1332 HERMOSA AVE | HERMOSA BEACH, 90254

Hermosa *Courtyard*

Offering Memorandum

MATTHEWS™

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THE *Offering*

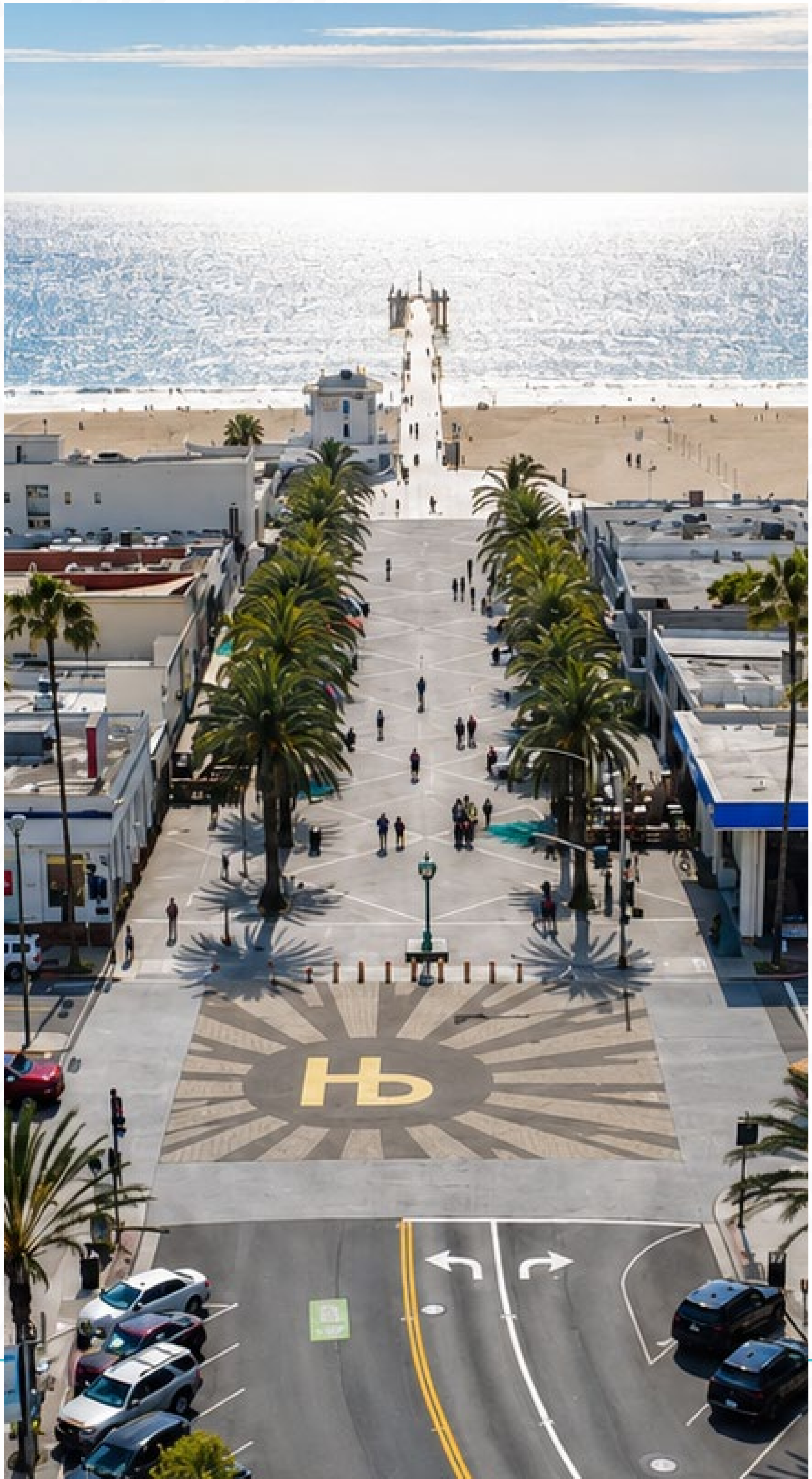
Matthews™ is pleased to present the opportunity to acquire Hermosa Courtyard, a high-street retail and restaurant asset located in the heart of Hermosa Beach, California. Positioned along Hermosa Avenue within one of the South Bay's most active dining and entertainment districts, the Property offers investors the opportunity to acquire a differentiated coastal retail asset with significant long-term value creation potential.

Hermosa Courtyard benefits from an established mix of restaurant, nightlife, wellness, and experiential tenants, while providing a compelling opportunity for new ownership to reposition the tenant mix, capture higher market rents, and increase restaurant density over time. Through active management and strategic leasing, an investor can take greater control of tenant turnover and capitalize on demand from higher-performing restaurant and retail operators seeking locations in Hermosa Beach.

The offering represents a rare opportunity to acquire a critical mass of retail in an irreplaceable coastal location and execute a value-add strategy as capital and tenant demand increasingly target Southern California's premier high-street retail corridors.

Hermosa Beach, CA

INVESTMENT
Highlights



Irreplaceable Hermosa Beach Location

Prime position along Hermosa Avenue within the city's core restaurant, nightlife and retail district, benefiting from exceptional walkability, coastal demographics and year-round visitor traffic.

91% Occupied with Durable In-Place Income

The Property is 91% occupied, providing an established income base while maintaining a manageable amount of vacancy and leasing opportunity.

Embedded Rent Growth Through Lease Rollover

A meaningful portion of the tenancy is scheduled to expire over the next three years, creating a defined opportunity to capture below-market rents and mark leases to current market levels as they roll.

Immediate Leasing & Tenant Repositioning Upside

Ownership can strategically reposition select spaces and tenants, improve tenant quality, reduce reliance on key-money transactions and increase rental income through targeted leasing efforts.

Rare Coastal Value-Add Opportunity

The combination of a highly walkable Hermosa Beach location, 91% occupancy, below-market in-place rents and near-term lease rollover provides a clear path to enhance NOI and create long-term value in a difficult-to-replicate coastal market.

PROPERTY
Overview

OFFERING SUMMARY

$11,721,000
Asking Price

$775
Price PSF

5.00%
Year 1 Cap Rate

1332 Hermosa Ave
Los Angeles, CA

14
Suites

1954 / 1985
Year Built/Renovated

4183-013-069
APN

±15,127 SF
Building SF

±0.28 AC
Lot Size

HBC2
Zoning

THE RESTAURANT ROW OF

Hermosa Beach

Hermosa Ave is emerging as the South Bay's next dining destination.

A wave of new and evolving concepts is transforming the corridor from a traditional beach-town restaurant scene into a chef-driven dining destination.

folk

AttaGirl

RYLA

Los Angeles
ALE WORKS
ESTD. DAILY

TIKI KAI

Good Neighbor
HERMOSA BEACH

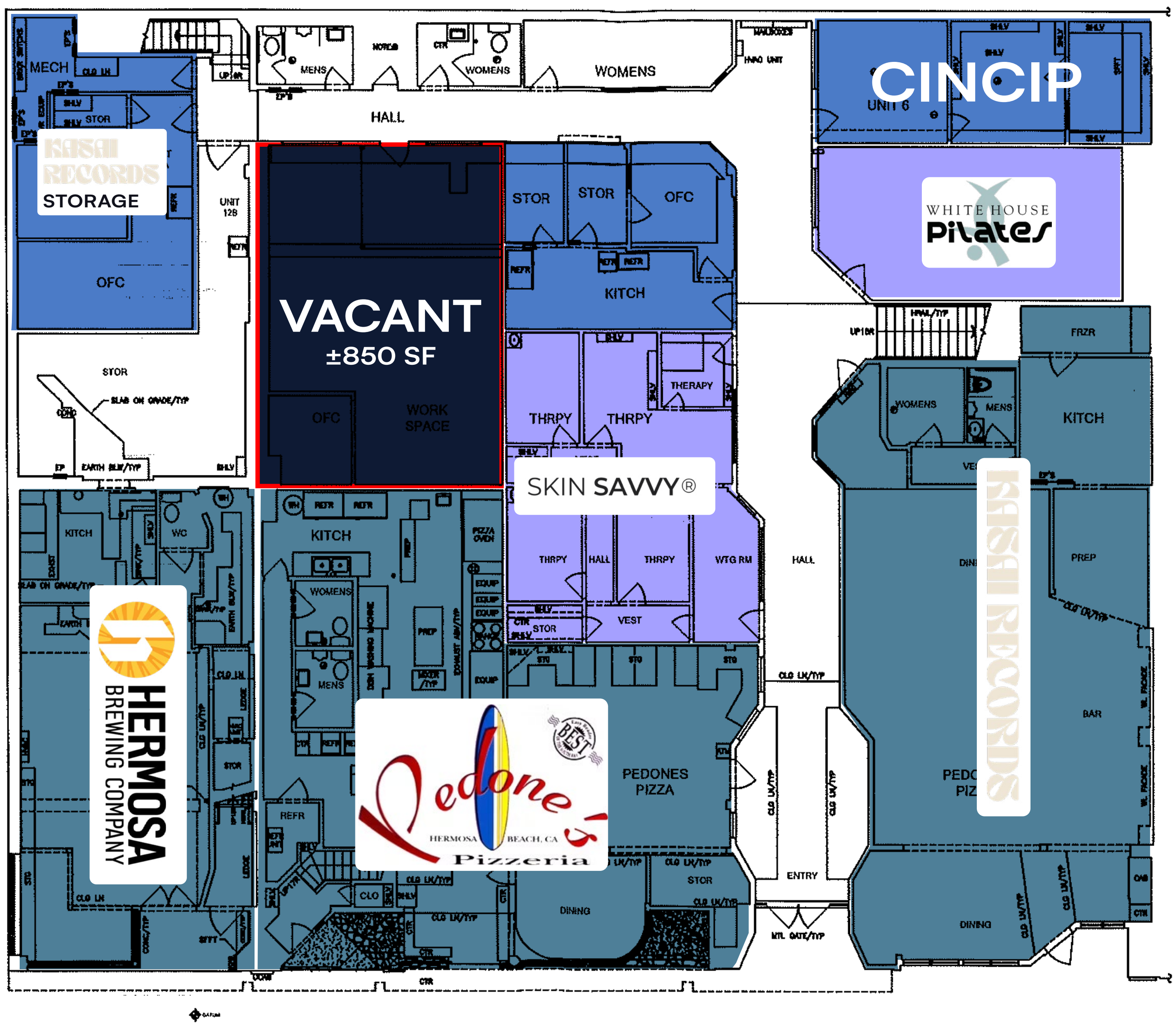
Fox & Farrow
FF

HERMOSA BEACH
TOWER12
DELIGHTS FOR THE HUNGRY SURFER

STEPS AWAY FROM Pier Avenue

FRIST FLOOR
Site Plan

Unit No.	Tenant	Size (SF)
4	White House Pilates	534
5	**Vacant**	**850**
6	Cincip	455
8-9	Skin Savvy	850
10	Pedone's Pizzeria	1,819
11	-	154
13	Hermosa Brewing Company	1,080
Storage	-	431



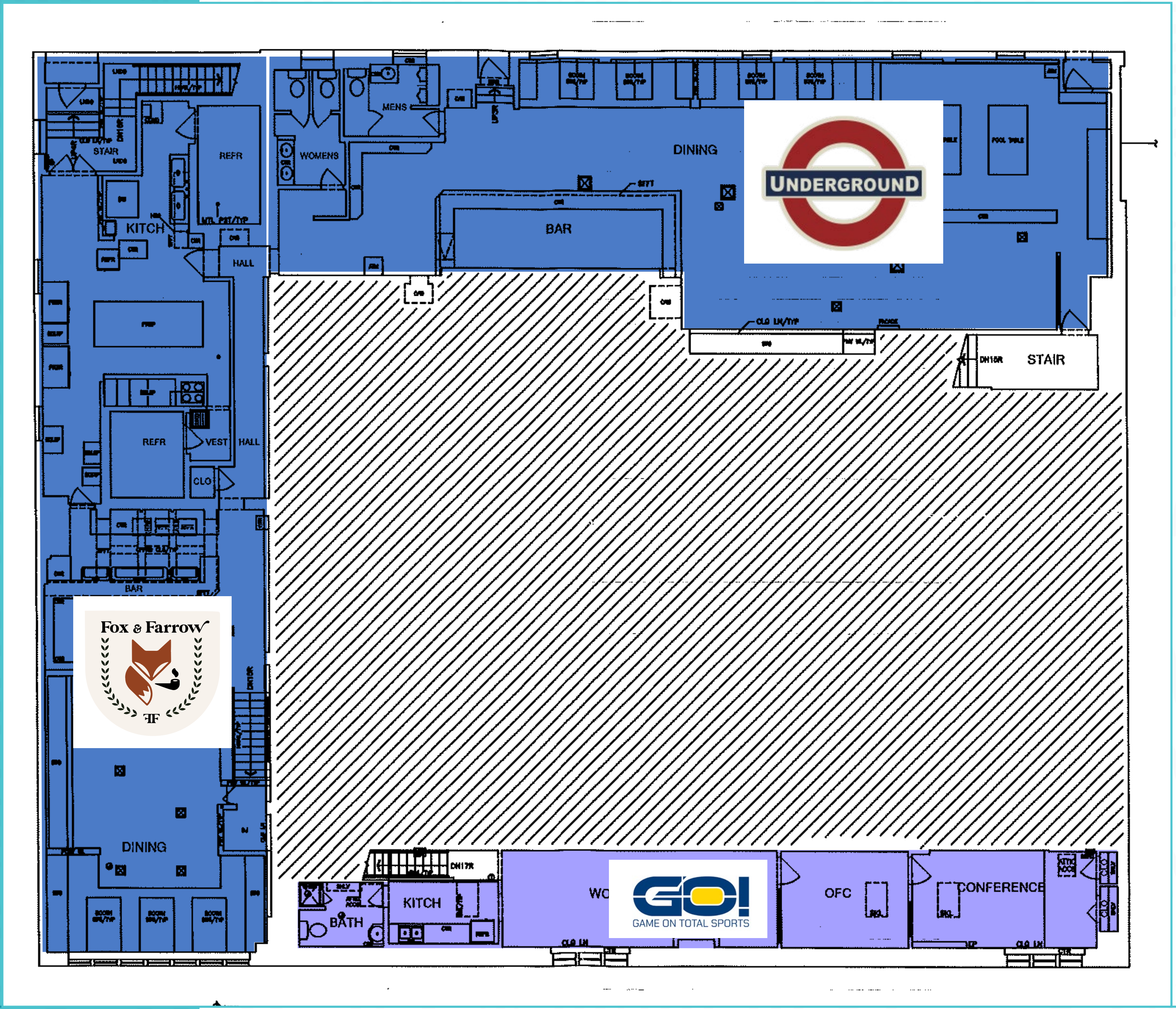
HERMOSA AVE (±19,390)

Hermosa Beach, CA

SECOND FLOOR

Site Plan

Unit No.	Tenant	Size (SF)
1, 12	Underground Pub & Grill	2,714
7, 15	Fox & Farrow	5,140
14	Game On Total Sports	1,100



Hermosa Beach, CA

TENTANT *Overviews*

Underground Pub & Grill

A popular Hermosa Beach sports pub and grill offering American-style food, drinks, multiple TVs, pool, darts, and a lively game-day atmosphere.

Fox & Farrow

An elevated restaurant and cocktail lounge featuring a chef-driven menu, craft cocktails, full bar, and a sophisticated yet comfortable lounge atmosphere.

Hermosa Brewing Co.

A local craft brewery, taproom, and restaurant offering house-brewed beer, a full kitchen, daily specials, and a casual beach-town dining experience.

Game On Sports

Sports-focused business providing services and programming centered around athletics and sports-related activities.

Pedone's Pizza & Italian Food

A longstanding, family-owned Hermosa Beach restaurant specializing in pizza and Italian favorites, including pasta, wings, sandwiches, salads, and catering.

Kasai Records

A distinctive hi-fi listening bar and restaurant built around vinyl records, curated music, food, and cocktails, creating an intimate and highly experiential dining environment.

Skin Savvy

A boutique aesthetics and skincare business focused on advanced skin rejuvenation, facial treatments, injectables, and personalized beauty and wellness services.

White House Pilates

A boutique Pilates studio offering private and semi-private sessions, small-group reformer and mat classes, with an emphasis on strength, flexibility, balance, and personalized instruction.

Cincip

Creative styling and event design business specializing in party styling, décor, and personalized event experiences.

Financial Overview

Rent Roll

Suite #	Tenant	GLA (SF)	% of GLA	Lease Start	Term Expiration	Term Remaining	Average Term Length	Annual Rent ($)	Rent PSF Annual	Rent PSF Monthly	Monthly Rent	Renewal Options	Lease Type	Market Term Length	Market Rent
1, 12	Decadence Group, Inc.	2,714 SF	17.94%	07/01/2017	05/31/2029	2.6 Years	11.9 Years	$169,365	$62.40	$5.20	$14,114	1x5yr	NNN	5 yrs	$65
10	Pedone's Inc.	1,819 SF	12.02%	11/01/2017	10/31/2027	1.0 Years	10.0 Years	$108,945	$59.89	$4.99	$9,079	None	NNN	5 yrs	$70
13	Hermosa Brewing Company LLC	1,080 SF	7.14%	05/25/2015	05/31/2030	3.6 Years	15.0 Years	$71,539	$66.24	$5.52	$5,962	None	NNN	5 yrs	$75
14	Game On Total Sports LLC	1,100 SF	7.27%	11/01/2024	01/31/2028	1.3 Years	3.2 Years	$57,783	$52.53	$4.38	$4,815	1x3yr	Gross	5 yrs	$52
15, 7	Bacchanal Capital, Inc.	5,140 SF	33.98%	06/01/2016	05/31/31	4.6 Years	15.0 Years	$252,000	$49.03	$4.09	$21,000	None	Gross	5 yrs	$49
4	Fitness HB LLC	534 SF	3.53%	08/01/2014	06/30/2027	0.7 Years	12.9 Years	$22,094	$41.38	$3.45	$1,841	None	Gross	5 yrs	$45
6	Cincip	455 SF	3.01%	06/01/2021	05/31/2027	0.6 Years	6.0 Years	$15,277	$33.58	$2.80	$1,273	None	Gross	5 yrs	$40
8-9	Skin Savvy Management, Inc.	850 SF	5.62%	01/22/2023	08/31/2028	1.8 Years	5.6 Years	$33,437	$39.34	$3.28	$2,786	1x5yr	NNN	5 yrs	$45
11	Vacant	154 SF	1.02%	-	-	-	-	-	-	-		-	-	5 yrs	$40
5	Vacant	850 SF	5.62%	-	-	-	-	-	-	-		-	-	5 yrs	$70
STORAGE	Vacant	431 SF	2.85%	-	-	-	-	-	-	-		-	-	5 yrs	$40
Occupied Total	**8 Suites**	**13,692 SF**	**90.51%**	**WALT (Rent):**	**2.9 Years**		**10.0 Years**	**$730,441**	**$53.35 PSF**	**$4.45 PSF**	**$60,870**				
Vacant Total	**3 Suites**	**1,435 SF**	**9.49%**	**WALT (Area):**	**2.6 Years**			**$0**	**$0.00 PSF**	**$0.00 PSF**	**$0**				
Total (100%)	**11 Suites**	**15,127 SF**	**100.00%**					**$730,441**	**$48.29 PSF**	**$4.02 PSF**	**$60,870**				

Financial Overview

Expenses

YEAR 1		
Income	Total	PSF/YR
Potential Base Rent (+)	$984,103	$65.06
Available Space (-)	-$214,235	-$14.16
Gross Potential Rent	**$769,868**	**$50.89**
Expense Reimbursements		
Total Expense Reimbursements	**$138,777**	**$9.17**
Gross Potential Income	$908,645	$60.07
Vacancy Factor (6.0% of GPI)	$0	$0.00
Effective Gross Revenue	**$908,645**	**$60.07**
Expenses		
CAM	$139,104	$9.20
Insurance	$26,477	$1.75
Real Estate Taxes	$129,752	$8.58
Management Fee (3.0% of EGR)	$27,259	$1.80
Total Operating Expenses	**$322,593**	**$21.33**
Net Operating Income	**$586,052**	**$38.74**

Sensitivity

Analysis

Returns	**Purchase Price**
Price	$11,721,000
Per SF	$775
In-Place Cap Rate	5.00%
Year 1 C-O-C (Unlevered)	4.86%
Year 1 C-O-C (Levered)	2.18%
Average C-O-C (Unlevered)	6.00%
Average C-O-C (Levered)	4.45%
Unlevered IRR	9.57%
Levered IRR	12.00%
Unlevered EM	2.20x
Levered EM	2.89x
Gross Terminal Value	$18,790,364
Return on Equity	6.52%
Total Return	$14,100,470

Levered IRR and Equity Multiple

Hold Period	**Exit Cap Rate**	
Exit Cap Rate	5.50%	
2 Year(s)	12.35%	1.26x
3 Year(s)	10.79%	1.36x
5 Year(s)	14.74%	1.96x
7 Year(s)	12.32%	2.19x
10 Year(s)	12.00%	2.89x

Unlevered IRR and Equity Multiple

Hold Period	**Exit Cap Rate**	
Exit Cap Rate	5.50%	
2 Year(s)	9.12%	1.19x
3 Year(s)	8.38%	1.26x
5 Year(s)	10.83%	1.62x
7 Year(s)	9.56%	1.78x
10 Year(s)	9.57%	2.20x

Cash Flow

YEAR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	REVERSION YEAR
YEAR ENDING	SEP-27	SEP-28	SEP-29	SEP-30	SEP-31	SEP-32	SEP-33	SEP-34	SEP-35	SEP-36	SEP-37
Gross Rental Income Per SF	$60.07	$69.35	$74.36	$75.30	$76.85	$88.83	$85.16	$90.51	$95.94	$95.16	$106.26
Effective Gross Revenue Per SF	$60.07	$67.02	$70.11	$71.48	$72.83	$83.64	$82.61	$86.33	$91.08	$90.15	$99.88
Total Operating Expense Per SF	$21.33	$22.19	$22.94	$23.59	$24.28	$25.30	$25.87	$26.73	$27.61	$28.33	$31.56
Average Occupancy	89.93%	96.14%	99.53%	98.81%	94.34%	99.71%	93.03%	96.07%	98.81%	94.34%	100.00%
Gross Revenue	**Total**										
Potential Base Rent (+)	$984,103	$900,189	$910,565	$932,590	$956,867	$975,377	$1,005,404	$1,036,263	$1,067,636	$1,102,230	$1,143,513
Absorption and Turnover Vacancy (-)	($214,235)	($42,082)	($3,382)	($14,752)	($47,245)	($2,321)	($71,843)	($44,001)	($17,101)	($54,770)	$0
Scheduled Base Rent (+)	$769,868	$858,107	$907,183	$917,838	$909,622	$973,056	$933,561	$992,262	$1,050,535	$1,047,460	$1,143,513
Reimbursement Revenue (+)	$138,777	$190,947	$217,621	$221,207	$252,813	$370,655	$354,712	$376,903	$400,790	$392,051	$463,827
Gross Rental Income	**$908,645**	**$1,049,054**	**$1,124,804**	**$1,139,045**	**$1,162,435**	**$1,343,711**	**$1,288,273**	**$1,369,165**	**$1,451,325**	**$1,439,511**	**$1,607,340**
General Vacancy - 6.00%	$0	($35,193)	($64,310)	($57,763)	($60,670)	($78,440)	($38,672)	($63,324)	($73,488)	($75,766)	($96,440)
Effective Gross Revenue	**$908,645**	**$1,013,861**	**$1,060,494**	**$1,081,282**	**$1,101,765**	**$1,265,271**	**$1,249,601**	**$1,305,841**	**$1,377,837**	**$1,363,745**	**$1,510,900**
Operating Expenses											
CAM	$139,104	$143,278	$147,576	$152,003	$156,563	$161,260	$166,098	$171,081	$176,213	$181,500	$186,945
Insurance	$26,477	$27,272	$28,090	$28,932	$29,800	$30,694	$31,615	$32,564	$33,541	$34,547	$35,583
Real Estate Taxes	$124,631	$128,370	$132,221	$136,188	$140,273	$144,481	$148,816	$153,280	$157,879	$162,615	$199,800
Management Fee (3.0% of EGR)	$27,259	$31,472	$33,744	$34,171	$34,873	$40,311	$38,648	$41,075	$43,540	$43,185	$48,220
Non-Ad Valorem Taxes	$5,121	$5,275	$5,433	$5,596	$5,764	$5,937	$6,115	$6,298	$6,487	$6,682	$6,882
Total Operating Expense	**$322,592**	**$335,667**	**$347,064**	**$356,890**	**$367,273**	**$382,683**	**$391,292**	**$404,298**	**$417,660**	**$428,529**	**$477,430**
Net Operating Income	**$586,053**	**$678,194**	**$713,430**	**$724,392**	**$734,492**	**$882,588**	**$858,309**	**$901,543**	**$960,177**	**$935,216**	**$1,033,470**
NOI Growth (CAGR)	**-**	**15.72%**	**10.33%**	**7.32%**	**5.81%**	**8.53%**	**6.57%**	**6.35%**	**6.37%**	**5.33%**	**-**
Capital Expenditures											
Tenant Improvements	$7,343	$225,540	$12,399	$16,227	$79,545	$0	$101,733	$115,522	$0	$19,376	$94,981
Leasing Commissions	$4,784	$85,847	$8,079	$17,622	$56,437	$0	$60,192	$68,248	$0	$21,041	$67,389
Capital Reserves - $0.25 PSF	$3,782	$3,895	$4,012	$4,132	$4,256	$4,384	$4,516	$4,651	$4,791	$4,934	$5,082
Total Capital Expenditures	**$15,909**	**$315,282**	**$24,490**	**$37,981**	**$140,238**	**$4,384**	**$166,441**	**$188,421**	**$4,791**	**$45,351**	**-**
Unlevered Cash Flow	**$570,144**	**$362,912**	**$688,940**	**$686,411**	**$594,254**	**$878,204**	**$691,868**	**$713,122**	**$955,386**	**$889,865**	**-**
Interest Payment	*($334,155)*	*($327,763)*	*($320,993)*	*($313,824)*	*($306,231)*	*($298,190)*	*($289,675)*	*($280,656)*	*($271,105)*	*($260,991)*	-
Debt Payment	*($108,270)*	*($114,663)*	*($121,432)*	*($128,602)*	*($136,194)*	*($144,235)*	*($152,751)*	*($161,769)*	*($171,320)*	*($181,435)*	-
Levered Cash Flow	**$127,719**	**($79,513)**	**$246,515**	**$243,986**	**$151,829**	**$435,779**	**$249,443**	**$270,697**	**$512,961**	**$447,440**	**-**
DSCR	*1.32x*	*1.53x*	*1.61x*	*1.64x*	*1.66x*	*1.99x*	*1.94x*	*2.04x*	*2.17x*	*2.11x*	-
Debt Yield	*10.00%*	*11.57%*	*12.17%*	*12.36%*	*12.53%*	*15.06%*	*14.65%*	*15.38%*	*16.38%*	*15.96%*	-
Levered C-O-C	*2.18%*	*-1.36%*	*4.21%*	*4.16%*	*2.59%*	*7.44%*	*4.26%*	*4.62%*	*8.75%*	*7.63%*	-
Cap Rate	*5.00%*	*5.79%*	*6.09%*	*6.18%*	*6.27%*	*7.53%*	*7.32%*	*7.69%*	*8.19%*	*7.98%*	-
Break-Even Ratio	*11%*	*21%*	*7%*	*4%*	*6%*	*4%*	*9%*	*12%*	*1%*	*2%*	-

The End of the Key Money Era

For decades, restaurants would turn in the South Bay through “Key Money” deals. Restaurants that were failing were able to sell their leases to buyers and landlord’s would benefit from no down time, no TIA and no leasing commissions. Because of this trend, very few spaces in the market were able to recognize their potential. Fresh capital from outside the South Bay will recognize this as an opportunity to drive rents.

Strong Capital Moving Towards High Street Retail

Streets such as Manhattan Beach Blvd, Abbot Kinney, South Beverly Drive, & Larchmont Blvd have very little vacancy and experiencing historic rental growth. Hermosa Ave is next to join.

Sources

Los Angeles Times | City of Hermosa Beach
Haynes Real Estate — South Bay Market Reports | Eater Los Angeles

Mass Exodus to the South Bay

Q1 2025 produced record revenue of residential sales in Hermosa and Manhattan Beach largely due to the Palisades fires. Rising crime in LA has also continued to push residents to the South Bay.

Restaurant Row of Hermosa Beach

Vin Folk, Ryla, Atta Girl, LA Ale Works, Tiki Kai, Huddys, new management at Steak n Whisky, Yellow Jersey, Good Neighbor, etc
-Hermosa Ave (SF Gate and Easy Reader Article)

Evolving Consumer Demand

High-street retail is rising alongside the growth of ethnic and regional concepts across restaurant, fitness, and retail

WHY HERMOSA *NOW?*

HERMOSA BEACH’S *Big Bang Theory*

Hermosa Beach, *California*

MARKET OVERVIEW

Hermosa Beach captures the essence of Southern California coastal living, offering two miles of pristine shoreline in a coveted location between Manhattan Beach and Redondo Beach. Known for its natural beauty, laid-back sophistication, and energetic atmosphere, the city attracts an affluent mix of residents and visitors seeking an exceptional coastal lifestyle. From surfing and beach volleyball to year-round festivals, sporting events, and live entertainment, Hermosa Beach maintains a vibrant sense of activity that extends well beyond the summer season.

At the heart of the community, the iconic Hermosa Beach Pier and surrounding Pier Avenue district create a lively destination for dining, shopping, entertainment, and gathering. Acclaimed restaurants, distinctive boutiques, cafés, and local businesses benefit from a walkable environment and consistent flow of residents and visitors throughout the day and evening. Combined with strong surrounding demographics, proximity to major South Bay communities, and enduring lifestyle appeal, Hermosa Beach offers a dynamic setting where coastal culture, commerce, and leisure come together.

South Bay

The South Bay region of Los Angeles County delivers an unbeatable combination of a high quality of life and a robust, innovative economy.

Known for its temperate coastal climate, scenic beaches, and exceptional quality of life, the South Bay attracts residents seeking luxury living as well as businesses looking to grow in one of Southern California's most dynamic markets. The region is home to major industry leaders such as Honda, SpaceX, Chevron, and Raytheon, alongside thriving sectors in aerospace, technology, advanced manufacturing, and global communications. From Hawthorne's groundbreaking achievements in space exploration to El Segundo's pivotal role in national defense, the South Bay continues to be a center for innovation, investment, and opportunity. With its prestigious reputation, highly skilled workforce, strong business ecosystem, and vibrant commercial scene, the area offers an unparalleled environment for businesses to establish a presence and flourish.

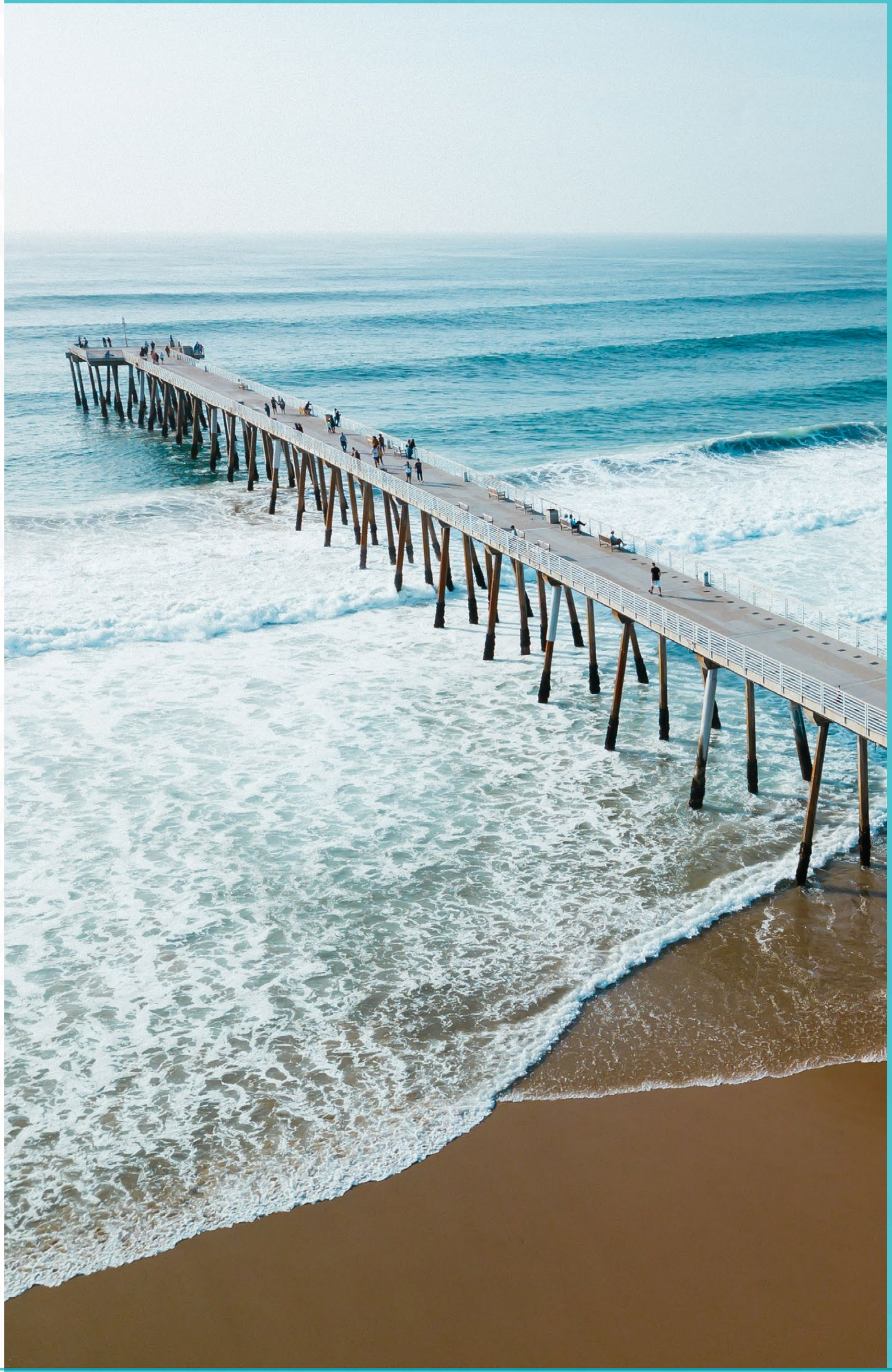
SPACEX

HONDA

Raytheon Technologies

NORTHROP GRUMMAN

Chevron



Hermosa Beach, CA

Hermosa Beach, *Demographics*

WITHIN 3 MILES OF SUBJECT PROPERTY

$174,085	*155,333*	*3M+*	*$300M+*	*$2.6B+*
2025 AVG. HH INCOME	2025 POPULATION	VISITORS PER YEAR	VISITOR SPENDING	CONSUMER SPENDING

Hermosa Beach, CA

$146,432

3-MILE MEDIAN HOUSEHOLD INCOME

Affluence extends well beyond the immediate neighborhood, supporting a deeper customer base.

155,333

3-MILE POPULATION

More than 155,000 residents are located within the broader primary trade area.

$23,671

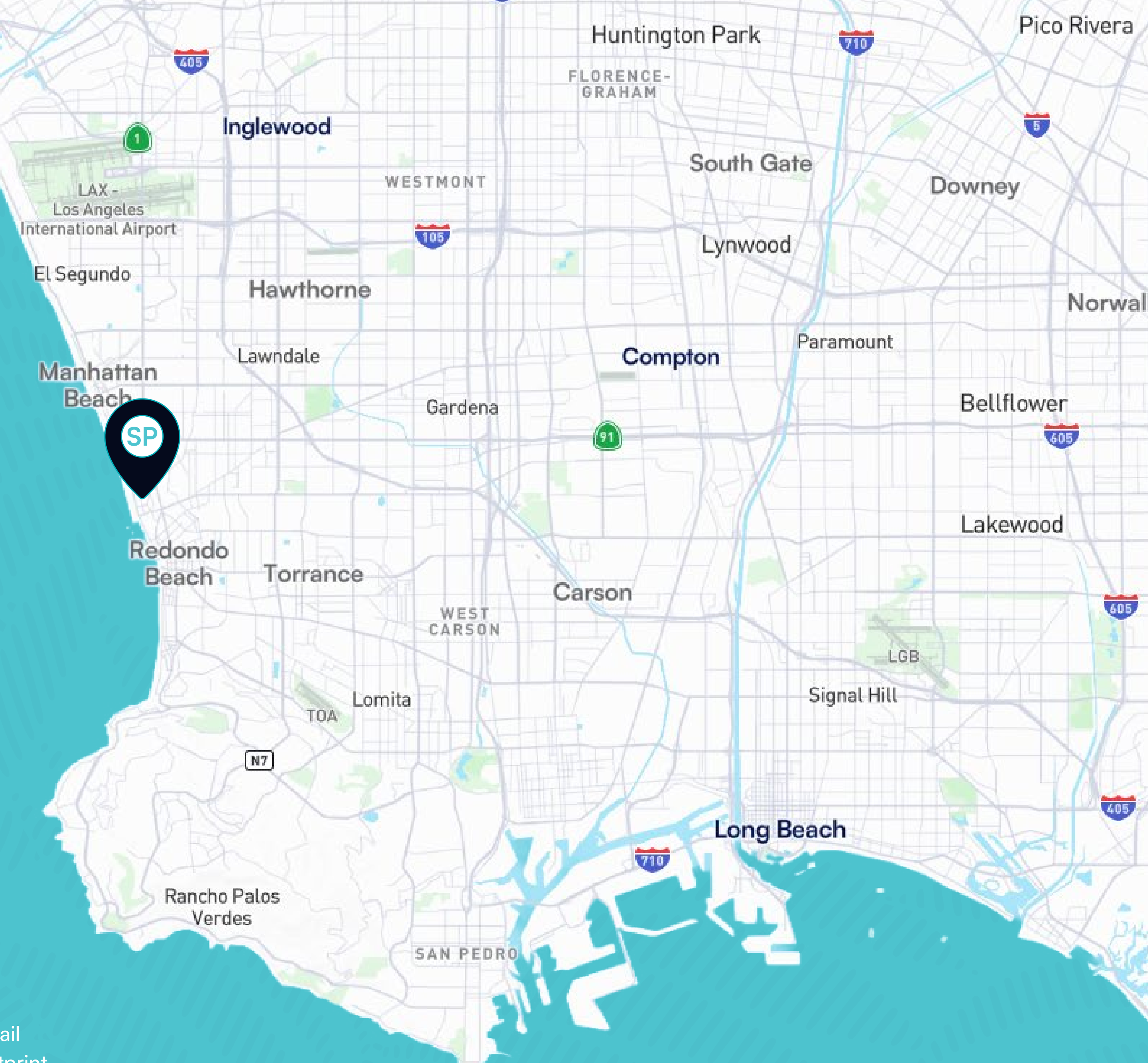
RETAIL SALES PER CAPITA

Strong existing retail expenditures demonstrate meaningful consumer demand and spending capacity.

$447M

ANNUAL RETAIL SALES

Hermosa Beach generated approximately $447M of retail sales in 2022 despite its compact 1.43-square-mile footprint.



Regional *Map*

Confidentiality Agreement &

Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1332 Hermosa Ave | Hermosa Beach, CA ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Offering Memorandum

1332 HERMOSA AVE | HERMOSA BEACH, 90254

Hermosa *Courtyard*

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