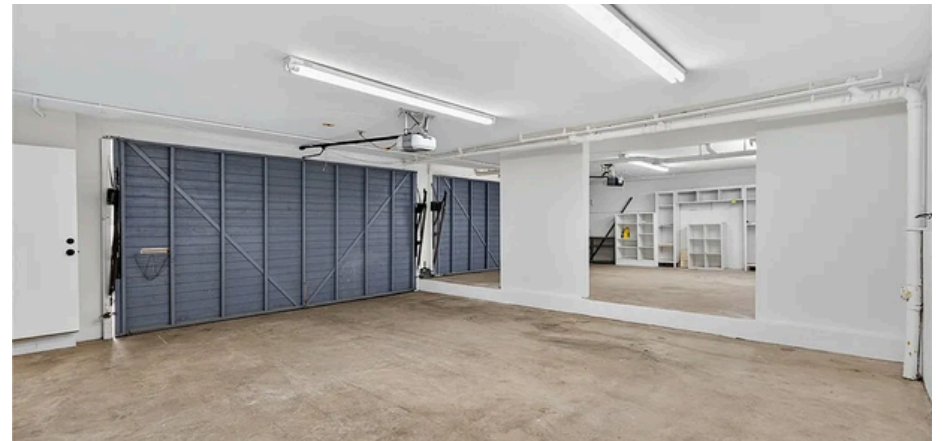
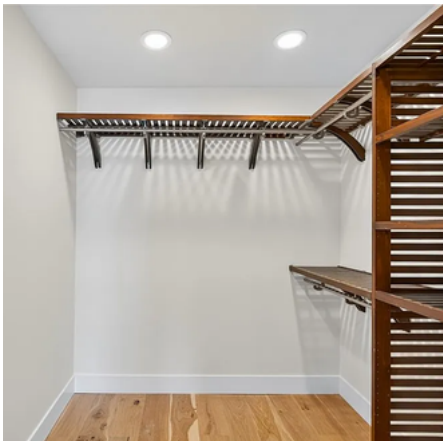


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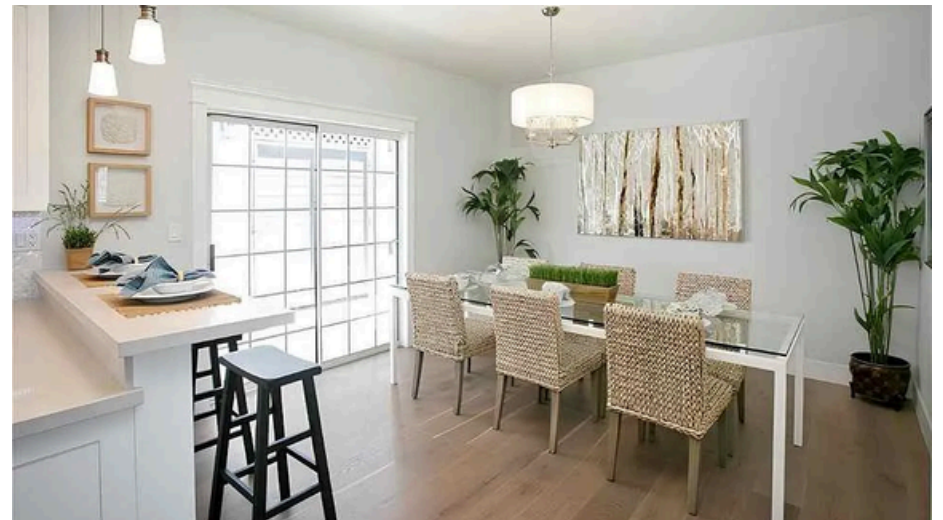
PROPERTY PHOTOS



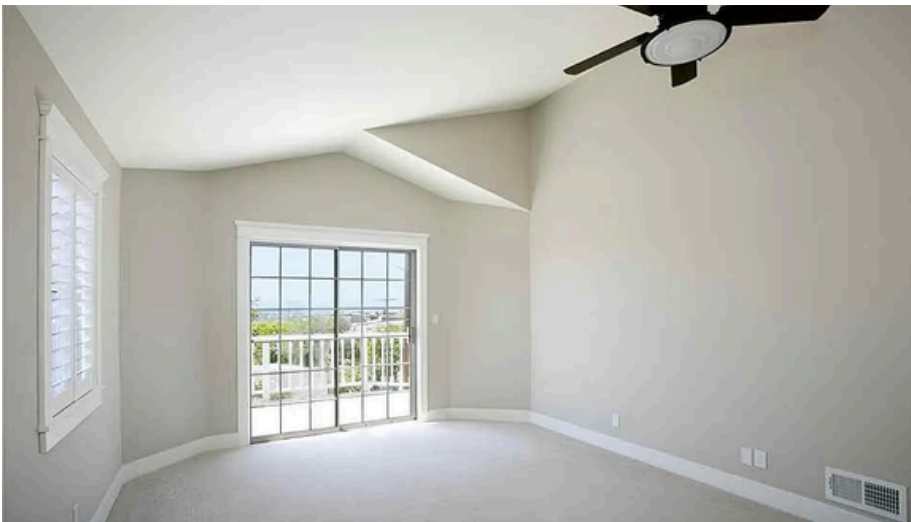
PROPERTY PHOTOS



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PROPERTY PHOTOS



RETAIL MAP



AERIAL MAP

LOCATED IN THE HIGHLY DESIRABLE COASTAL COMMUNITY OF HERMOSA BEACH, 456 OCEAN VIEW AVE IS POSITIONED WITHIN ONE OF THE SOUTH BAY'S MOST SOUGHT-AFTER RESIDENTIAL NEIGHBORHOODS, JUST MOMENTS FROM THE PACIFIC COASTLINE. THE PROPERTY BENEFITS FROM ITS ELEVATED LOCATION, OFFERING CLOSE PROXIMITY TO LOCAL BEACHES, UPSCALE DINING, BOUTIQUE RETAIL, AND VIBRANT ENTERTAINMENT DESTINATIONS ALONG PIER AVENUE AND NEIGHBORING MANHATTAN BEACH. WITH CONVENIENT ACCESS TO PACIFIC COAST HIGHWAY AND MAJOR COMMUTER ROUTES CONNECTING TO LOS ANGELES AND SURROUNDING BEACH CITIES, THE PROPERTY COMBINES THE APPEAL OF LUXURY COASTAL LIVING WITH STRONG REGIONAL ACCESSIBILITY. THE SURROUNDING AREA IS CHARACTERIZED BY HIGH-END RESIDENTIAL DEVELOPMENT, WALKABLE AMENITIES, AND A DYNAMIC BLEND OF LIFESTYLE AND RECREATIONAL ATTRactions THAT CONTINUE TO DRIVE STRONG HOUSING DEMAND THROUGHOUT THE SOUTH BAY MARKET.





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