

900 PCH

HERMOSA BEACH, CALIFORNIA



PRIME COMMERCIAL CORNER IN THE HEART OF THE BEACH CITIES
AVAILABLE FOR LEASE

SITE OVERVIEW

building details



Building Size ±18,000 SF



Land Size ±70,245 SF



Asking Rent \$75,000/mo NNN

property highlights

- Located at Anita St and PCH in the heart of the Beach Cities
- Main retail thoroughfare
- Traffic counts in excess of 72,000 CPD
- Blocks from the ocean
- Prime automotive, retail or office opportunity

THE PROPERTY



SITE MAP

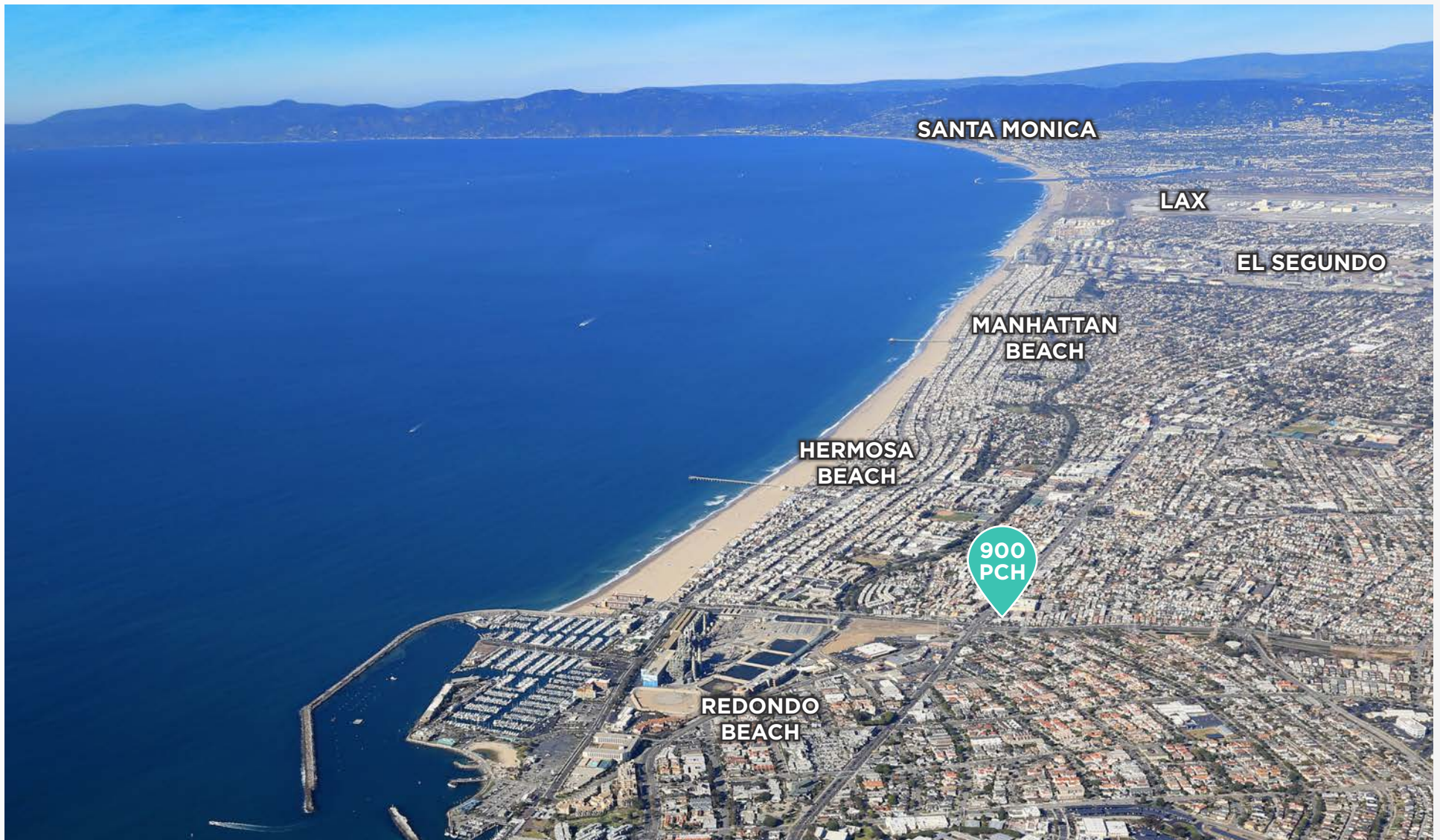


SITE PLAN

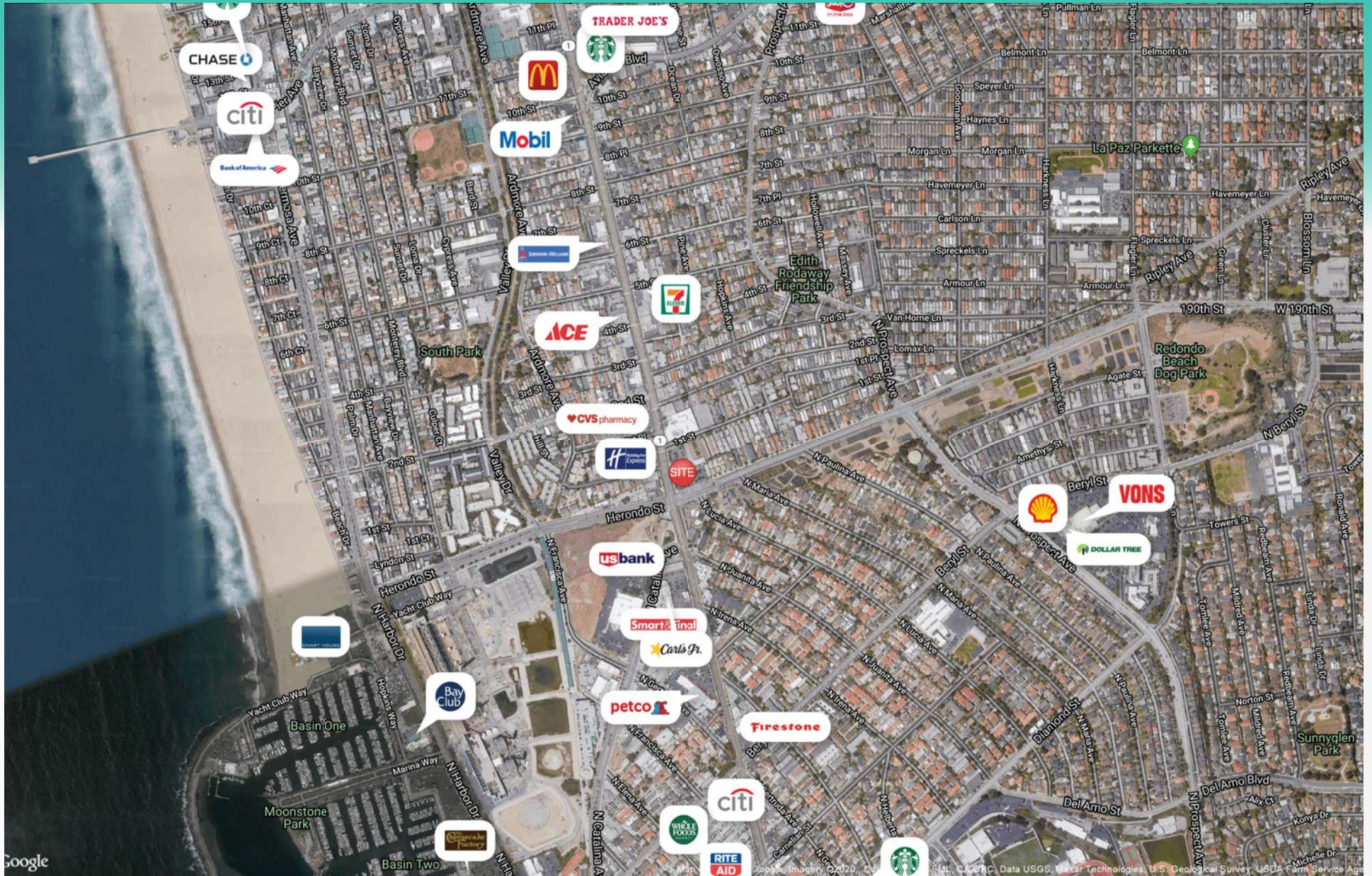


LOCATION

900 Pacific Coast Highway is located in the HEART OF THE SOUTH BAY BEACH CITIES and is situated in a main retail thoroughfare on amenity rich Pacific Coast Highway



RETAILER MAP



DEMOGRAPHICS (2019)

	1 mile	3 miles	5 miles
POPULATION			
Estimated Population (2019)	29,501	178,326	397,616
Projected Population (2024)	29,196	176,259	393,289
Census Population (2010)	29,488	177,390	394,013
Census Population (2000)	27,964	169,944	378,750
Projected Annual Growth (2019-2024)	-0.2%	-0.2%	-0.2%
Historical Annual Growth (2000-2010)	0.5%	0.4%	0.4%

HOUSEHOLDS			
Estimated Households (2019)	14,023	76,032	158,378
Projected Households (2024)	14,363	77,855	162,197
Census Households (2010)	13,490	72,771	151,100
Census Households (2000)	13,422	72,184	149,499
Projected Annual Growth (2019-2024)	0.5%	0.5%	0.5%
Historical Annual Change (2000-2019)	0.2%	0.3%	0.3%

AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income	\$172,851	\$158,671	\$134,568
Estimated Median Household Income	\$125,109	\$111,055	\$98,161
Estimated Per Capita Income	\$82,217	\$67,710	\$53,660

	1 mile	3 miles	5 miles
DAYTIME DEMOGRAPHICS (2019)			
Estimated Total Businesses	2,114	11,227	25,401
Estimated Total Employees	12,672	80,628	225,584

AGE (2019)			
Median Age	38.1	39.3	38.7

LABOR FORCE (2019)			
Labor Population Age 16 Years or Over	24,996	147,414	325,174
Unemployment Rate	1.8%	1.9%	2.2%



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