

1601 PACIFIC COAST HIGHWAY, HERMOSA BEACH, CA

# HERMOSA PAVILION



**FOR LEASE**  
FLEXIBLE MODERN CLASS A OFFICE, RETAIL AND MEDICAL SPACE

**CBRE**

# OFFERING

LOCATED IN THE HEART OF THE APTLY NAMED HERMOSA BEACH, THE HERMOSA PAVILION OFFERS UNPARALLELED VISIBILITY WITH IDENTITY OPPORTUNITIES FOR BUILDING SIGNAGE ALONG PACIFIC COAST HIGHWAY (THE LOCAL STRETCH OF CALIFORNIA'S LONGEST STATE ROUTE). HERMOSA PAVILION ALSO BOASTS JUST OVER A HALF-MILE WALK TO RETAIL, DINING, BANKING, AND SOCIAL AMENITIES ALONG PIER AVENUE AND WITHIN THE VIBRANT DOWNTOWN HERMOSA BEACH SCENE.



116,000 SF BUILDING  
ANCHORED BY  
50,000 SF 24 HOUR  
FITNESS



EASY INGRESS AND  
EGRESS OPTIONS ALONG  
SIGNALIZED CORNER  
ON 16TH ST. AND PACIFIC  
COAST HIGHWAY



ATTACHED  
6-STORY  
PARKING  
GARAGE WITH  
540 SPACES



SUITES IDEAL FOR  
MEDICAL USERS

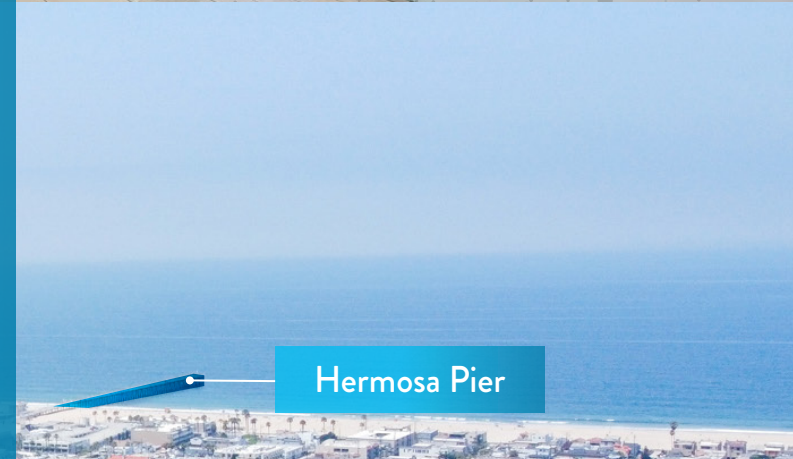


PLANNED  
RENOVATION,  
EST. COMPLETION  
2022



WALKING DISTANCE  
TO AMENITIES

# AVAILABILITY



SUITE	SQUARE FEET	TYPE	RATE
155	±1,102	Office/Retail/Medical	\$3.20 NNN
160	±831	Office/Retail/Medical	\$3.20 NNN
165	±1,480	Office/Retail/Medical	\$3.20 NNN
170	±3,357	Office/Retail/Medical	\$3.20 NNN
175	±4,738	Office/Retail/Medical	\$3.20 NNN
180	±1,856	Office/Retail/Medical	\$3.20 NNN
185	±511	Office/Retail/Medical	\$3.20 NNN
190	±503	Office/Retail/Medical	\$3.20 NNN
E1-E28	±1,500-±10,000	Office/Medical	\$4.00/MG

\*Please inquire about medical rates

## HERMOSA PAVILION

Pier Avenue

Pacific Coast Highway



# SITE PLAN

## FIRST FLOOR

Total Available: ±10,742 SF

Photo Coming Soon

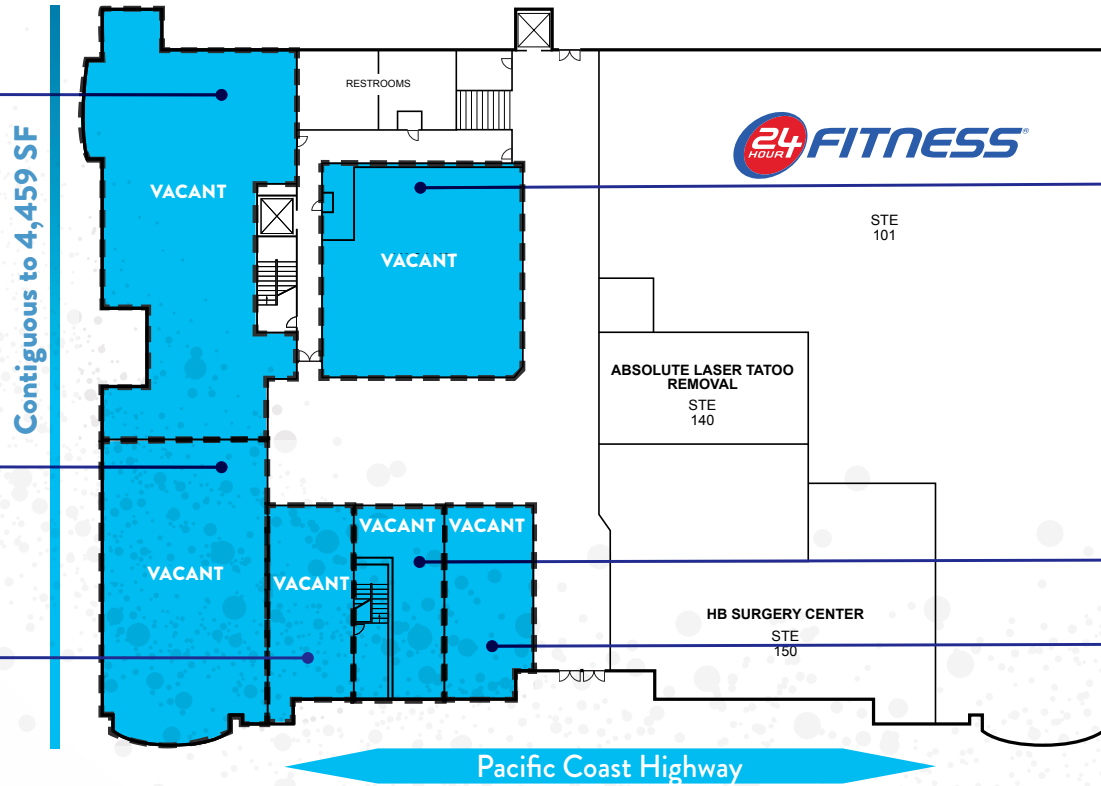
**SUITE 175**  
±1,102 SF



**SUITE 170**  
±3,357 SF

Photo Coming Soon

**SUITE 165**  
±1,480 SF



**SUITE 180, 185, 190**  
±2,870 SF



**SUITE 160**  
±831 SF



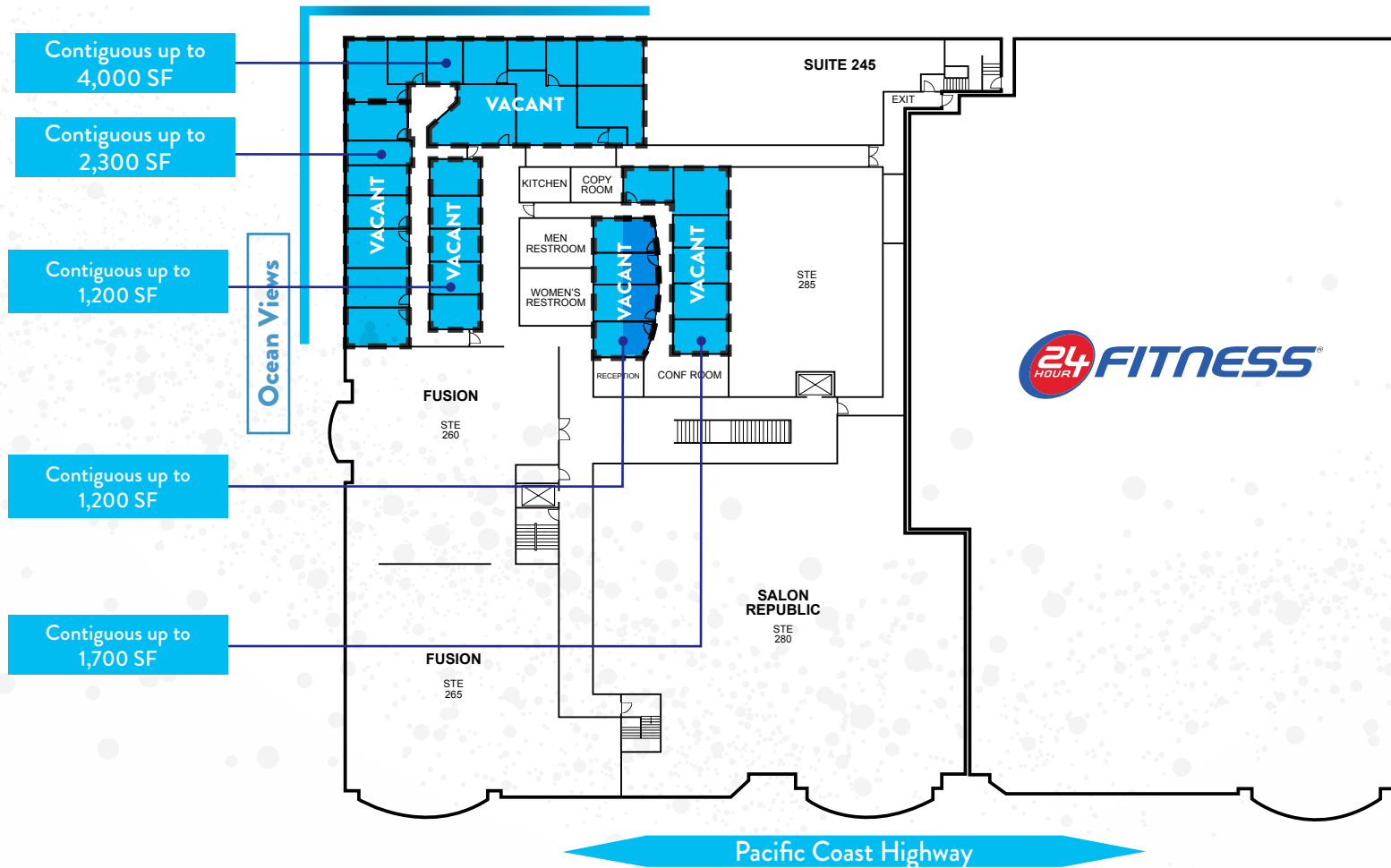
**SUITE 155**  
±1,102 SF

# SITE PLAN

## SECOND FLOOR

Total Available: ±10,426 SF

Total Ocean View Contiguous up to 6,100 SF



# LOCATION MAP



**HERMOSA  
PAVILION**

**VONS**



**the  
Habit  
BURGER GRILL**

**TRADER JOE'S**

**ARCO**



**CVS  
pharmacy**

Pacific Coast Highway

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**FOR MORE INFORMATION,  
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