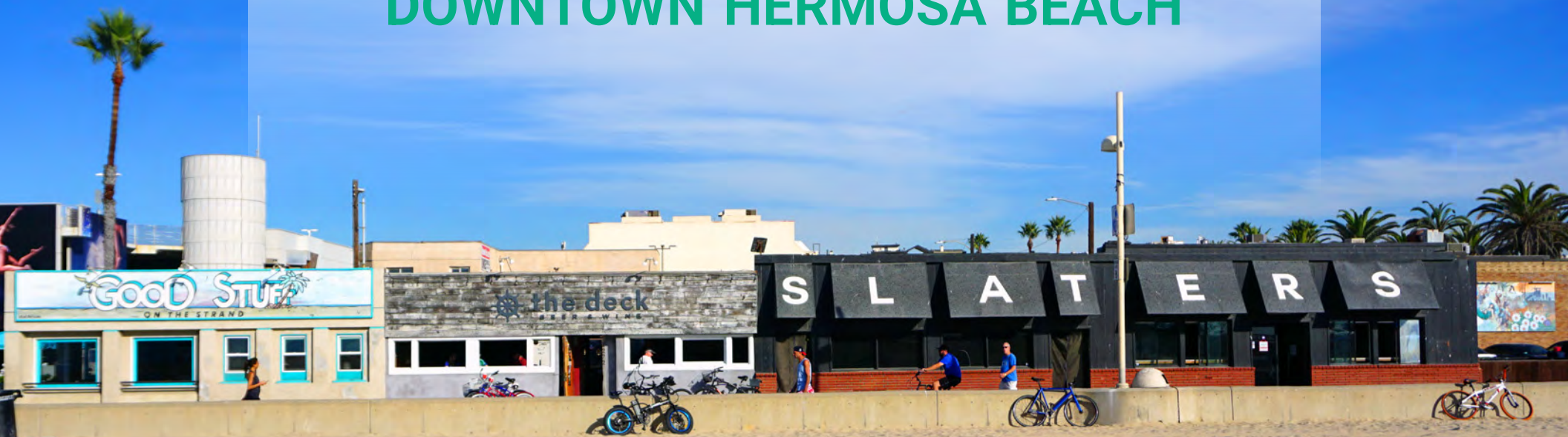


# FOR LEASE

## RESTAURANT ON THE PIER

### DOWNTOWN HERMOSA BEACH



No Key  
Money



Extraordinary views  
of the ocean and just  
steps from the sand



47 Liquor license  
serves till 2:00am Thurs. - Sat.  
& 11:00pm Sun.-Wed.



Exclusive 1,051 sf outdoor patio  
along the strand overlooking the  
ocean (final stages of approval)



Exclusive  
parking lot

11 Pier Avenue | Hermosa Beach, CA

**Maryl (Haire) Binney**

Lic. 01357931

Phone: 310-379-2228 ex 4

maryl@highlandpartnerscorp.com

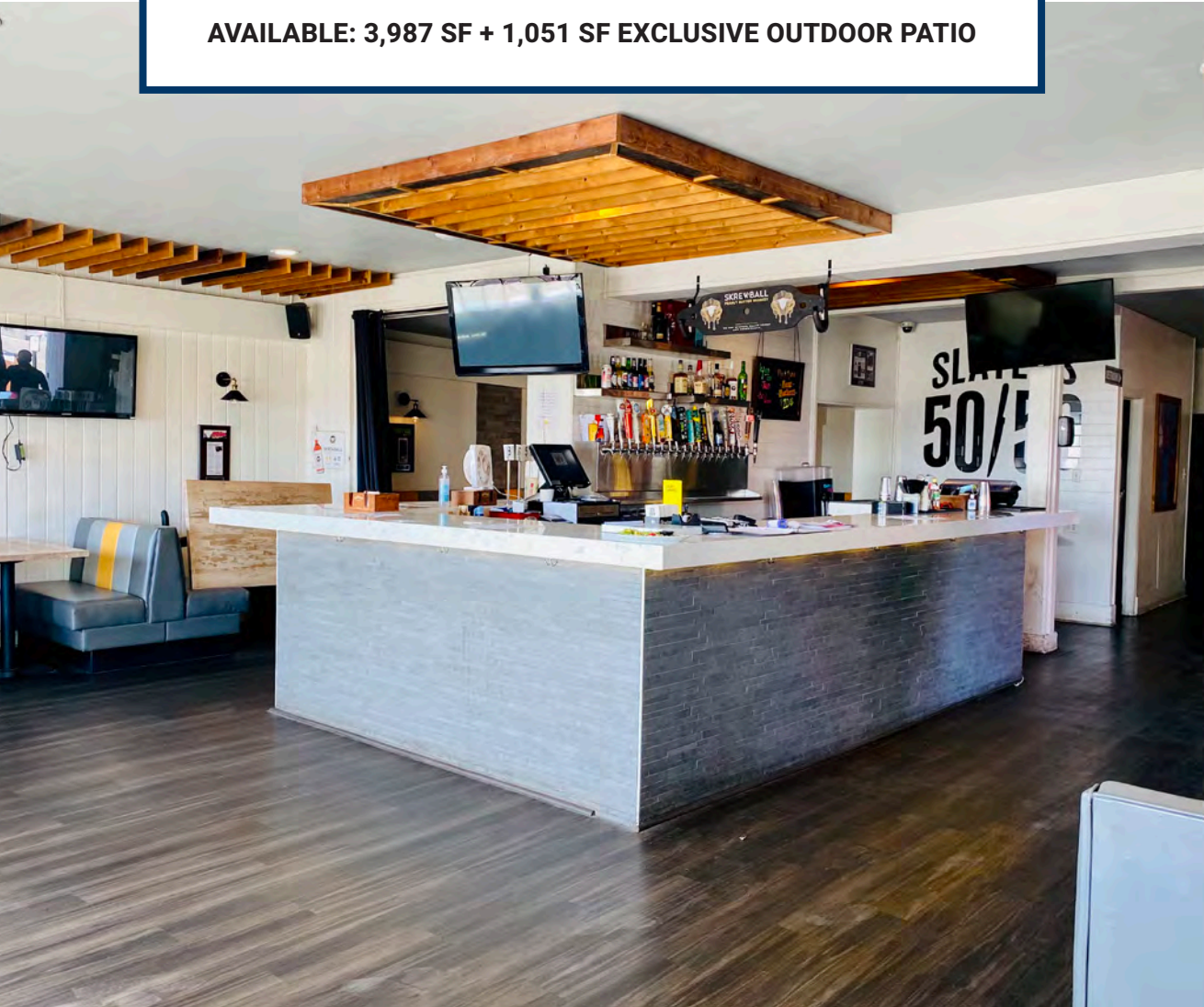




# RESTAURANT ON THE PIER DOWNTOWN HERMOSA BEACH

AVAILABLE: 3,987 SF + 1,051 SF EXCLUSIVE OUTDOOR PATIO

11 PIER AVE, HERMOSA BEACH, CA



Highland Partners Corp. | 880 Apollo Street, Suite 331 | El Segundo, CA 90245 | [www.highlandpartnerscorp.com](http://www.highlandpartnerscorp.com)

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This unique restaurant opportunity is located on the pier in the heart of downtown Hermosa Beach. It is a premier shopping, entertainment and dining destination that draws South Bay locals and millions of tourists annually. There are close to 500,000 individuals that visit the beach each month, rising to between 800,000 and 1.2 million visitors in summer months. Hermosa Beach is an affluent community with an average household income of \$192,950 in a one mile radius and a median home price averaging \$1.65 Million. The iconic 11 Pier Ave is located on the strand steps away from the strand with extraordinary views of the ocean





# FOR LEASE

11 Pier Avenue | Hermosa Beach, CA

## DEMOGRAPHICS



### POPULATION

1 Mile	22,271
2 Miles	77,573
3 Miles	153,356
5 Miles	371,883



### AVERAGE HH INCOME

1 Mile	\$192,950
2 Miles	\$178,775
3 Miles	\$167,957
5 Miles	\$133,730



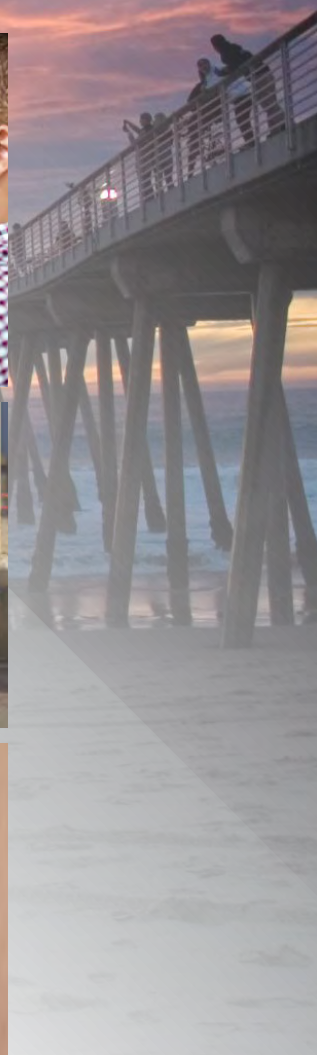
### DAYTIME POPULATION

1 Mile	11,209
2 Miles	28,643
3 Miles	64,946
5 Miles	193,539

Demographic Source: Applied Geographic Solutions 04/2019, TIGER Geography

## RESTAURANT ON THE PIER DOWNTOWN HERMOSA BEACH

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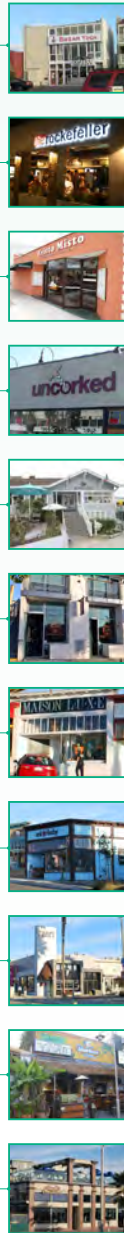
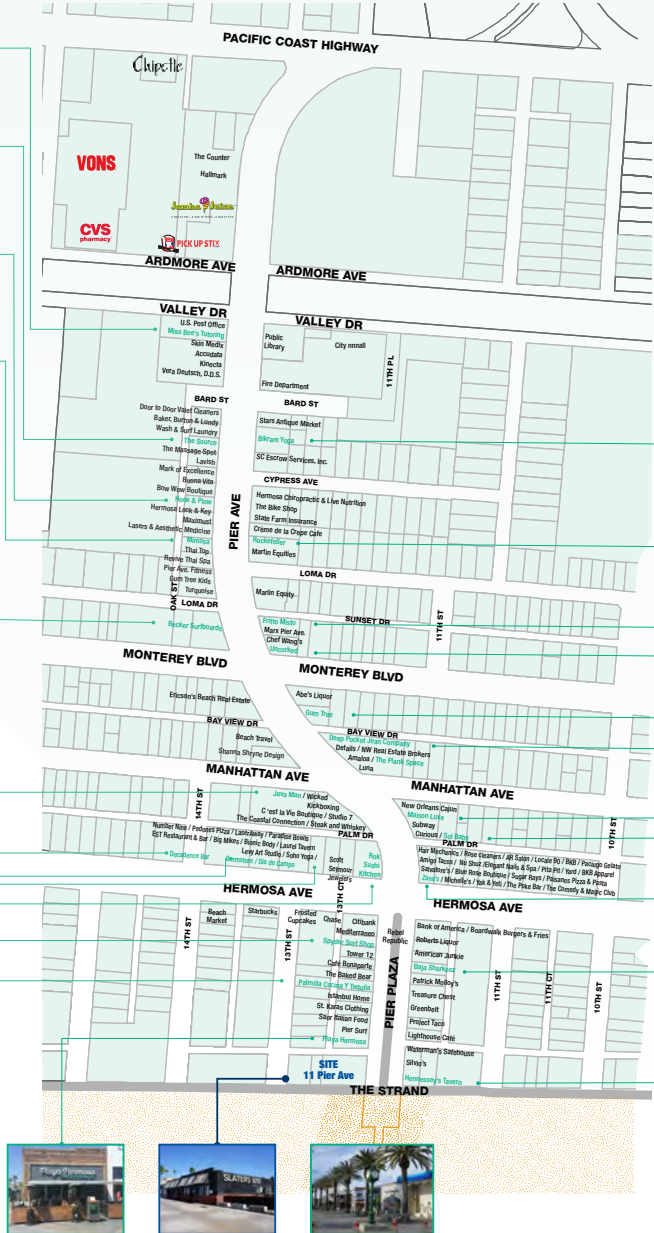
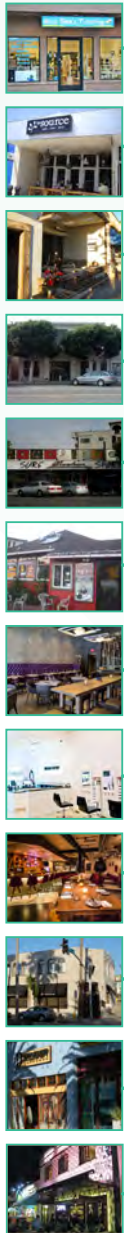
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