

PRIME BEACH REAL ESTATE FOR SALE



844

HERMOSA AVENUE

HERMOSA BEACH, CA 90254

HIGHLAND
PARTNERS CORP

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Highland Partners Corp, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully

executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

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SUMMARY

844 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

Highland Partners Corp is pleased to present the opportunity to acquire 844 Hermosa Avenue. This freestanding building is a prime owner/user or investment property located in the highly desirable beach city of Hermosa Beach.



ASKING PRICE: \$4,250,000

PROPERTY OVERVIEW:



ADDRESS:
844 HERMOSA AVENUE
HERMOSA BEACH, CA
90254



LAND SIZE:
5,859 SF



BUILDING:
6,383 SF



YEAR BUILT:
1998



PARKING:
7 SPACES



ZONING:
HB-C2



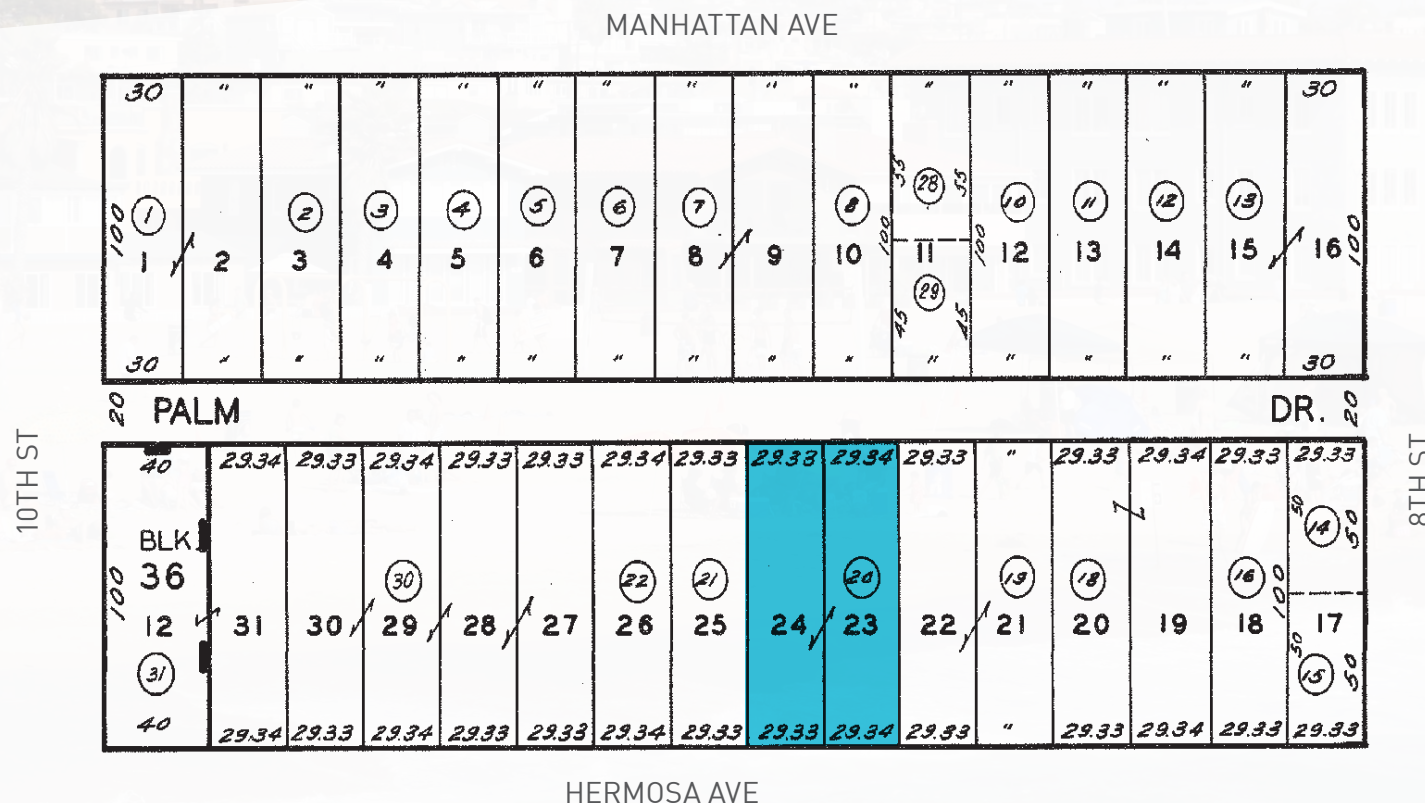
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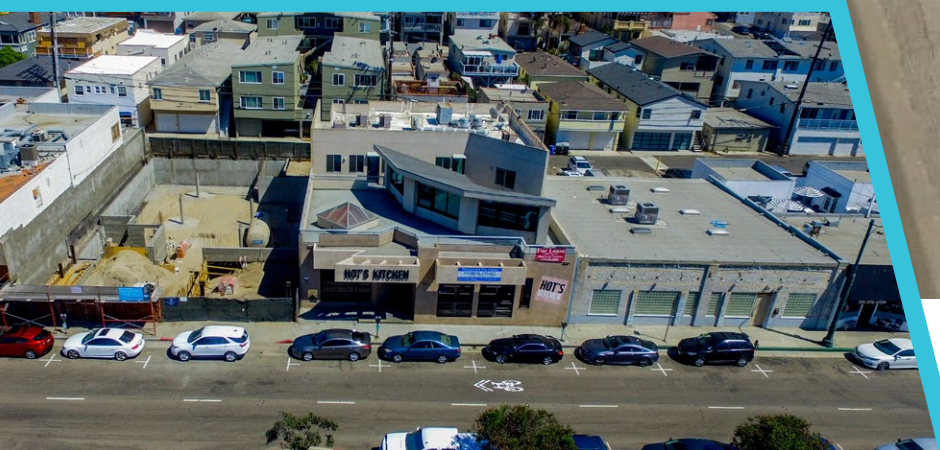
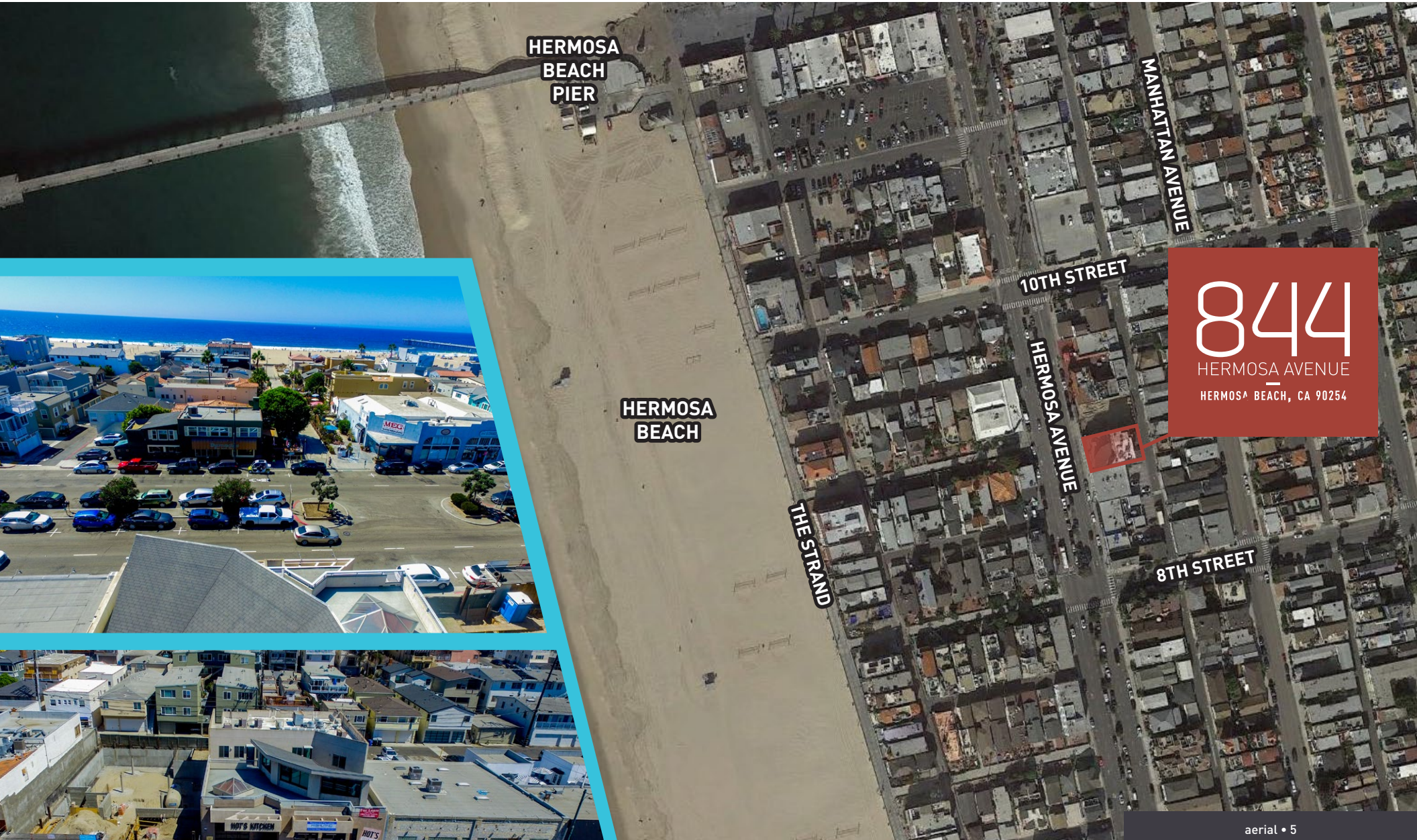


PROPERTY HIGHLIGHTS

- Prominent location, steps to the beach and sand
- Great opportunity for an Owner/User or investor
- Restaurant operation approved with potential for creative office
- High barriers to entry market with low vacancy
- High affluent population
- Ocean views from second floor
- In the heart of a major destination hub for tourists and locals.
- Excellent lot coverage at a price that's below replacement cost

PARCEL MAP





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Hermosa Beach is a beachfront city in Los Angeles County, California, United States. Its population was 19,506. The city is located in the South Bay region of the greater Los Angeles area and is one of the three Beach Cities. Hermosa Beach is bordered by the other two, Manhattan Beach to the north and Redondo Beach to the south and east. The city's beach is popular for sunbathing, beach volleyball, surfing, paddle boarding and bars. The city itself extends only about 15 blocks from east to west and 40 blocks from north to south, with the Pacific Coast Highway running down the middle. Situated on the Pacific Ocean. A paved path, called The Strand, runs along Hermosa's beach from Torrance Beach in the south approximately twenty miles north to Santa Monica. The Hermosa Beach pier is at the end of Pier Avenue, which is one of the beach community's main shopping, eating and partying areas. Hermosa Beach is one of the most affluent beach cities in the region and has a growing population of professionals and families.

CITY DEMOGRAPHICS

 **POPULATION:**
19,894

 **MEDIAN AGE:**
38.8

 **MEDIAN HH INCOME:**
\$128,435

 **MEDIAN PROPERTY VALUE:**
+\$1.0M

 **BACHELOR'S DEGREE +:**
73.5%



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EXCLUSIVELY MARKETING BY:

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