

Park Pacific Shopping Center

1100 Pacific Coast Highway Hermosa Beach, CA

 epsteen & associates

 **CHARTWELL**
REAL ESTATE DEVELOPMENT

**AVAILABLE
FOR LEASE**

QSR | RETAIL | SERVICE | OFFICE

828 – 4,236 SF

**UNDER NEW
OWNERSHIP**

New conceptual renderings / remodel in progress



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

FOUNDING
MEMBER | **CHAINLINKS**
RETAIL ADVISORS

PROPERTY HIGHLIGHTS



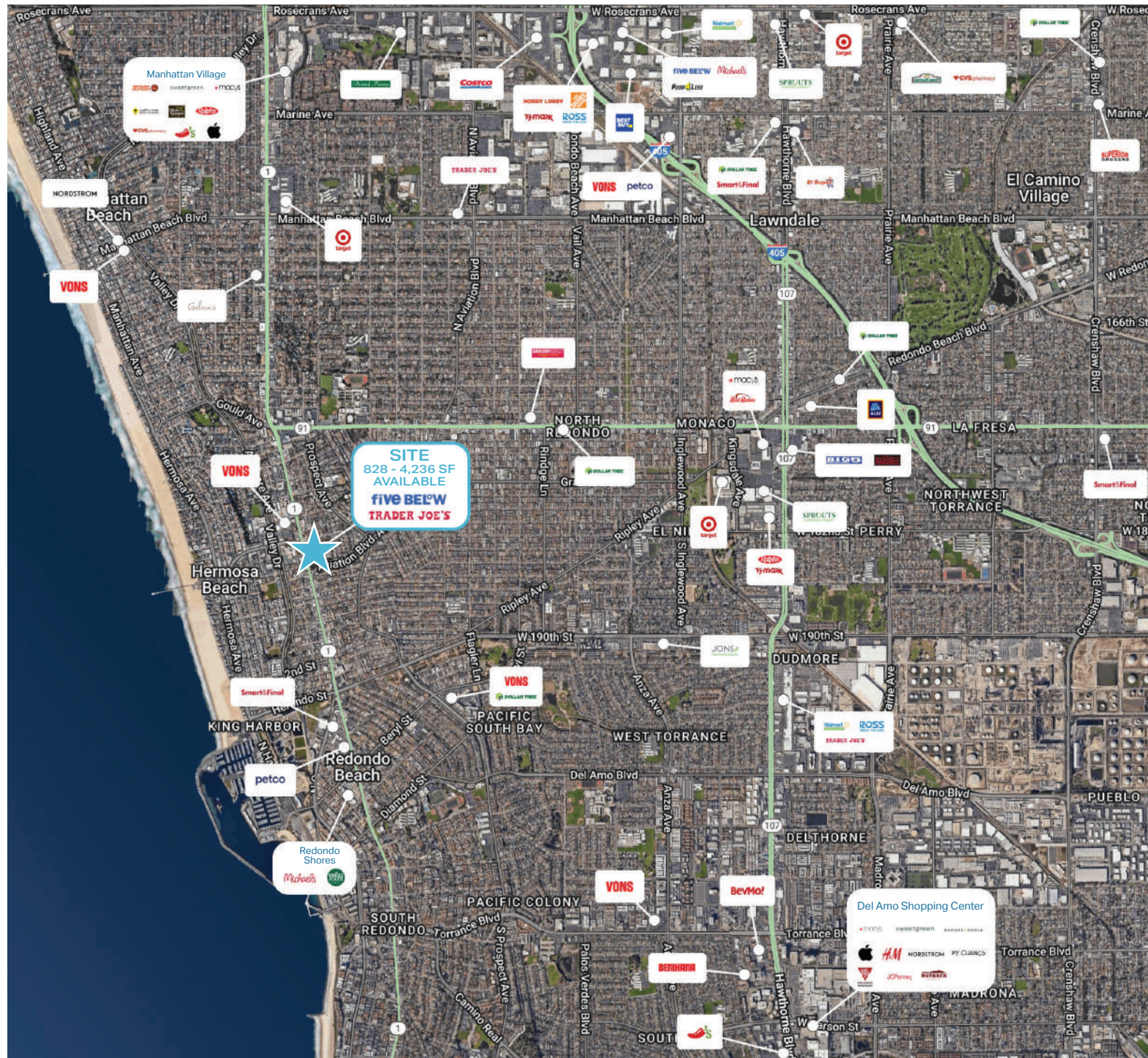
- **Grocery-Anchored Stability:** Anchored by Trader Joe's, this 52,867 SF neighborhood center offers unmatched traffic draw and tenant resilience.
- **Ultra-Premium Coastal Location:** Situated at the iconic gateway intersection of PCH & Aviation Blvd in Hermosa Beach, the center benefits from affluent demographics, with average household incomes exceeding \$170K and home values over \$2 million within a one-mile radius.
- **Iconic Landmark Identity:** The distinctive Vetter Windmill serves as both a regional landmark and branding asset, offering memorable character and strong visibility at this prominent corner location.
- **Diverse Tenant Mix:** In addition to Trader Joe's, the center hosts a curated mix of tenants such as El Pollo Inka, Five Below, and national beauty and retail brands—delivering both convenience and variety for the community.
- **Exceptional Traffic and Exposure:** Positioned at a high-visibility corner with significant traffic flow from both PCH and Aviation Blvd — the center commands high exposure and excellent accessibility, harnessing both vehicular and pedestrian movement typical of coastal retail corridors.

SITE PLAN



TENANT	SIZE
Trader Joe's	20,000 SF
Five Below	10,460 SF
CosmoProf	3,000 SF
El Pollo Inka	2,140 SF
Sally Beauty	1,904 SF
Bank Of America Kiosk	397 SF
State Farm	400 SF
AVAILABLE (Can Be Demised)	4,236 SF
AVAILABLE	1,295 SF
AVAILABLE - SUITE A	1,002 SF
AVAILABLE - SUITE E	828 SF
AVAILABLE - SUITE F	1,740 SF

RETAIL AERIAL



DEMOGRAPHICS:



Population

1 MILE	35,955
2 MILE	98,559
3 MILE	179,592



Avg. Household Income

1 MILE	\$255,670
2 MILE	\$237,024
3 MILE	\$216,035



Daytime Population

1 MILE	13,092
2 MILE	31,989
3 MILE	75,673



Avg. Median Income

1 MILE	\$169,861
2 MILE	\$156,317
3 MILE	\$146,811



VISITS

PER MONTH:	84.7K
PER YEAR:	1.1M



WALK SCORE
95



TRAFFIC COUNTS

Pacific Coast Hwy:	110,270 CPD
Aviation Blvd:	55,613 CPD



SOUTH BAY

The South Bay region of Los Angeles County is a coastal area known for its stunning beaches, diverse communities, and thriving industries. Stretching along the Pacific Ocean, it includes cities like Manhattan Beach, Hermosa Beach, Redondo Beach, Torrance, and El Segundo. The South Bay is celebrated for its laid-back, beach-town atmosphere, complemented by upscale dining, boutique shopping, and outdoor activities like surfing, volleyball, and cycling along The Strand. It's also a major hub for aerospace technology with companies like SpaceX and Northrop Grumman.





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