

710, 718 & 724

5th Street



3 Contiguous Buildings ■ 12 Total Units ■ Hermosa Beach, CA 90254

SAMIMI
INVESTMENTS

LYONSTAHLL
INVESTMENT REAL ESTATE

710, 718 & 724 5th Street | Hermosa Beach, CA 90254



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LYON STAHL
INVESTMENT REAL ESTATE

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01

Executive Summary

710, 718 & 724 5th Street

PROPERTY

SUMMARY

PRICING SUMMARY

OFFERING PRICE	\$9,300,000
PRICE/UNIT	\$775,000
PRICE/SF	\$631.88
CURRENT GRM	19.51
MARKET GRM	15.20
CURRENT CAP	3.43%
MARKET CAP	4.84%



710, 718 & 724 5th Street

UNITS	▪ 12
YEAR BUILT	▪ 1987
GROSS SF	▪ 14,718
LOT SF	▪ 12,987
APN #1	▪ 4188-031-060
APN #2	▪ 4188-031-061
APN#3	▪ 4188-031-062
Zoning	▪ LBR3





HERMOSA
AVE MALL

VISTA



the Dan method



Dia de Campo

RYLA

THE BREWS HALL
HERMOSA BEACH

Playa Hermosa
FISH & OYSTER CO.



STEAK & WHISKY
AMERICAN TAVERN



zane's

The Location



American Junkie

HERMOSA PIE



HERMOSA
BEACH PIER

THE SPOT

HERMOSA
BEACH MUSEUM

TRADER JOE'S

710 5TH ST HERMOSA BEACH

PACIFIC COAST HWY

Property Overview

Introducing the 5th Street Collection—a once-in-a-lifetime opportunity to own three contiguous 4-unit apartment buildings in the heart of Hermosa Beach, just steps from the Pacific Ocean. Perched on an elevated parcel with sweeping ocean breezes and walkable access to Pier Avenue, this portfolio defines Southern California coastal living and investing at its finest.

Originally built in 1987 and held by the original developer, each building offers **four spacious 2-bedroom, 2-bathroom units with over 1,200 square feet per unit—ideal for premium long-term tenants. With 12,987 square feet of land and nearly 15,000 square feet of rentable space**, this collection benefits from below-market pricing on a per-square-foot basis and qualifies for residential financing. Each parcel holds its own APN, allowing buyers to purchase individually or together for scale. **Whether you're a legacy investor or a strategic 1031 exchange buyer, these income-producing assets offer a rare blend of stability, value-add potential, and unbeatable location.**



Ocean views and minutes to sand, surf, and Pier Avenue's renowned dining and retail.

Three side-by-side fourplexes—each on its own legal lot.

Priced well below Hermosa Beach comps on a price-per-square-foot and price-per-unit basis.

Gross Scheduled Income over \$612,000 at market rents with CAP upside to 4.65%.

Walkable to the Hermosa Pier, Greenbelt, and King Harbor Marina.

Located in a high-barrier-to-entry market with exceptional tenant demand and limited multifamily inventory.

This is not just real estate—it's a legacy opportunity in L.A.'s most iconic coastal neighborhood."

Interior Layout







02

Financial Analysis

710, 718 & 724 5th Street

710-716 5th St Financial Analysis

710-716 5TH ST

PRICING

OFFERING PRICE	\$3,100,000
PRICE/UNIT	\$775,000
PRICE/SF	\$631.88
GRM MARKET	16.83
GRM CURRENT	15.20
CAP	4.22%
MARKET CAP	4.84%

PROPOSED FINANCING

Down	50%	\$1,550,000
Loan	50%	\$1,550,000
Ammort Years		30
Interest Rate		6.25%
Payments		(\$9,544)

MONTHLYRENTSCHEDULE

# of Units	Type		Avg.Current	Current Total	Market	Market Total
1	2+2	(710-Vacant)	\$4,250	\$4,250	\$4,250	\$4,250
1	2+2	(712-Notice)	\$4,250	\$4,250	\$4,250	\$4,250
1	2+2	(714)	\$3,250	\$3,250	\$4,250	\$4,250
1	2+2	(716)	\$3,600	\$3,600	\$4,250	\$4,250
Total Scheduled Rent				\$15,350		\$17,000

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$184,200	\$204,000
Vacancy Rate Reserve	3% (\$5,526)	3% (\$6,120)
Gross Operating Income	\$178,674	\$197,880

ANNUALIZED EXPENSES

	Current	Market
New Taxes(NewEstimated):	\$34,100	\$34,100
Repairs & Maintenance (\$600/unit):	\$2,400	\$2,400
Insurance (\$1/SF):	\$4,906	\$4,906
Electricity (2024 Actuals)	\$799	\$799
Telephone & Internet (2024 Actuals):	\$821	\$821
Water & Trash (2024 Actuals):	\$4,814	\$4,814
ESTIMATED EXPENSES	\$47,840	\$47,840
Expenses/Unit	\$11,960	\$11,960
Expenses/SF	\$9.75	\$9.75
% of SGI	25.97%	23.45%

RETURN

	Current	Market
NOI	\$130,834	\$150,040
Less Debt	(\$114,523)	(\$114,523)
Cashflow	1.05% \$16,311	2.29% \$35,517
Principal Paydown	\$18,749	\$18,163
Total Return Before Taxes	2.22% \$34,473	3.46% \$49,471

718-724 5th St Financial Analysis

718-724 5TH ST

PRICING

OFFERING PRICE	\$3,100,000
PRICE/UNIT	\$775,000
PRICE/SF	\$631.88
GRM MARKET	21.34
GRM CURRENT	15.19
CAP	2.96%
MARKET CAP	4.8%

PROPOSED FINANCING

Down	50%	\$1,550,000
Loan	50%	\$1,550,000
Ammort Years		30
Interest Rate		6.25%
Payments		(\$9,554)

MONTHLYRENTSCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
1	2+2 (718)	\$2,050	\$2,050	\$4,250	\$4,250
1	2+2 (720)	\$3,250	\$3,250	\$4,250	\$4,250
1	2+2 (722)	\$3,600	\$3,600	\$4,250	\$4,250
1	2+2 (724)	\$3,200	\$3,200	\$4,250	\$4,250
Total Scheduled Rent			\$12,100		\$17,000

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$145,200	\$204,000
Vacancy Rate Reserve	3% (\$4,356)	3% (\$6,120)
Gross Operating Income	\$140,844	\$197,880

ANNUALIZED EXPENSES

	Current	Market
New Taxes (New Estimated):	\$34,100	\$34,100
Maintenance (\$600/unit):	\$2,400	\$2,400
Insurance (\$1/SF):	\$4,906	\$4,906
Electricity (2024 Actuals)	\$799	\$799
Telephone & Internet (2024 Actuals):	\$821	\$821
Water & Trash (2024 Actuals):	\$4,814	\$4,814
ESTIMATED EXPENSES	\$47,840	\$47,840
Expenses/Unit	\$11,960	\$11,960
Expenses/SF	\$9.75	\$9.75
% of SGI	25.97%	23.45%

RETURN

	Current	Market
NOI	\$92,160	\$149,940
Less Debt	(\$114,523)	(\$114,523)
Cashflow	-1.44% (\$22,363)	2.28% \$35,417
Principal Paydown	\$18,163	\$18,163
Total Return Before Taxes	-0.27% (\$4,200)	3.46% \$53,580

726-732 5th St Financial Analysis

726-732 5TH ST

PRICING

OFFERING PRICE	\$3,100,000
PRICE/UNIT	\$775,000
PRICE/SF	\$631.88
GRM	21.04
MARKET GRM	15.19
CURRENT CAP	3.06%
MARKET CAP	4.8%

PROPOSED FINANCING

Down	50%	\$1,550,000
Loan	50%	\$1,550,000
Ammort Years		30
Interest Rate		6.25%
Payments		(\$9,554)

MONTHLYRENTSCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
1	2+2(726)	\$3,600	\$3,600	\$4,250	\$4,250
1	2+2(728)	\$3,400	\$3,400	\$4,250	\$4,250
1	2+2(730)	\$2,575	\$2,575	\$4,250	\$4,250
1	2+2 (732)	\$2,700	\$2,700	\$4,250	\$4,250

Total Scheduled Rent		\$12,275	\$17,000
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ANNUALIZED INCOME	Current	Market
Scheduled Gross Income	\$147,300	\$204,000
Vacancy Rate Reserve	3% (\$4,419)	3% (\$6,120)
Gross Operating Income	\$142,881	\$197,880

ANNUALIZED EXPENSES	Current	Market
New Taxes (New Estimated):	\$35,200	\$35,200
Maintenance (\$600/unit):	\$2,400	\$2,400
Insurance (\$1/SF):	\$4,906	\$4,906
Electricity (2024 Actuals)	\$799	\$799
Telephone & Internet (2024 Actuals):	\$821	\$821
Water & Trash (2024 Actuals):	\$4,814	\$4,814

ESTIMATED EXPENSES	\$47,840	\$47,840
Expenses/Unit	\$12,235	\$12,235
Expenses/SF	\$9.98	\$9.98
% of SGI	33.22%	23.45%

RETURN	Current	Market
NOI	\$95,041	\$156,160
Less Debt	(\$118,523)	(\$114,523)
Cashflow	-1.51% (\$23,482)	1.92% \$41,637
Principal Paydown	\$18,163	\$18,163
Total Return Before Taxes	-0.35% (\$5,319)	3.86% \$59,800

Combined Financial Analysis

710,718 & 5TH STREET

PRICING

OFFERING	\$9,300,000
PRICE	\$775,000
PRICE/UNIT	\$631.88
PRICE/SF GRM	19.51
MARKET GRM	15.20
CURRENT CAP	3.43%
MARKET CAP	4.84%

PROPOSED FINANCING

Down	50%	\$4,650,000
Loan	50%	\$4,650,000
Ammort Years		30
Interest Rate		6.25%
Payments		(\$28,631)

MONTHLYRENTSCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
12	2+2	\$3,310	\$39,725	\$4,250	\$51,000
Total Scheduled Rent			\$39,725		\$51,000

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$476,700	\$612,000
Vacancy Rate Reserve	3% (\$14,301)	3% (\$18,360)
Gross Operating Income	\$462,399	\$593,640

ANNUALIZED EXPENSES

	Current	Market
New Taxes (% Purchase Price):	1.10% \$105,600	\$105,600
Repairs & Maintenance (\$/Unit):	\$600 \$7,200	\$7,200
Insurance (\$/SF):	\$1.00 \$14,718	\$14,718
Electricity (2024 Actuals):	\$2,397	\$2,397
Telephone & Internet (2024 Actuals):	\$2,463	\$2,463
Water & Trash (2024 Actuals):	\$14,442	\$14,442
ESTIMATED EXPENSES	\$146,820	\$146,820
Expenses/Unit	\$12,235	\$12,235
Expenses/SF	\$9.98	\$9.98
% of SGI	30.80%	23.99%

RETURN

	Current	Market
NOI	\$318,879	\$450,120
Less Debt	(\$343,570)	(\$343,570)
Cashflow	-0.53% (\$24,691)	2.29% \$106,550
Principal Paydown	\$54,488	\$54,488
Total Return Before Taxes	0.64% \$29,798	3.46% \$161,039

Combined Rent Roll

710, 718 & 724 5th Street

Unit #	Unit Type	Unit SF	Current Rent	Market Rent	Market Rent/SF	Move-In Date	Notes
710	2+2	1,227	\$4,250	\$4,250	\$3.47	-	Vacant
712	2+2	1,227	\$4,250	\$4,250	\$3.47	4/9/2022	Vacant-Notice
714	2+2	1,227	\$3,250	\$4,250	\$3.47	8/1/2020	
716	2+2	1,227	\$3,600	\$4,250	\$3.47	12/1/2023	
718	2+2	1,227	\$2,050	\$4,250	\$3.47	12/1/2023	
720	2+2	1,227	\$3,250	\$4,250	\$3.47	7/23/2021	
722	2+2	1,227	\$3,600	\$4,250	\$3.47	1/4/2025	
724	2+2	1,227	\$3,200	\$4,250	\$3.47	8/15/2020	
726	2+2	1,227	\$3,600	\$4,250	\$3.47	2/15/2024	
728	2+2	1,227	\$3,400	\$4,250	\$3.47	7/25/2023	
730	2+2	1,227	\$2,575	\$4,250	\$3.47	11/1/2020	
732	2+2	1,227	\$2,700	\$4,250	\$3.47	11/11/2013	
Total Monthly Rent			\$39,725	\$51,000			
Total Annual Rent			\$476,700	\$612,000			



03

Market Comparables

710, 718 & 724 5th Street

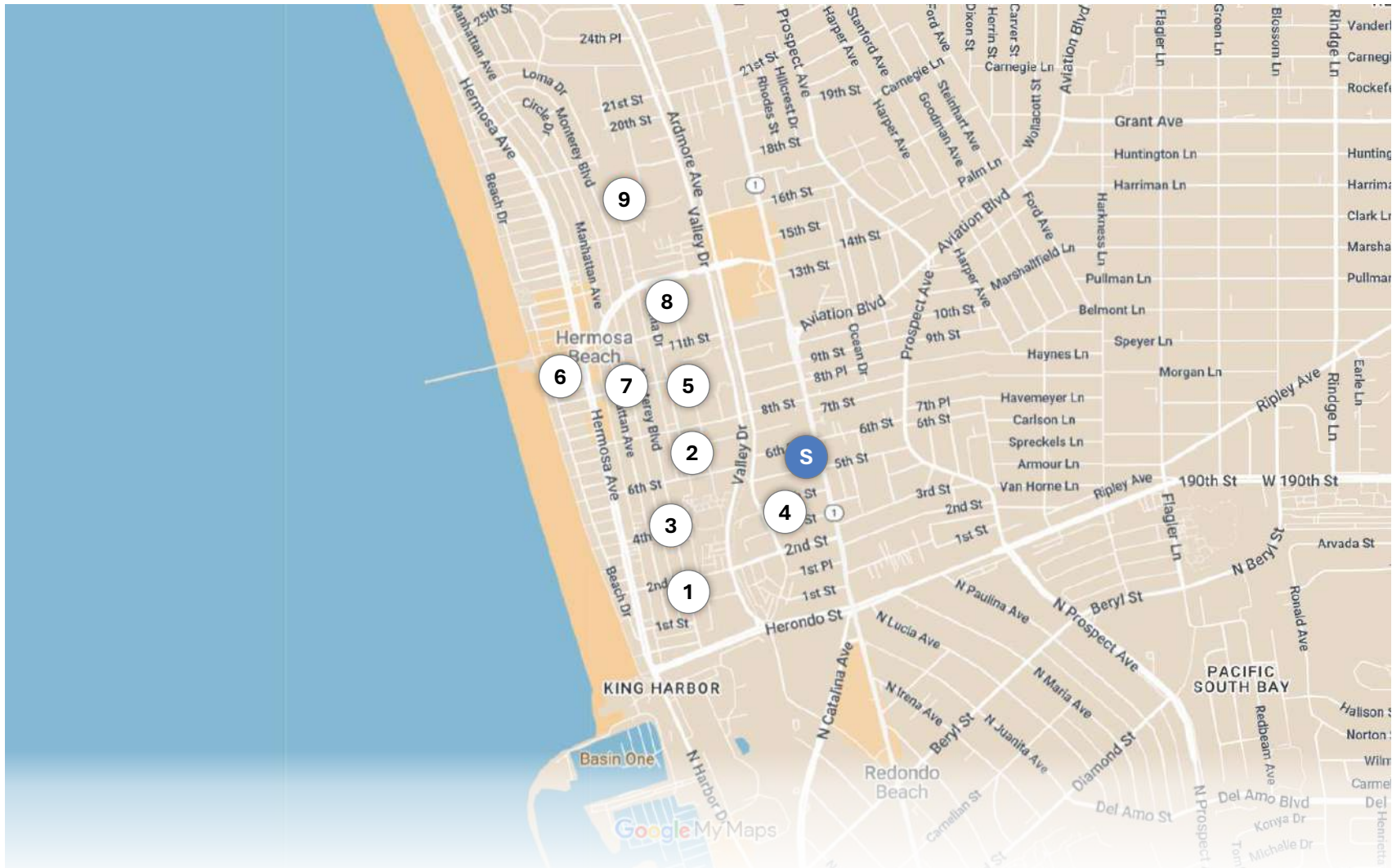
SALES COMPARABLES

3 - 4 UNITS

	Address	Price	Units	Built	RSF	Lot SF	GSI	GRM	NOI	CAP	\$/SF	\$/Lot SF	\$/Unit	COE	Unit Mix
1	113 Monterey Blvd	\$3,550,000	4	1969	3,288	2,999	\$184,800	19.21	\$123,816	3.49%	\$1,080	\$1,183.73	\$887,500	2/21/2025	(1) 1+1, (3) 2+2
2	606 Loma Dr	\$3,001,769	4	1920	3,313	6,381	N/A	N/A	N/A	N/A	\$906	\$470.42	\$750,442	9/26/2024	2+2, (3) 2+1
3	323 Monterey Blvd	\$3,000,000	4	1972	4,176	3,017	\$126,600	23.70	\$84,822	2.83%	\$718	\$994.37	\$750,000	10/2/2023	(3) 2+1, (1) 2+1.5
4	630 3rd St	\$3,325,000	4	1986	4,930	4,843	\$172,000	19.33	\$115,240	3.47%	\$674	\$686.56	\$831,250	4/10/2023	(4) 2+2
5	850 Loma Dr	\$3,052,000	4	1971	3,816	3,170	\$199,260	15.32	\$133,504	4.37%	\$800	\$962.78	\$763,000	11/30/2022	(2) 2+2, (2) 1+1
6	24 11th Ct	\$2,415,000	3	1922	1,622	2,853	N/A	N/A	N/A	N/A	\$1,489	\$846.48	\$805,000	12/9/2024	(3) 1+1
7	934 Manhattan Ave	\$3,000,000	3	1910	1,702	2,510	\$144,000	20.83	\$96,480	3.22%	\$1,763	\$1,195.22	\$1,000,000	12/31/2024	3+1, 1+1, 0+1
8	1122 Loma Dr	\$3,150,000	3	1923	2,216	4,238	\$137,100	22.98	\$91,857	2.92%	\$1,421	\$743.28	\$1,050,000	3/12/2025	2+2, 2+1, 1+1
9	1640 Loma Dr	\$3,095,000	4	1959	2,913	3,969	N/A	N/A	N/A	N/A	\$1,062	\$779.79	\$773,750	ACTIVE	3+2, 2+1, 1+1, 0+1
Average				1947	3,133	3,751		20.23		3.38%	\$1,106	\$885.35	\$854,649		
S	710, 718 & 724 5th St	\$9,600,000	12	1987	14,718	12,987	\$476,700	20.14	\$315,579	3.29%	\$652	\$739.20	\$800,000	N/A	(12) 2+2

SALES COMPARABLES

3 - 4 UNITS



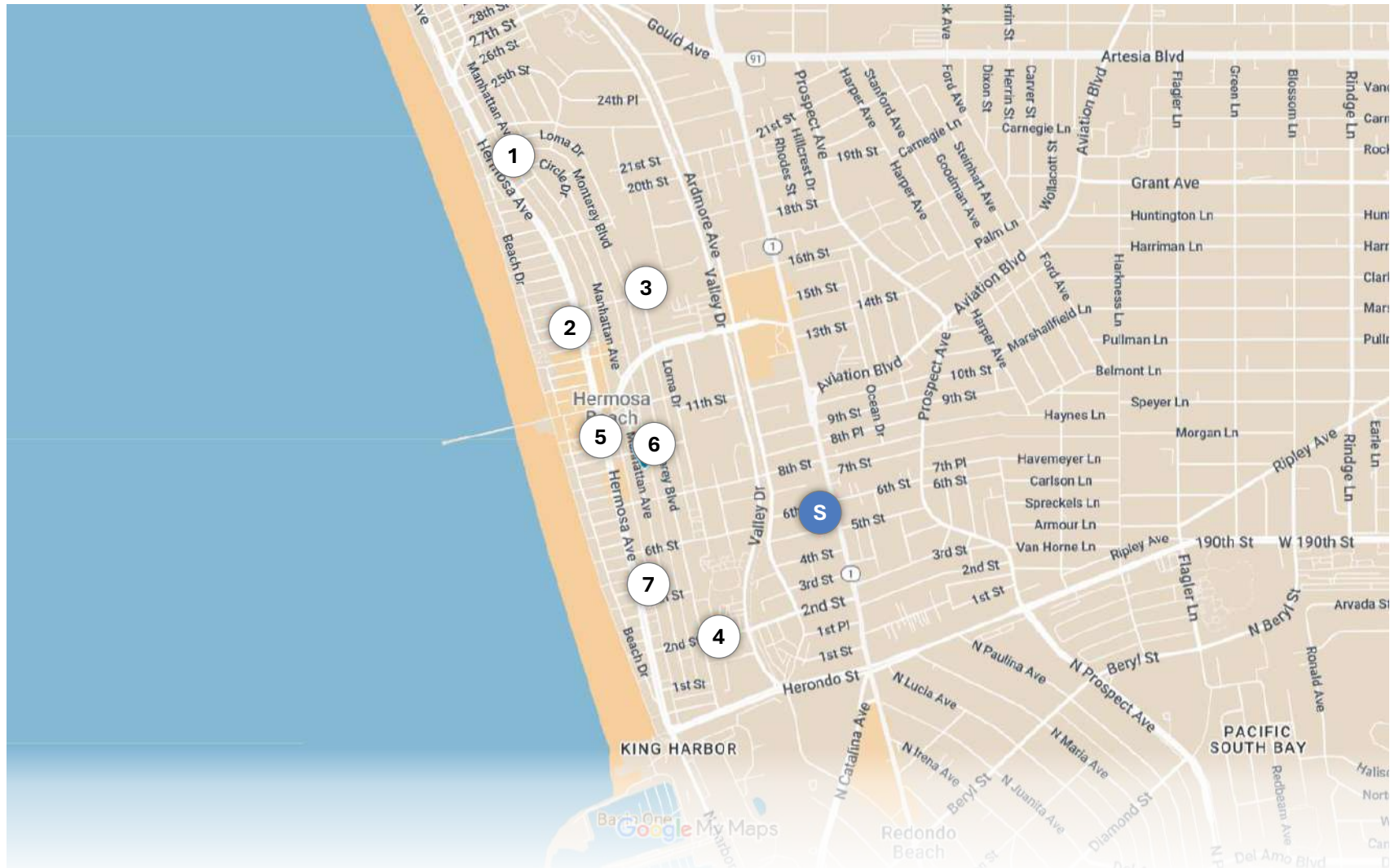
SALES COMPARABLES

5 + UNITS

	Address	Price	Units	Yr. Built	RSF	Lot SF	GSI	GRM	NOI	CAP	Price/SF	Price/SF Lot	Price/Unit	COE	Unit Mix
1	2124 Hermosa Ave	\$5,700,000	6	1972	5,765	4,025	\$221,000	25.79	\$148,070	2.60%	\$989	\$1,416.15	\$950,000	2/21/2025	(2) 3+2, (4) 1+1
2	60 15th St	\$13,887,500	16	1959	7,903	8,573	\$786,600	17.66	\$527,022	3.79%	\$1,757	\$1,619.91	\$867,969	4/30/2024	2+2, (15) 1+1
3	1536 Monterey Blvd	\$4,500,000	6	1952	5,432	4,995	\$214,100	21.02	\$143,447	3.19%	\$828	\$900.90	\$750,000	5/31/2023	(2) 2+1, (4) 1+1
4	148 Monterey Blvd	\$4,000,000	5	1985	5,234	4,788	\$205,000	19.51	\$137,350	3.20%	\$764	\$835.42	\$800,000	6/30/2023	(5) 2+2
5	59 10th St	\$4,900,000	8	1953	3,256	5,231	\$219,070	22.37	\$146,777	3.00%	\$1,505	\$936.72	\$612,500	6/30/2023	(8) 1+1
6	908 Manhattan Ave	\$3,995,000	5	1941	2,534	4,991	\$229,800	17.38	\$153,966	3.85%	\$1,577	\$800.44	\$799,000	ACTIVE	(5) 1+1
7	350 Hermosa Ave	\$10,250,000	12	1957	7,440	8,071	\$615,000	16.67	\$412,050	4.02%	\$1,378	\$1,269.98	\$854,167	ACTIVE	(6) 2+1, (6) 1+1
Average				1964	5,518	5,522		21.27		3.16%	\$1,169	\$1,141.82	\$796,094		
S	710, 718 & 724 5th St	\$9,600,000	12	1987	14,718	12,987	\$476,700	20.14	\$315,579	3.29%	\$652	\$739.20	\$800,000	N/A	(12) 2+2

SALES COMPARABLES

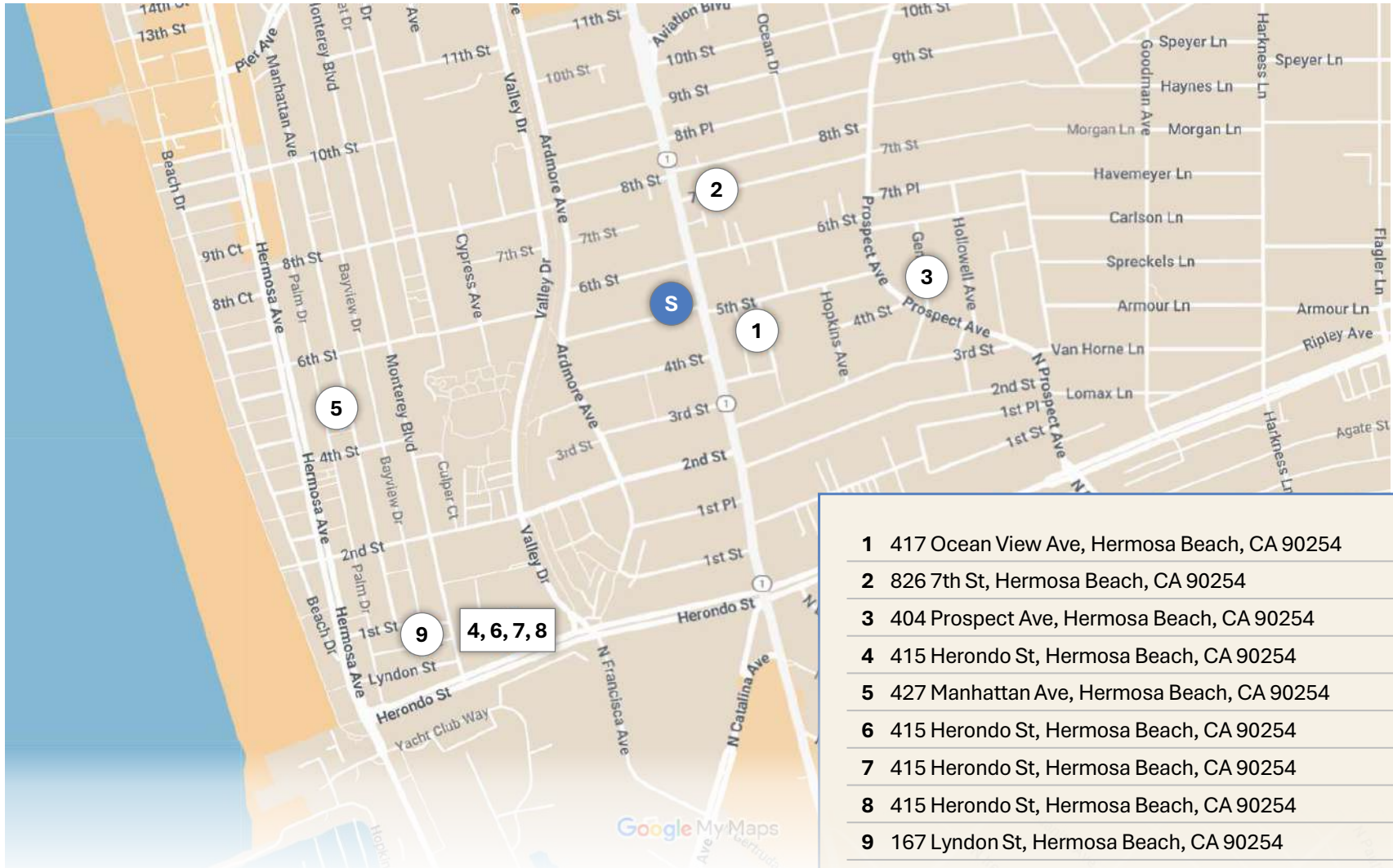
5+ UNITS



RENT COMPARABLES

	ADDRESS	DISTANCE (MI)	RENT	SIZE (SQFT)	\$/SQFT	BEDS	BATHS	TYPE	DATE
1	417 Ocean View Ave, Hermosa Beach, CA 90254	0.13	\$4,500	800	\$5.63	2	2	House	2/27/25
2	826 7th St, Hermosa Beach, CA 90254	0.17	\$6,500	1,647	\$3.95	2	2	House	8/30/24
3	404 Prospect Ave, Hermosa Beach, CA 90254	0.33	\$4,250	1,200	\$3.54	2	2.5	Townhouse	7/11/24
4	415 Herondo St, Hermosa Beach, CA 90254	0.35	\$4,544	1,200	\$3.79	2	2	Apartment	5/5/25
5	427 Manhattan Ave, Hermosa Beach, CA 90254	0.41	\$3,300	1,137	\$2.90	2	2.5	Condo	6/18/24
6	415 Herondo St, Hermosa Beach, CA 90254	0.44	\$3,844	717	\$5.36	2	2	Apartment	5/5/25
7	415 Herondo St, Hermosa Beach, CA 90254	0.44	\$3,765	1,120	\$3.36	2	2	Apartment	5/5/25
8	415 Herondo St, Hermosa Beach, CA 90254	0.44	\$4,101	910	\$4.51	2	2	Apartment	5/5/25
9	167 Lyndon St, Hermosa Beach, CA 90254	0.50	\$5,000	1,300	\$3.85	2	2	Apartment	7/8/24
Average Rent			\$4,423		\$4.10				
S	710, 718 & 724 5th Street, Hermosa Beach, CA 90266		\$4,250	1,227	\$3.46	2	2	Townhouse	

RENT COMPARABLES



- | | |
|---|--|
| 1 | 417 Ocean View Ave, Hermosa Beach, CA 90254 |
| 2 | 826 7th St, Hermosa Beach, CA 90254 |
| 3 | 404 Prospect Ave, Hermosa Beach, CA 90254 |
| 4 | 415 Herondo St, Hermosa Beach, CA 90254 |
| 5 | 427 Manhattan Ave, Hermosa Beach, CA 90254 |
| 6 | 415 Herondo St, Hermosa Beach, CA 90254 |
| 7 | 415 Herondo St, Hermosa Beach, CA 90254 |
| 8 | 415 Herondo St, Hermosa Beach, CA 90254 |
| 9 | 167 Lyndon St, Hermosa Beach, CA 90254 |
| S | 710, 718 & 724 5th Street, Hermosa Beach, CA 90266 |



04

710 5th Street
Location Overview

710, 718 & 724 5th Street

Hermosa BEACH, CA

A sunny small beach City of 1.43 square miles, Hermosa Beach sits at the center of Los Angeles County's South Bay coastline, just 6 miles south of Los Angeles International Airport and twenty-one miles from Downtown Los Angeles. A bedroom community with a flourishing downtown, the City of Hermosa Beach serves a stable population of 19,847, according to the State's latest population estimate.

TOURISM DRIVERS

The city's Economic Development Strategy emphasizes supporting existing businesses while attracting new enterprises and tourism. Key goals include diversifying the economy beyond its main industries of accommodation, food service, and retail trade, and fostering a creative economy that supports a range of services, arts, entertainment, and retail.

Premier Coastal Location



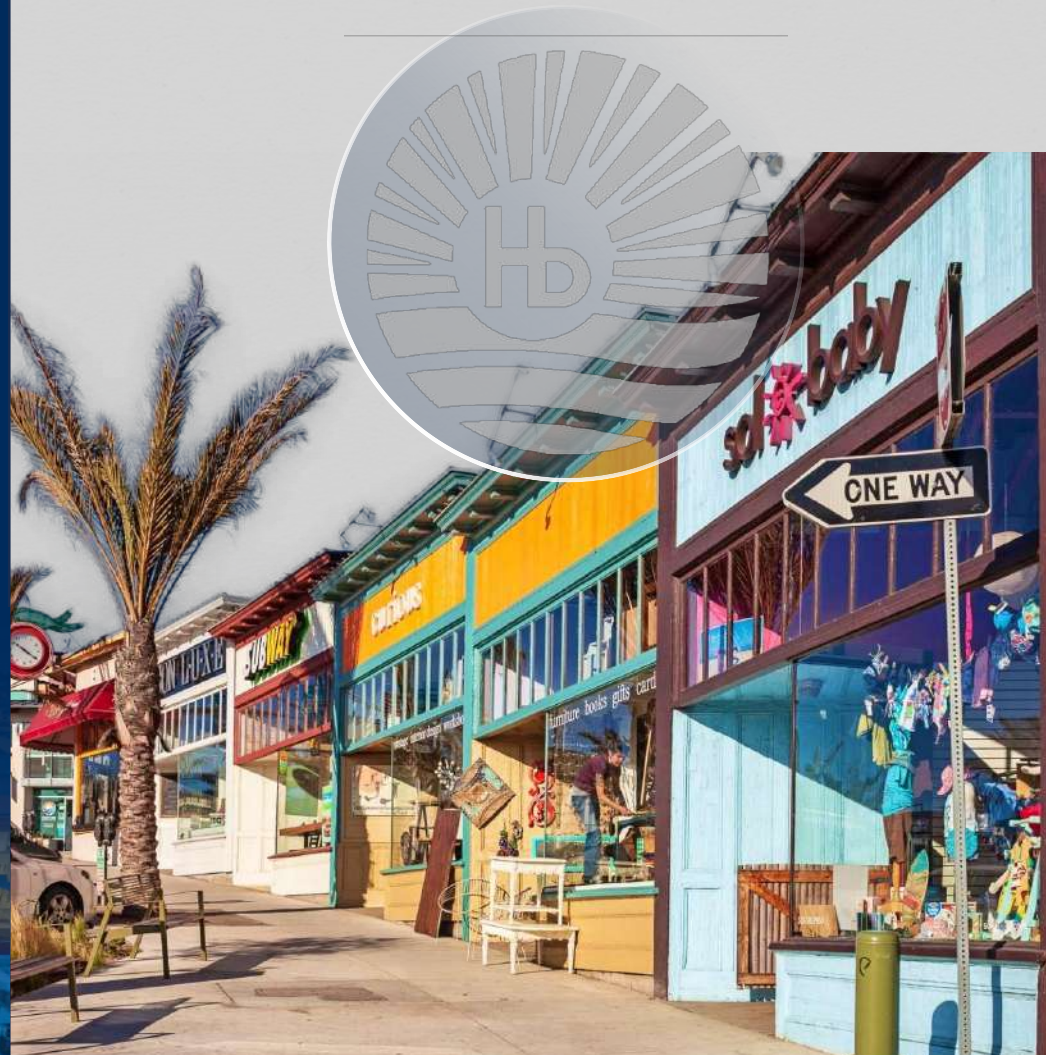
19,847
POPULATION



\$2,986,000
MEDIAN HOME SALE



\$152,019
MED HH INCOME



AMENITIES

- ❖ Minutes from the ocean and within walking distance to high-end shopping, dining, hotels, entertainment, outdoor recreation and attractions.
- ❖ Nearby affluent communities include Redondo Beach, Manhattan Beach, and Palos Verdes among other beach communities.
- ❖ Centrally located, the property offers tenants excellent regional access. It has been a preferred resort destination for more than a century.
- ❖ The Hermosa Beach Pier is at the end of Pier Avenue, which is one of the beach community's main shopping, dining and entertainment areas.



Business Environment

Hermosa Beach is characterized by its "bedroom community" nature, with over 10,000 households and fewer than 1,000 in-city businesses (excluding apartments and home occupations). Despite its small size, the city has experienced steady economic growth, with a 6.2% increase in assessed property valuation as of 2022.

TOP REGIONAL EMPLOYERS

NORTHROP GRUMMAN

27,000

LOCKHEED MARTIN

17,700

BOEING

16,768

Raytheon

7,000

Location Highlights

Hermosa Beach, a picturesque coastal city in Los Angeles County's South Bay region, boasts a vibrant and diverse economy that reflects its unique blend of residential charm and tourist appeal.

LEISURE & HOSPITALITY

This sector is a cornerstone of Hermosa Beach's economy, accounting for approximately 23% of employment. The city's scenic beaches, surf culture, and vibrant nightlife attract numerous visitors, supporting a range of businesses from hotels to recreational services.

EDUCATION & HEALTH SERVICES

Comprising about 19% of the employment landscape, this sector includes local schools, healthcare providers, and wellness centers, serving both residents and neighboring communities.

PROFESSIONAL AND MANAGEMENT SERVICES

Representing around 12% of employment, this sector encompasses a variety of businesses, including consulting firms, legal services, and administrative support, reflecting the city's educated workforce.

HIGH BARRIER-TO-ENTRY -MARKET

HERMOSA BEACH: SINGLE FAMILY MARKET

Demand for single-family homes in the Hermosa Beach submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking urban amenities.

In terms of supply, Hermosa Beach has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Hermosa Beach tends to be competitive, with properties often selling quickly at or above asking prices.



\$152,019

Median Household Income



50 Days

Median Days On Market



\$2,986,000

Median Home Sale Price



710, 718 & 724 5th Street



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