

Office / Medical Condominiums For Sale

INCREDIBLE OCEAN VIEW UNITS

90% FINANCING AVAILABLE



2200 PACIFIC COAST HIGHWAY, HERMOSA BEACH, CA

2200 PACIFIC COAST HIGHWAY



SUITE 307 VIEWS

2200 PACIFIC COAST HIGHWAY

2200 PCH is a 3-story office / medical building prominently located in the heart of Hermosa Beach. Take advantage of year round mild temperatures, endless sunshine and fresh ocean air in one of Southern California's premier beach communities.

HIGHLIGHTS



Beautifully maintained property featuring a central open-air courtyard



Inspiring creative office opportunities with open space and high ceilings



3rd floor suites with over 17' ceilings, mezzanine, skylights and ocean views



2nd and 1st floor suites with traditional drop ceilings suitable for medical users



All suites feature operable windows, exterior entrances and 24/7 access



Furnished outdoor spaces for meetings, breaks or fresh air



Excellent surface and subterranean parking spaces on three levels



Less than one mile to Hermosa's vibrant downtown social scene



SUITE 305 INTERIOR

2200 PACIFIC COAST HIGHWAY



CENTRAL COURTYARD RENDERING

2200 PACIFIC COAST HIGHWAY

UNIQUE BENEFITS OF OWNING A COMMERCIAL CONDOMINIUM

- Commercial condominium units have their own parcel numbers, and buyers own their units in fee simple.
- Units may be refinanced, rented out, or sold whenever the owner desires.
- Owners may customize their units to maximize their businesses' productivity and enjoy the benefits of their improvements for as long as they own the property.
- Ability to maintain the quality and value of their property and control their operating costs through their owners' associations and professional property managers.
- Other benefits enjoyed by unit owners that are not available to tenants include:
 - + Protection from rent increases
 - + Favorable financing at fixed rates
 - + Equity growth by paying down mortgage
 - + Potential appreciation in strong coastal real estate market
 - + Valuable tax deductions



SUITE 305 VIEWS



2200 PACIFIC COAST HIGHWAY

90% FINANCING AVAILABLE

- Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at 2200 PCH with SBA 504 and 7a programs and up to 85% of a unit's value from private banks.
- Under the 504 program, a business owner makes a down payment of 10% of the value of their unit and the costs of improvements or renovations they make and borrows up to 50% of the total value from a bank and 40% of the value from SBA. Interest rates through the SBA are historically lower than conventional loan rates, and monthly payments can be fixed for up to 25 years.
- SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

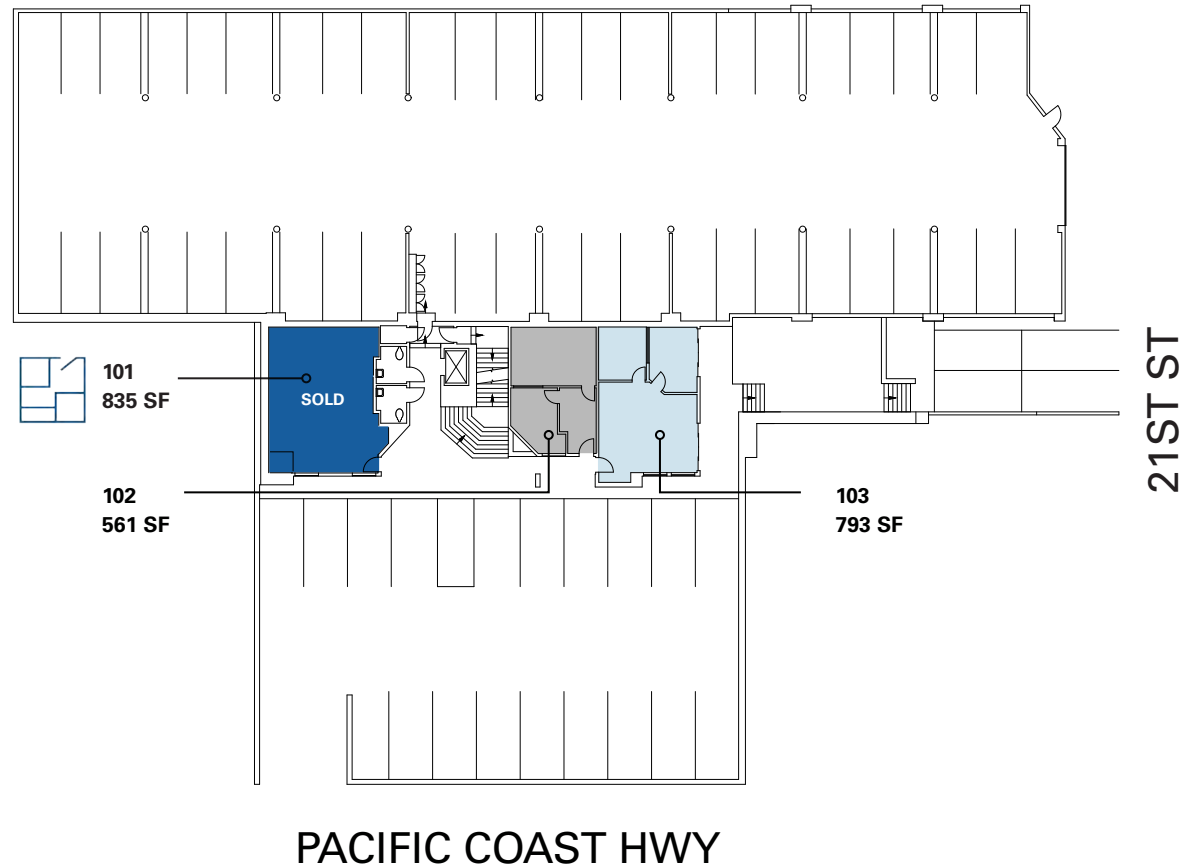
2200 PACIFIC COAST HIGHWAY

AVAILABILITY

FIRST FLOOR

SUITE	SQ. FT.	LEASE END	SALE PRICE
SUITE 101:	835 SF	N/A	SOLD
SUITE 102:	561 SF	VACANT	\$448,800
SUITE 103:	793 SF	9/30/2025	\$752,000

FIRST FLOOR PLAN



CLICK  ICON ABOVE FOR NEW CONCEPT FLOOR PLAN.

The concept plans are examples of how a Buyer might customize the existing layouts to meet their particular needs.

Sale prices as of April 2024

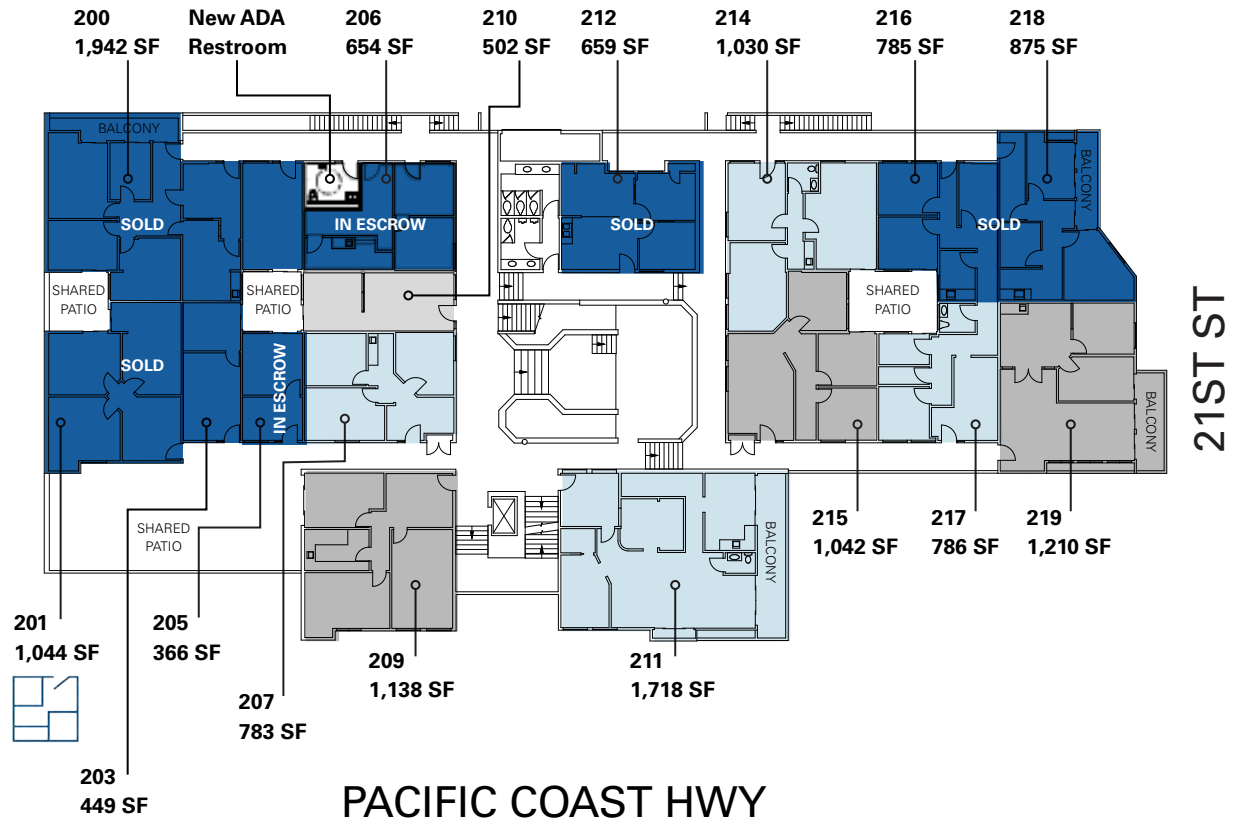
AVAILABILITY

SECOND FLOOR

SUITE	SQ. FT.	LEASE END	SALE PRICE
SUITE 200:	1,942 SF	N/A	SOLD
SUITE 201:	1,044 SF	N/A	SOLD
SUITE 203:	449 SF	N/A	SOLD
SUITE 205:	366 SF	12/31/2024*	IN ESCROW
SUITE 206:	654 SF	VACANT	IN ESCROW
SUITE 207:	783 SF	4/30/2025	\$685,000
SUITE 209:	1,138 SF	5/31/2025	\$1,366,000
SUITE 210:	502 SF	VACANT	\$426,700
SUITE 211:	1,718 SF	5/31/2026	\$2,146,000
SUITE 212:	659 SF	N/A	SOLD
SUITE 214:	1,030 SF	6/30/2025	\$876,000
SUITE 215:	1,042 SF	5/31/2025	\$937,000
SUITE 216:	785 SF	N/A	SOLD
SUITE 217:	786 SF	VACANT	\$628,800
SUITE 218:	875 SF	N/A	SOLD
SUITE 219:	1,210 SF	12/31/2027*	\$1,329,000

* Existing Tenant has Lease Option

SECOND FLOOR PLAN



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2200 PACIFIC COAST HIGHWAY

PARKING AREAS



UPPER GUEST PARKING FROM PCH



SECURE PARKING FROM 21ST STREET



LOWER PARKING FROM PCH



NORTHBOUND ENTRANCES FROM PCH

AREA OVERVIEW

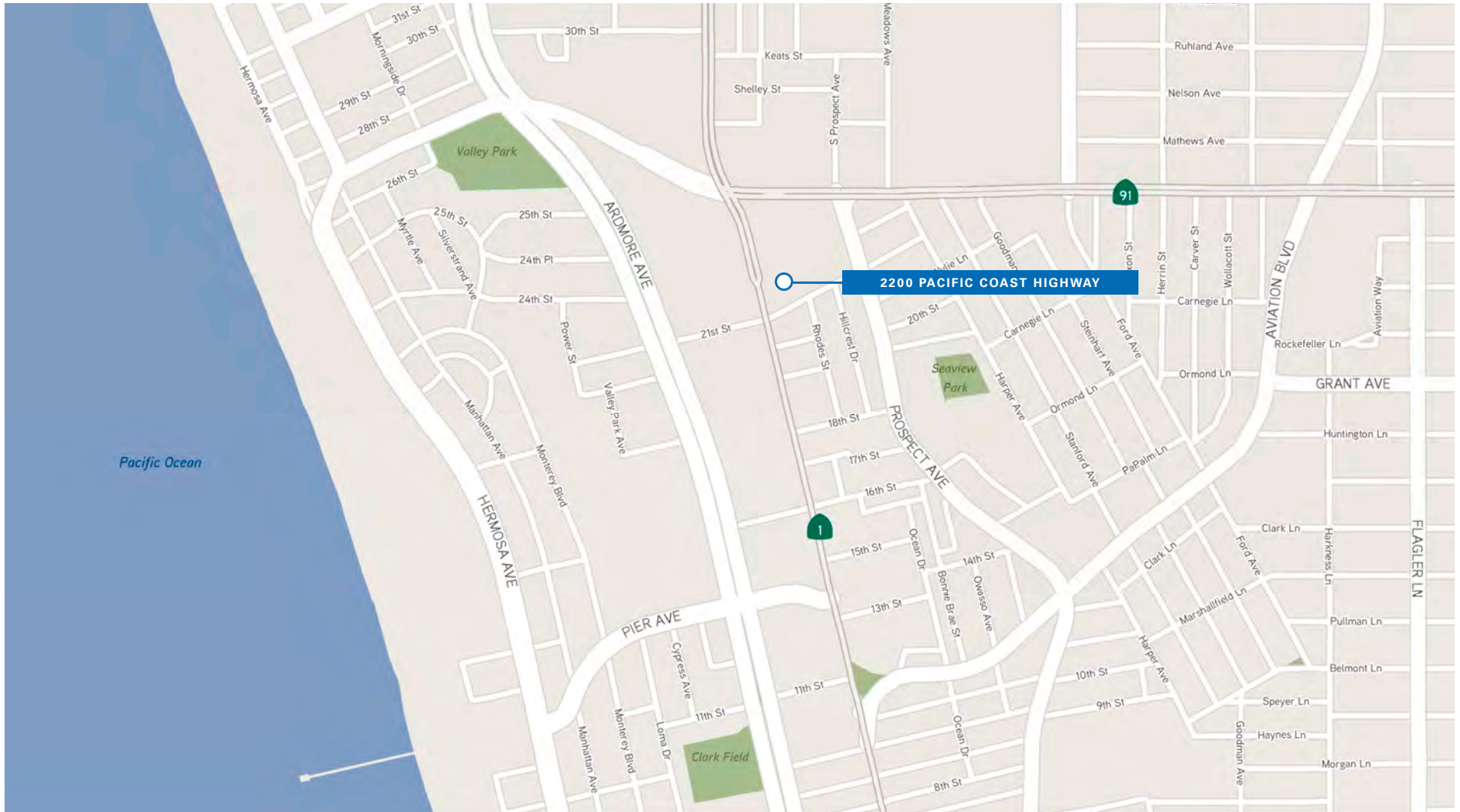


DOWNTOWN HERMOSA AMENITIES



2200 PACIFIC COAST HIGHWAY

LOCATION MAP



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