

1332 HERMOSA AVE | HERMOSA BEACH, 90254

Hermosa Courtyard

Hermosa Beach Pier
±3M Annual Visitors

For Lease

PROPERTY

Overview



1332 Hermosa Ave
Los Angeles, CA

2
Suites Available

Retail
Restaurant
Office
Suite Use

±431 - 850 SF
Size

THE OPPORTUNITY

Located in the heart of Hermosa Beach, Hermosa Courtyard offers businesses a rare opportunity to establish a presence in one of SoCal's most sought-after coastal destinations. Positioned along highly visible Hermosa Avenue and surrounded by restaurants, nightlife, retail, and a vibrant residential community, the property benefits from strong foot traffic and year-round visitation.

Home to a dynamic mix of dining, craft beverage, nightlife, wellness, and experiential concepts, Hermosa Courtyard provides an environment where businesses can become part of an established destination while reaching both local residents and coastal visitors.

HBC2
Zoning

FRIST FLOOR

Site Plan

Unit No.	Tenant	Size (SF)
4	White House Pilates	-
5	Available	850
6	Cincip	-
8-9	Skin Savvy	-
10	Pedone's Pizzeria	-
11	Hermosa Brewing Storage	-
13	Hermosa Brewing Company	-
12A	Available	431
7	Bacchanal Capital Inc	-

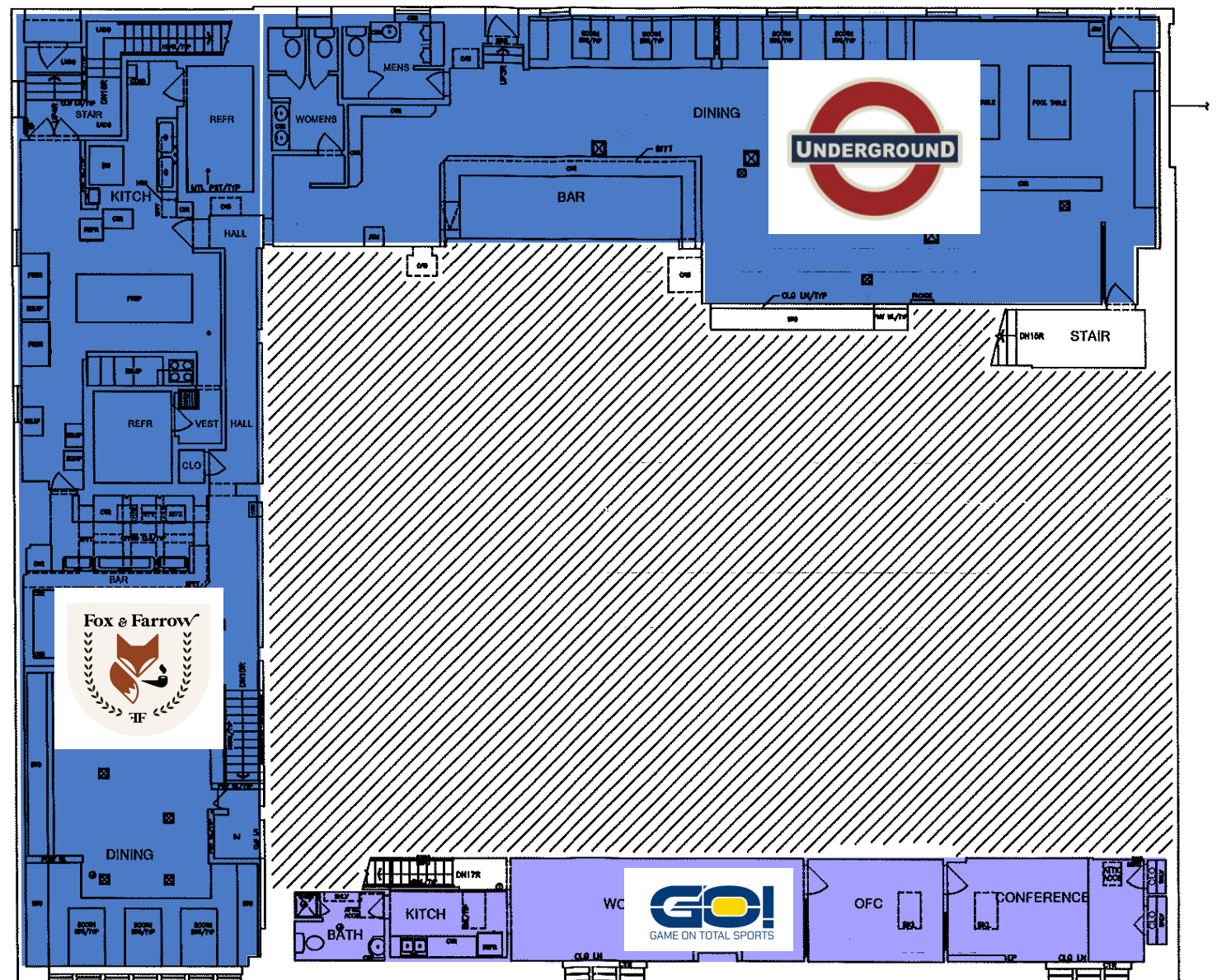


HERMOSA AVE (±19,390)

SECOND FLOOR

Site Plan

Unit No.	Tenant	Size (SF)
1, 12	Underground Pub & Grill	2,714
7, 15	Fox & Farrow	5,140
14	Game On Total Sports	1,100



Hermosa Beach, *California*

MARKET OVERVIEW

Hermosa Beach captures the essence of Southern California coastal living, offering two miles of pristine shoreline in a coveted location between Manhattan Beach and Redondo Beach. Known for its natural beauty, laid-back sophistication, and energetic atmosphere, the city attracts an affluent mix of residents and visitors seeking an exceptional coastal lifestyle. From surfing and beach volleyball to year-round festivals, sporting events, and live entertainment, Hermosa Beach maintains a vibrant sense of activity that extends well beyond the summer season.

At the heart of the community, the iconic Hermosa Beach Pier and surrounding Pier Avenue district create a lively destination for dining, shopping, entertainment, and gathering. Acclaimed restaurants, distinctive boutiques, cafés, and local businesses benefit from a walkable environment and consistent flow of residents and visitors throughout the day and evening. Combined with strong surrounding demographics, proximity to major South Bay communities, and enduring lifestyle appeal, Hermosa Beach offers a dynamic setting where coastal culture, commerce, and leisure come together.



Hermosa Beach, CA

Hermosa Beach, *Demographics*

WITHIN 3 MILES OF SUBJECT PROPERTY

\$174,085

2025 AVG. HH INCOME

155,333

2025 POPULATION

3M+

VISITORS PER YEAR

\$300M+

VISITOR SPENDING

\$2.6B+

CONSUMER SPENDING



Hermosa Beach, CA

\$174,085

3-MILE AVERAGE
HOUSEHOLD INCOME

Affluence extends well beyond the immediate neighborhood, supporting a deeper customer base.

155,333

3-MILE POPULATION

More than 155,000 residents are located within the broader primary trade area.

\$23,671

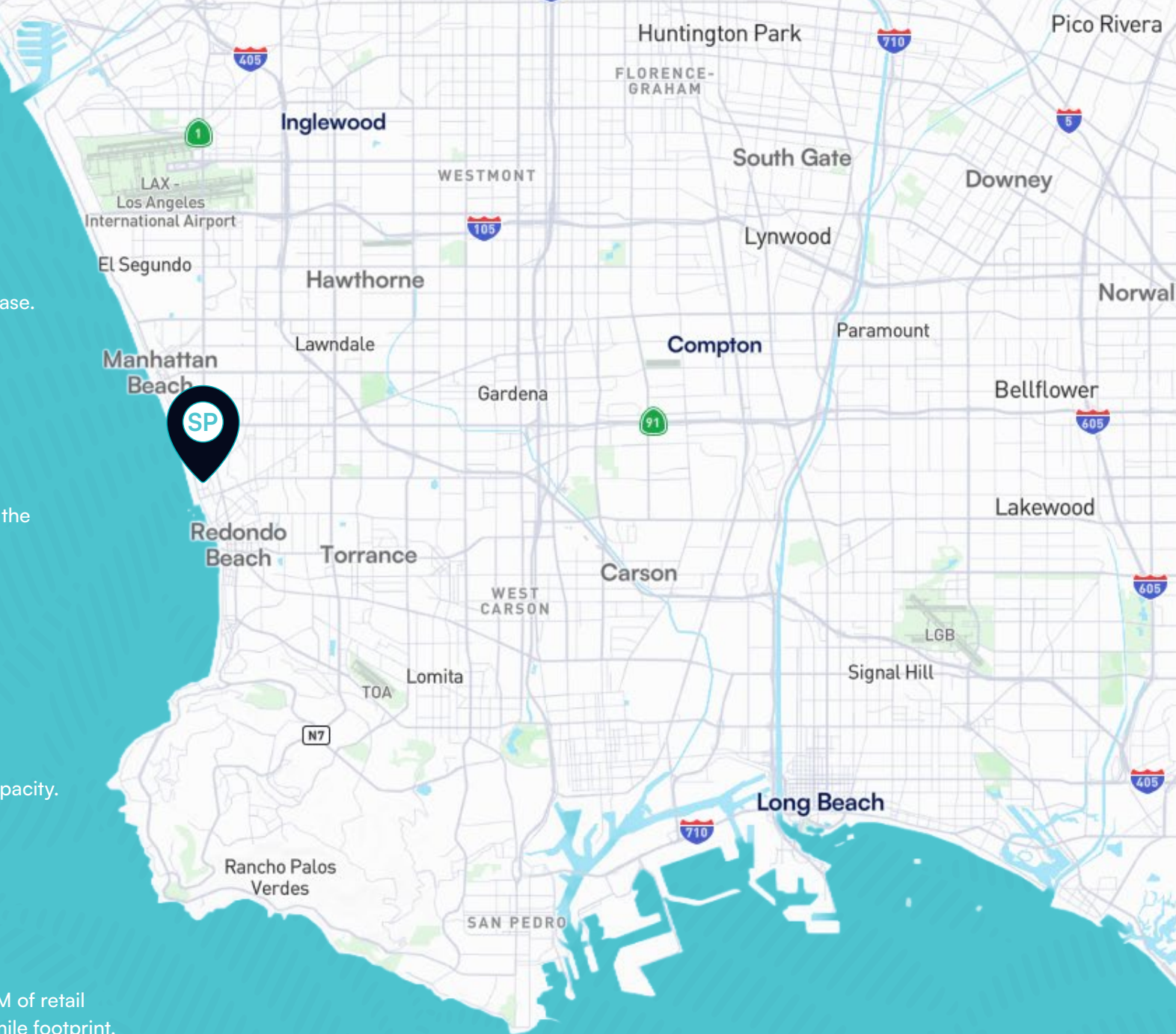
RETAIL SALES PER CAPITA

Strong existing retail expenditures demonstrate meaningful consumer demand and spending capacity.

\$447M

ANNUAL RETAIL SALES

Hermosa Beach generated approximately \$447M of retail sales in 2022 despite its compact 1.43-square-mile footprint.



Regional Map

Leasing Brochure

1332 HERMOSA AVE | HERMOSA BEACH, 90254

Hermosa Courtyard

EXCLUSIVELY LISTED BY

**MICHAEL
PAKRAVAN**

SVP & NATIONAL DIRECTOR

Direct +1 (310) 919-5737

Mobile +1 (213) 219-3111

michael.pakravan@matthews.com

License No. 01706065 (CA)

**HUNTER
LAMBERT**

ASSOCIATE

Direct +1 (310) 601-7705

Mobile +1 (480) 200-1131

hunter.lambert@matthews.com

License No. 02192921 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker Lic. No. 01320460 (CA) | Firm License No. 02168060 (CA)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of 1332 Hermosa Ave | Hermosa Beach, 90254 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™