

2ND GENERATION GELATO CAFE FOR LEASE DOWNTOWN HERMOSA BEACH

1034 HERMOSA AVENUE, HERMOSA BEACH, CA 90254

AVAILABLE: 1,340 SF + 220 SF PATIO



Maryl Binney

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Current tenant is open and operating



Rare opportunity for 2nd generation gelato cafe space one block from the beach



Located in the heart of Downtown within walking distance to several great restaurants and retail shops



Hermosa Beach is an affluent community with an average HH income of \$207,568 in a one mile radius and a median home price averaging \$2.1 Million



2021 ESTIMATED DEMOGRAPHICS



POPULATION

1 Mile	23,254
2 Miles	79,796
3 Miles	156,796
5 Miles	340,678



AVERAGE HH INCOME

1 Mile	\$207,568
2 Miles	\$194,608
3 Miles	\$181,736
5 Miles	\$145,668



DAYTIME POPULATION

1 Mile	10,546
2 Miles	31,097
3 Miles	68,982
5 Miles	204,290

Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography



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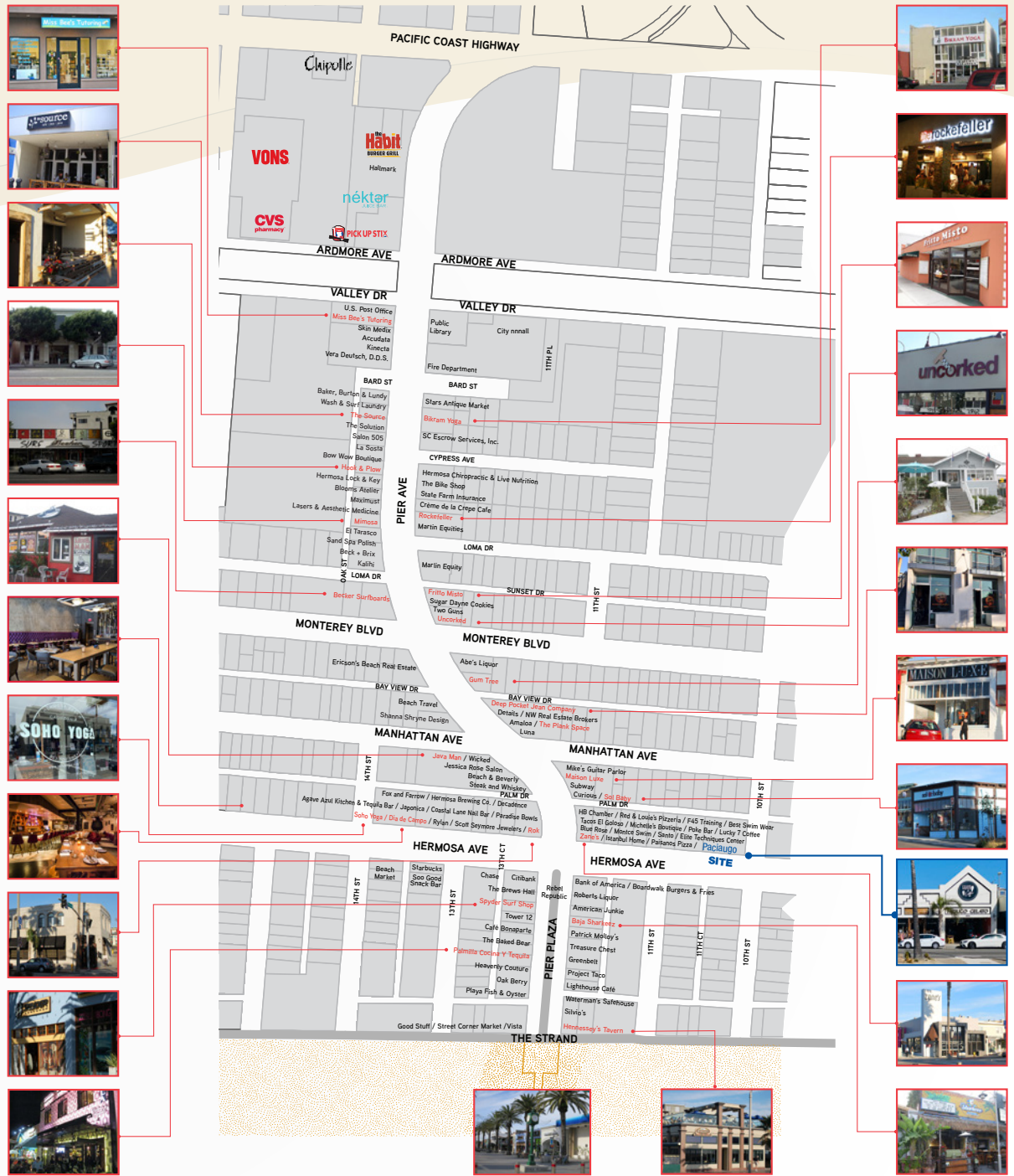
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AREA RETAILER MAP



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