

# RARE SECOND GENERATION DRIVE THRU IN HERMOSA BEACH

NWC Pacific Coast Hwy & 11th St | Hermosa Beach, CA



For leasing, please contact:

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**beta.**





# PROJECT HIGHLIGHTS

- Available this year
- **1,515 SF building** situated on **0.31 acres** of land
- Prime costal community location along the heavily trafficked Pacific Coast Hwy with **over 63,000 CPD**
- Services a high income, highly educated and densely populated residential area

## TRAFFIC COUNTS

<b>PACIFIC COAST HWY</b>	63,069 CPD
<b>AVIATION BLVD</b>	27,413 CPD

## DEMOGRAPHICS



### POPULATION

**1 MILE** | 34,168  
**2 MILE** | 97,686  
**3 MILE** | 176,905



### DAYTIME POPULATION

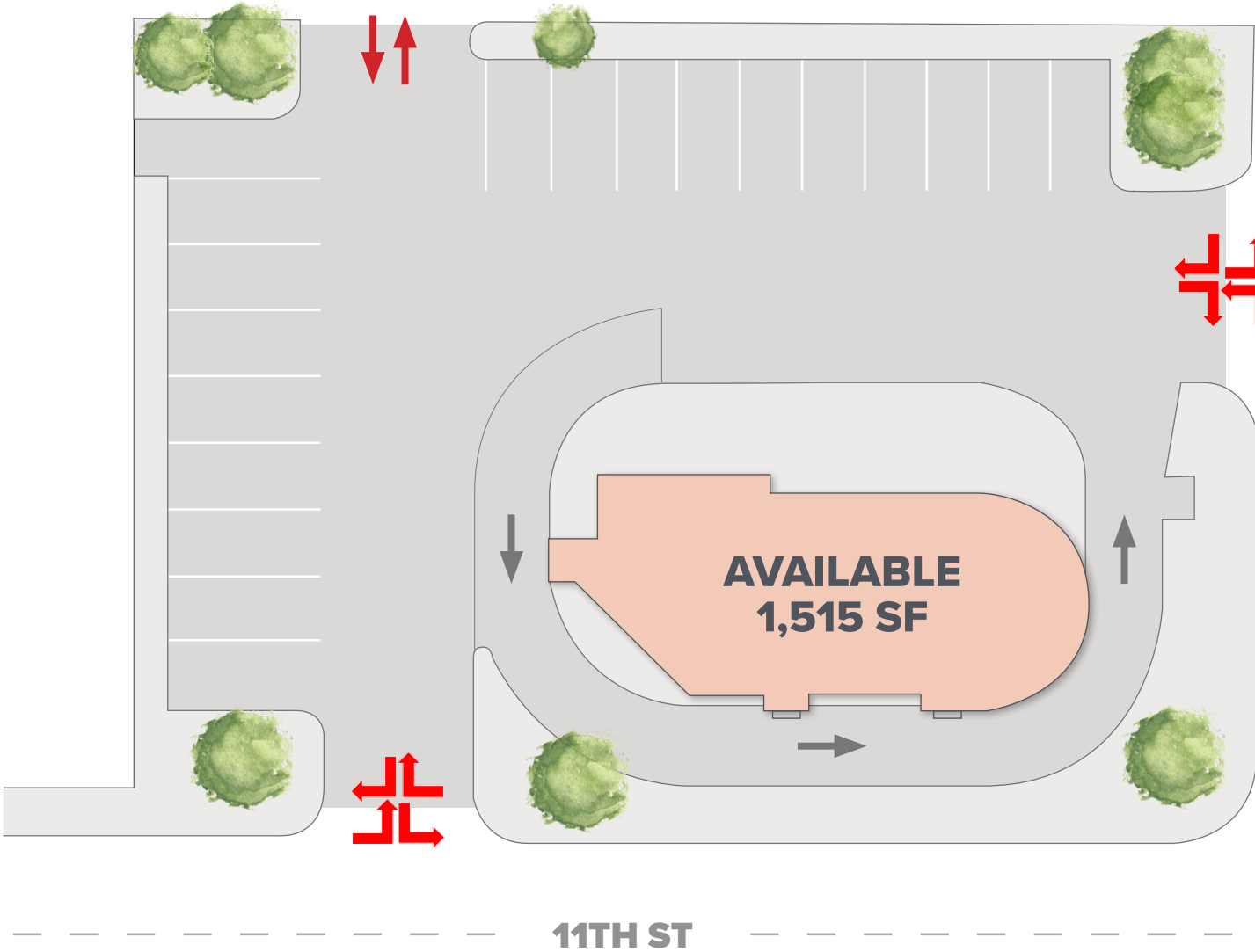
**1 MILE** | 21,928  
**2 MILE** | 62,750  
**3 MILE** | 140,890



### AVG. HOUSEHOLD INCOME

**1 MILE** | \$202,900  
**2 MILE** | \$193,484  
**3 MILE** | \$172,843

# SITE PLAN OVERVIEW



\*No left turn in Mon-Fri 10am-7pm

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# AREA OVERVIEW



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