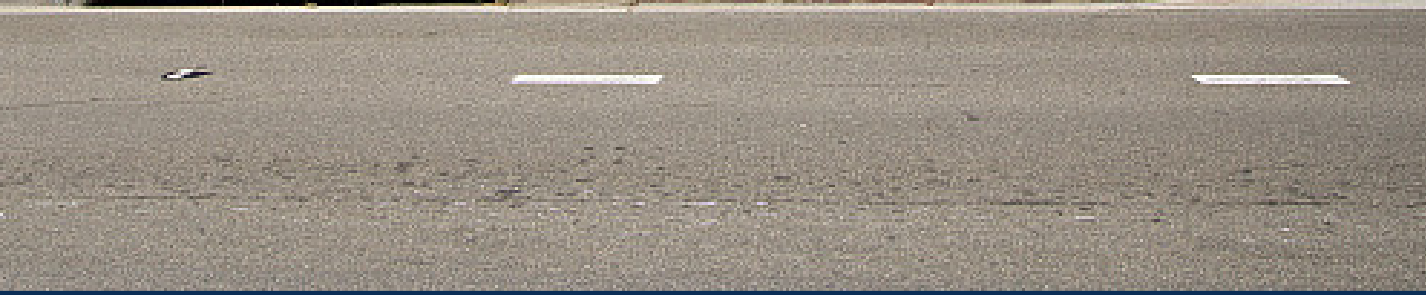
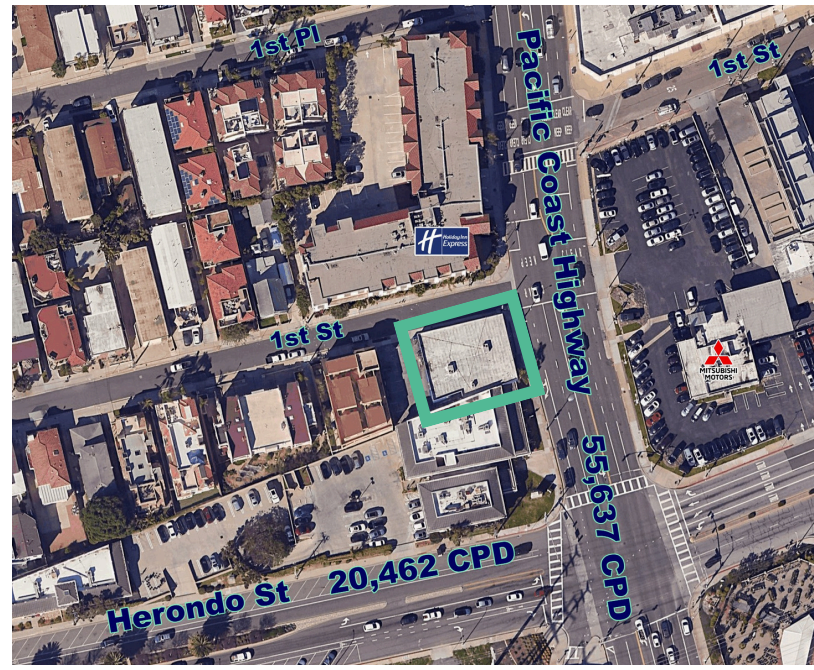


FOR LEASE - FREESTANDING BUILDING (WEST MARINE)

7 Pacific Coast Highway
Hermosa Beach, CA 90254

AVAILABLE : 5,200 SF FREESTANDING BUILDING



LOCATED ON PACIFIC COAST HWY (PCH)
One of the most iconic and heavily trafficked coastal routes in Southern California

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Freestanding Building for Lease

7 Pacific Coast Highway

Hermosa Beach, CA 90254



PROPERTY HIGHLIGHTS

- Surrounded by affluent neighborhoods: Hermosa Beach, Manhattan Beach, and Redondo Beach.
- Freestanding building offers exclusive branding, signage, and full building identity
- PCH frontage provides excellent signage opportunities and exposure to over 55,637+ vehicles per day that pass by this site.
- Perfect for retail, showroom, medical, wellness, creative office, or experiential space.
- Ideal consumer base with high household incomes and strong local spending power with an average HH income of \$212,499 in a 3-mile radius.
- Minutes from Hermosa Beach Pier, the Strand, and downtown Hermosa's bustling restaurants, bars, and boutique retail.



Demographics:



ESTIMATED POPULATION

1 Mile	31,097
3 Miles	178,214
5 Miles	392,478



AVERAGE HH INCOME

1 Mile	\$242,501
3 Miles	\$212,499
5 Miles	\$186,128



DAYTIME POPULATION

1 Mile	26,212
3 Miles	146,191
5 Miles	320,947

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