1932 Pacific Coast Hwy

1932 Pacific Coast Hwy, Lomita CA 90717

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OFFERING MEMORANDUM

1932 Pacific Coast Hwy

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Inquire today:

Silvestre Madrigal

(562) 843-3495 c21ccgroup@gmail.com Lic: CalDRE #01363650

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Executive Summary

01

Investment Summary

OFFERING SUMMARY

ADDRESS	1932 Pacific Coast Hwy Lomita CA 90717
GLA (SF)	9,282 SF
LAND ACRES	0.60
LAND SF	26,332 SF
YEAR BUILT	1980
APN	7553-012-033

FINANCIAL SUMMARY

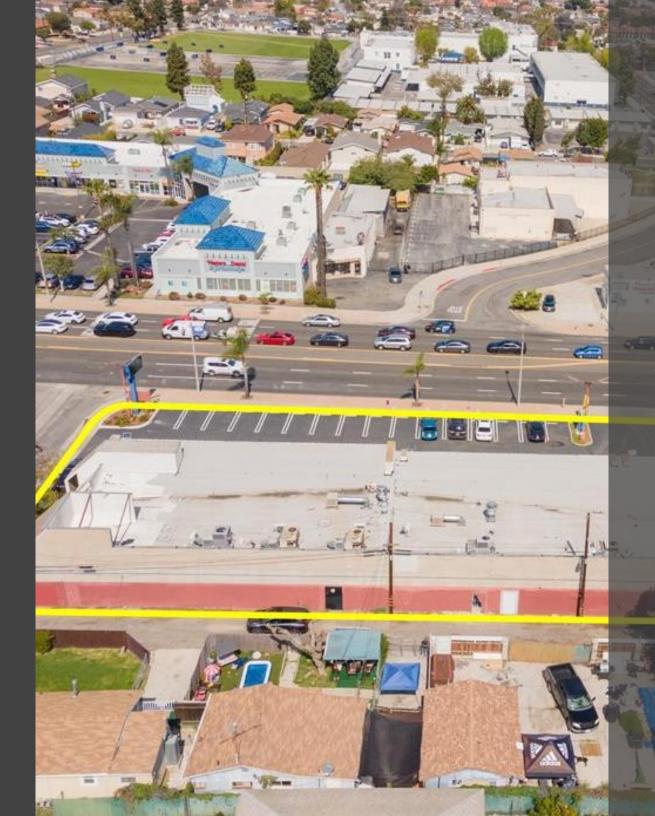
OFFERING PRICE	\$6,500,000
PRICE PSF	\$700.28

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	31,708	198,686	445,634
2020 Median HH Income	\$69,664	\$81,607	\$83,707
2020 Average HH Income	\$93,891	\$111,357	\$118,303



PROPERTY DESCRIPTION

Commercial Center at the heart of Pacific Coast Hwy. Well Maintenance High Ceiling Building. 100% visibility every store front. Fully Lease have high rental income and long term tenants, on the property Well Known Location, High Traffic, High Visibility on Pacific Coast Hwy, High Demand Area, High Income Area, High Rental Income, Commercial Center at the heart of Pacific Coast Hwy. Well Maintenance High Ceiling Building. 100% visibility every store front. Fully Lease have high rental income and long term tenant Well Known Location, High Traffic, High Visibility on Pacific Coast Hwy, High Demand Area, High Income Area, High Rental Income, Visible from Highway High Income Area





Property Description

Property Features

Aerial Map

02

Parcel Map

Additional Maps

Pictures with Captions

PROPERTY FEATURES

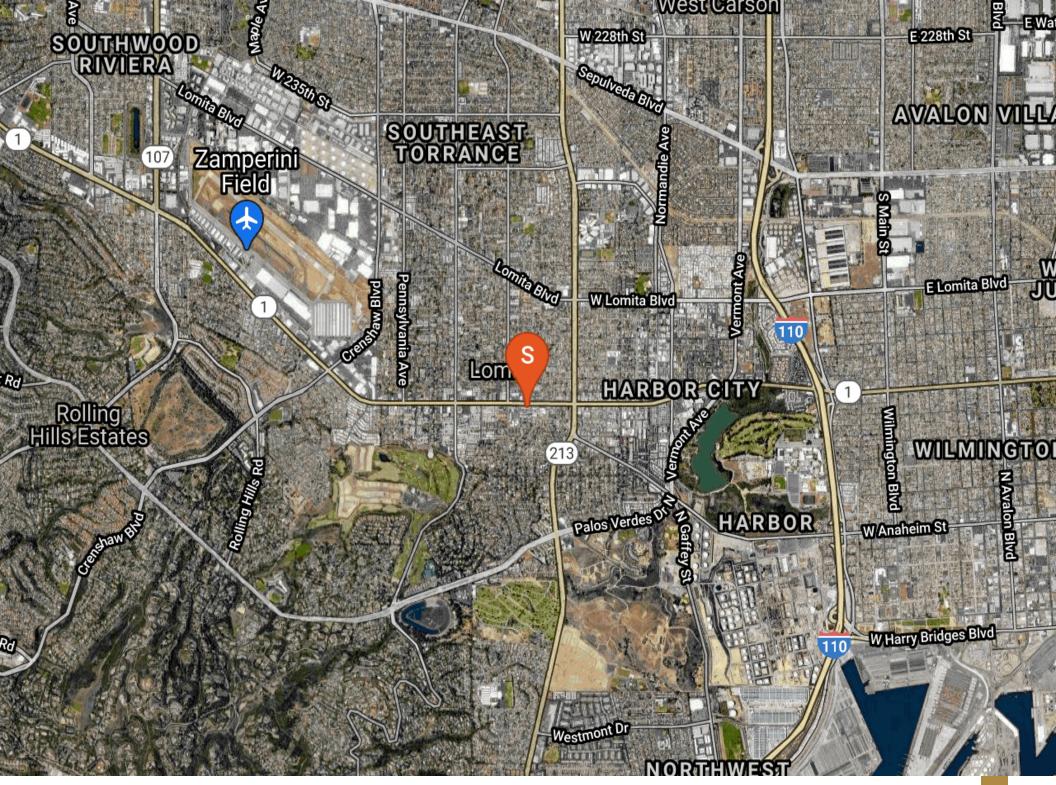
GLA (SF)	9,282
LAND SF	26,332
LAND ACRES	0.60
YEAR BUILT	1980
ZONING TYPE	LOCG*
BUILDING CLASS	В
NUMBER OF STORIES	1
LOT DIMENSION	26,180
NUMBER OF PARKING SPACES	41 Spaces
PARKING RATIO	4.42/1000

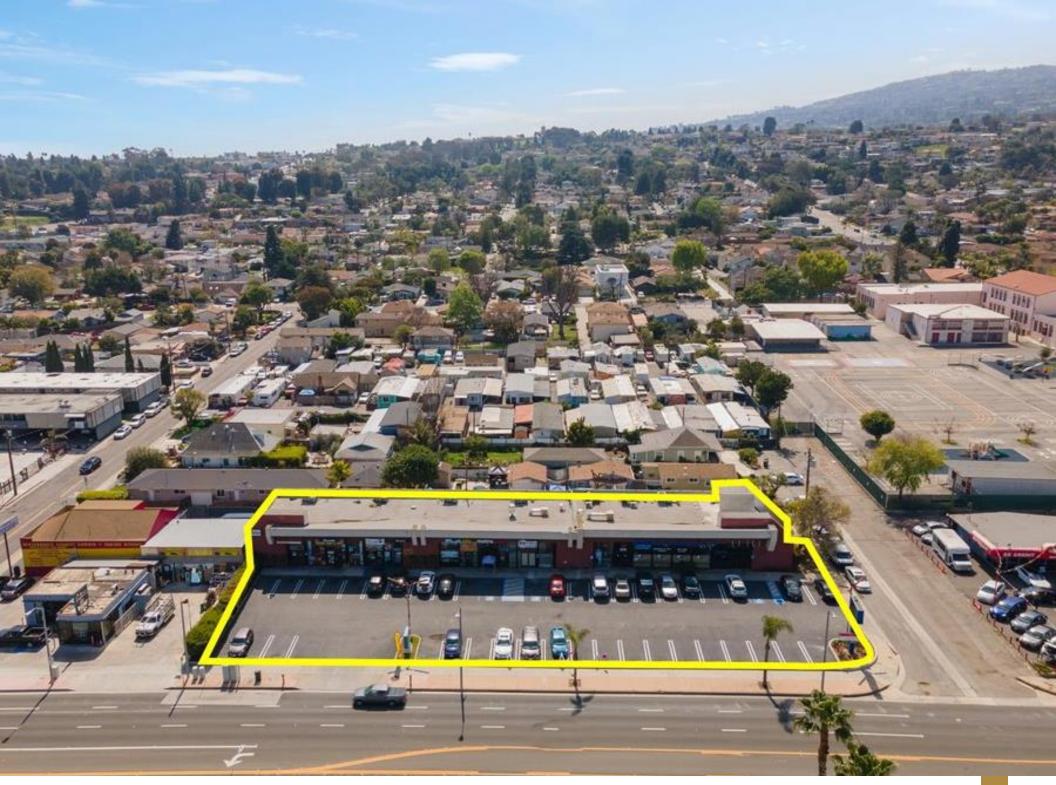
TENANT INFORMATION

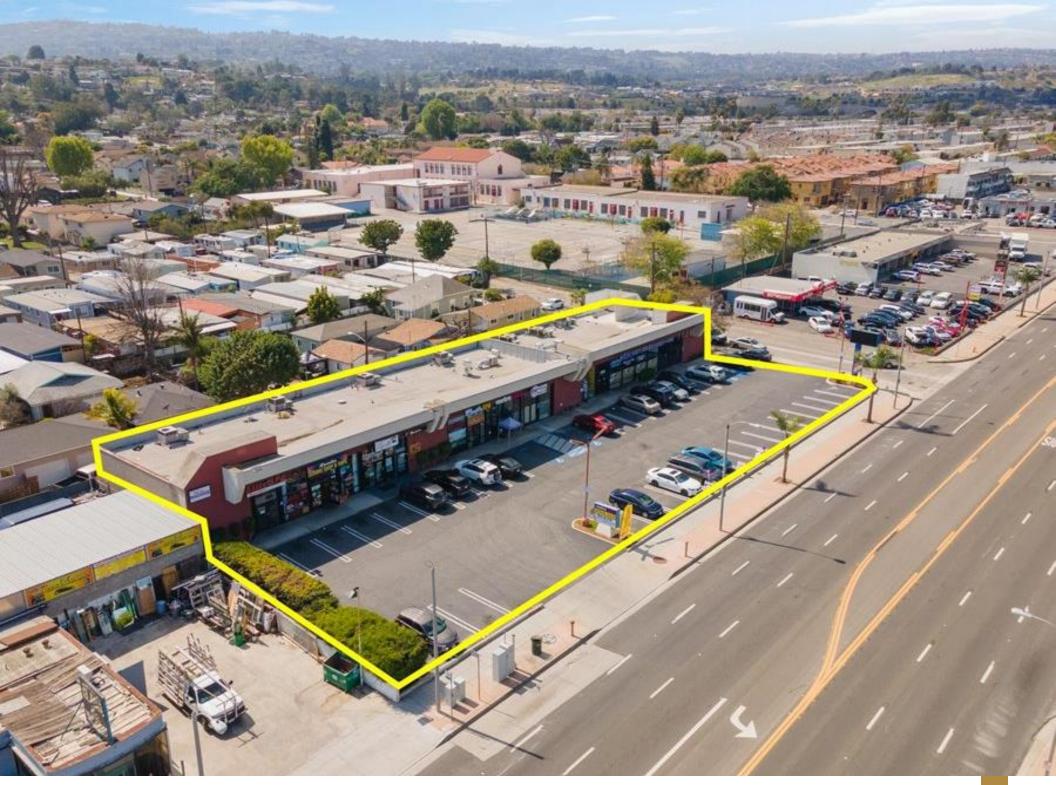
LEASE TYPE

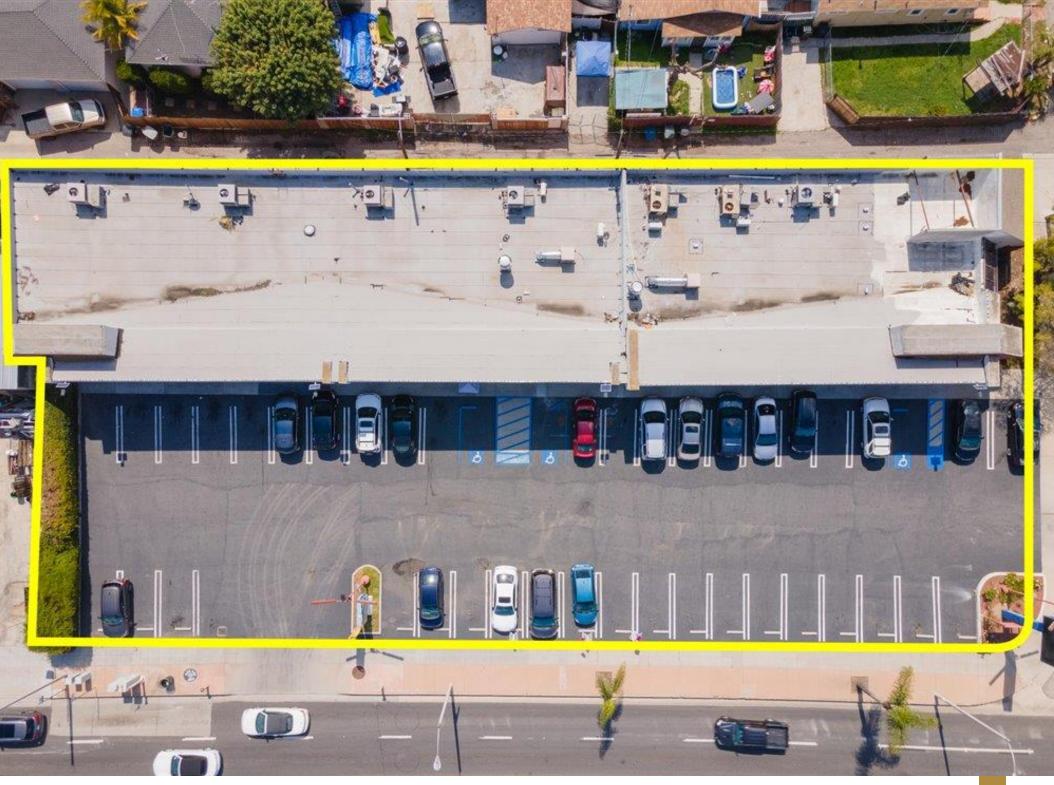
Multiple

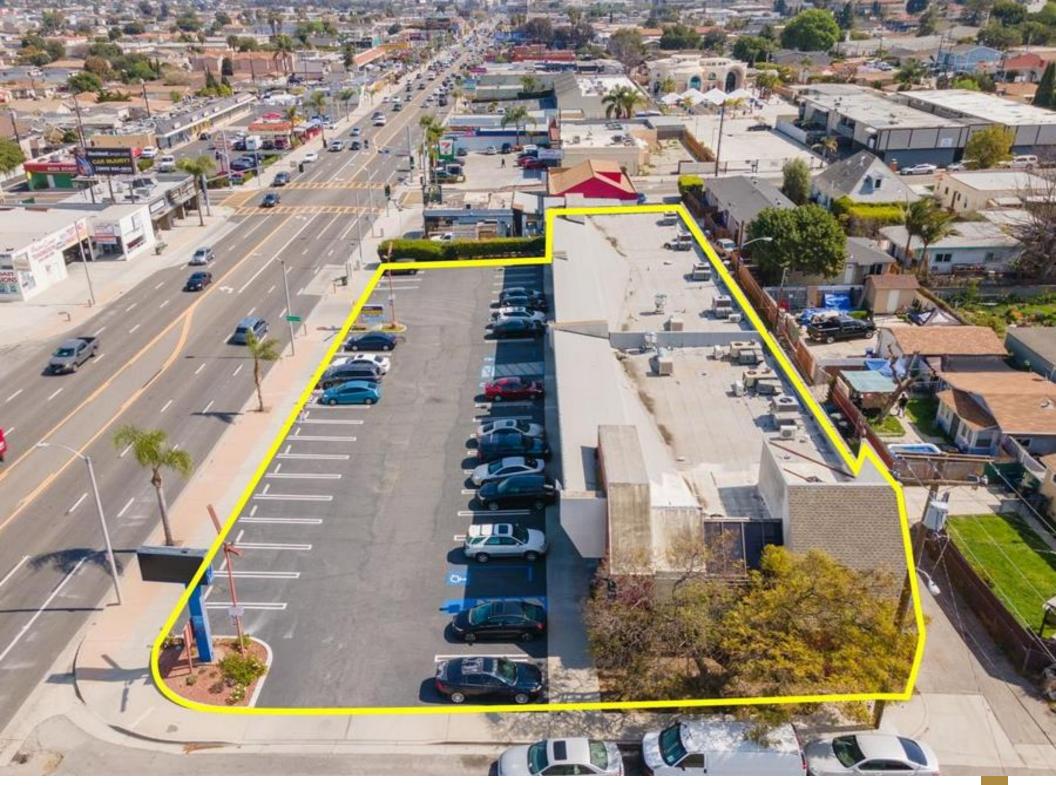
















1932 Pacific Coast Hwy, Lomita, CA 90717 Financial Summary

Financial Summary				
Analysis Type:	Estimate			
Year:	2019			
Scheduled Gross Income:	\$359,510.00			
Operating Expense:	\$54,384.00			
Net Operating Income:	\$305,126.00			

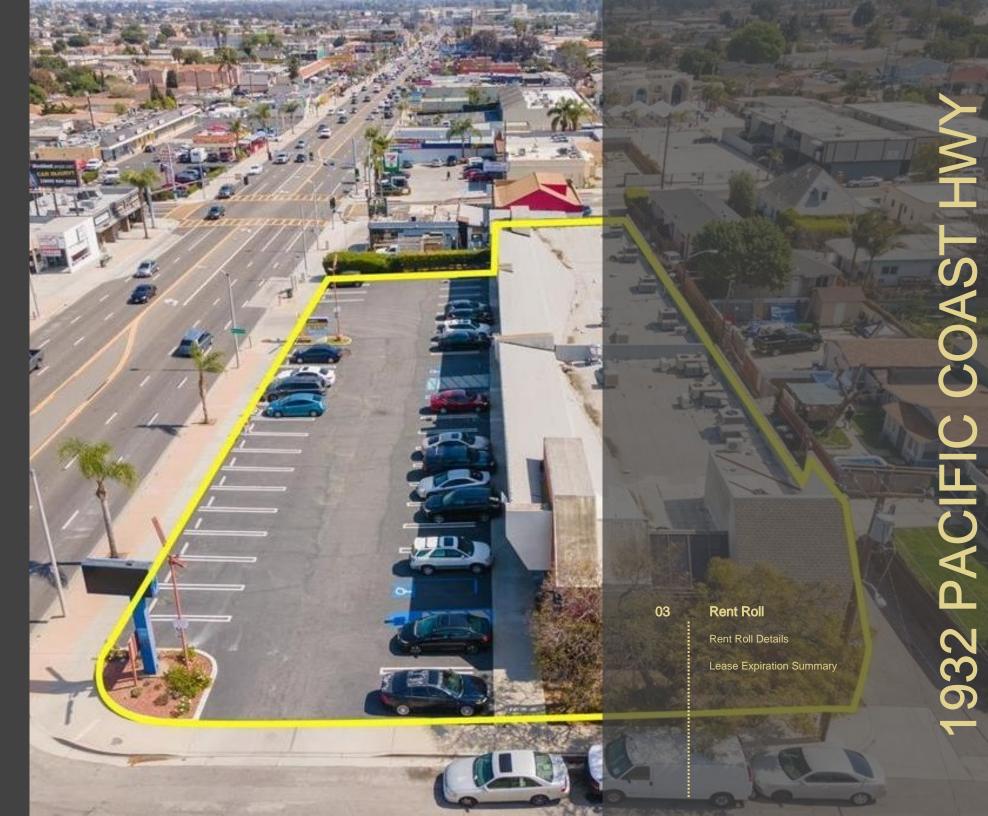


CENTURY 21 COMMERCIAL. Allstars/Cornerstone Group

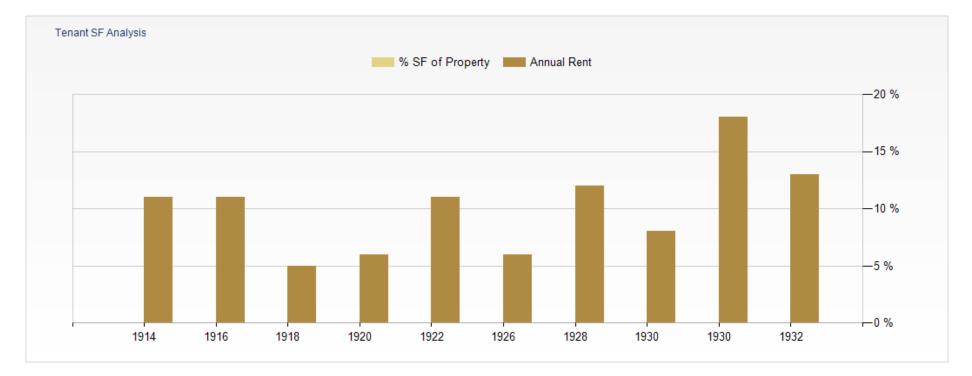


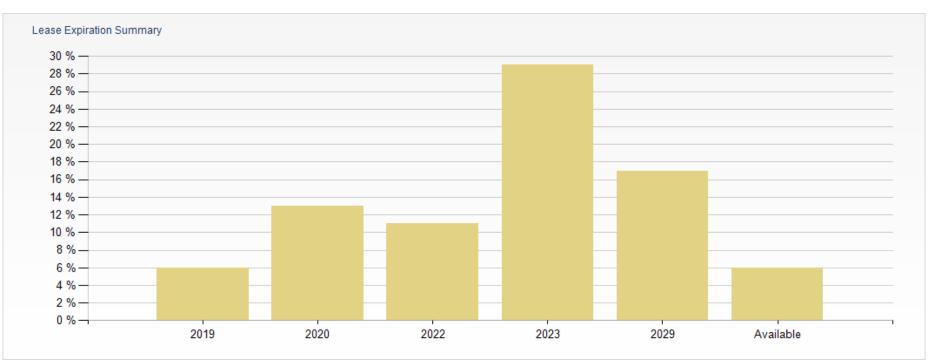
9155 Telegraph Rd. Pico Rivera, CA 90660





				Lea	ase Term			Rent	al Rates			
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
1914	Elite Spa	1,015	10.94 %	01/01/98		CURRENT						1x5
1916	Lomita Smoke Shop	1,010	10.88 %	01/01/98	04/01/23	CURRENT						2x5
1918	Lynette Lashes Shop	455	4.90 %	01/01/18	09/01/29	CURRENT						2x5
1920	Shoya Japanese Café	540	5.82 %	11/01/11	10/01/21	CURRENT						1x5
1922	Pacific Spa	1,010	10.88 %	01/01/98	12/01/22	CURRENT						1x5
1926	JT Unlimited Phone	540	5.82 %	01/01/13	08/01/19	CURRENT						
1928	Restaurant	1,155	12.44 %	01/01/19	01/01/29	CURRENT						2x10
1930	A Vacant	746	8.04 %									
1930	B Gil's Boxing Gym	1,700	18.32 %	01/01/18	07/01/23	CURRENT						2x5
1932	TitleMax CA	1,250	13.47 %	01/01/15	10/01/20	CURRENT						2x5
	Totals	9,421							\$ 0			







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1932

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,296	186,030	419,935
2010 Population	31,486	192,804	433,837
2020 Population	31,708	198,686	445,634
2025 Population	31,654	199,897	450,313
2020 African American	1,888	9,597	20,802
2020 American Indian	262	1,307	2,824
2020 Asian	4,767	44,690	103,606
2020 Hispanic	14,251	86,076	174,867
2020 Other Race	6,161	38,646	77,150
2020 White	16,384	91,392	211,788
2020 Multiracial	2,040	11,420	25,834
2020-2025: Population: Growth Rate	-0.15 %	0.60 %	1.05 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,096	4,909	11,644
\$15,000-\$24,999	811	4,562	9,995
\$25,000-\$34,999	789	4,370	9,819
\$35,000-\$49,999	1,298	6,445	14,112
\$50,000-\$74,999	2,142	10,082	22,815
\$75,000-\$99,999	1,476	8,833	19,529
\$100,000-\$149,999	2,037	12,658	28,249
\$150,000-\$199,999	965	6,534	15,478
\$200,000 or greater	980	8,051	21,263
Median HH Income	\$69,664	\$81,607	\$83,707
Average HH Income	\$93,891	\$111,357	\$118,303

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,845	65,885	152,174
2010 Total Households	11,569	65,175	150,269
2020 Total Households	11,595	66,444	152,905
2025 Total Households	11,520	66,474	153,763
2020 Average Household Size	2.71	2.96	2.88
2000 Owner Occupied Housing	4,957	36,495	81,397
2000 Renter Occupied Housing	6,476	26,870	65,082
2020 Owner Occupied Housing	4,820	36,685	81,075
2020 Renter Occupied Housing	6,775	29,759	71,830
2020 Vacant Housing	641	3,434	8,498
2020 Total Housing	12,236	69,878	161,403
2025 Owner Occupied Housing	4,879	37,144	82,022
2025 Renter Occupied Housing	6,641	29,330	71,740
2025 Vacant Housing	740	3,873	9,390
2025 Total Housing	12,260	70,347	163,153
2020-2025: Households: Growth Rate	-0.65 %	0.05 %	0.55 %



Average Household Income 25-34 \$90,274 \$91,517 \$93,459 Average Household Income 25-34 \$104,045 \$103,935 \$105,967 Median Household Income 35-44 \$80,828 \$89,838 \$93,111 Median Household Income 35-44 \$97,493 \$102,632 \$105,878 Average Household Income 35-44 \$100,714 \$114,143 \$121,952 Average Household Income 35-44 \$120,259 \$133,614 \$143,567 Median Household Income 45-54 \$92,365 \$106,186 \$110,430 Median Household Income 45-54 \$105,648 \$114,752 \$118,896 Average Household Income 45-54 \$114,565 \$136,802 \$149,366 Average Household Income 45-54 \$133,525 \$152,877 \$164,678 Median Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 55-64 \$87,800 \$106,969 \$110,275 Average Household Income 55-64 \$101,746 \$131,283 \$141,512 Average Household Income 55-64 \$118,676 \$146,953 \$158,272 Median Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199								
2020 Population Age 35-39 2,227 12,673 28,677 2020 Population Age 40-44 2,061 11,779 26,870 2025 Population Age 40-44 2,159 12,885 29,391 2020 Population Age 45-49 2,033 12,625 2,847 2025 Population Age 45-49 1,955 11,856 27,216 2020 Population Age 50-54 2,138 13,1254 30,819 2025 Population Age 50-54 1,977 12,292 27,845 2020 Population Age 60-64 2,014 12,193 28,011 2025 Population Age 60-64 1,950 12,341 28,719 2020 Population Age 67-79 799 5,323 13,723 2025 Population Age 67-79 966 7,043 16,461 2020 Population Age 85+ 520 4,426 10,492 2025 Population Age 75-79 966 7,043 16,461 2020 Population Age 85+ 520 4,426 10,492 2025 Population Age 85+ 538 4,835 11,220 2020 Population Age 85+ 520 4,426 10,492 2025 Population Age 85+ 538 4,835	2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE	2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 40-44 2.061 11.779 26.877 2020 Population Age 45-49 2.033 12.625 28.471 2025 Population Age 45-49 1.955 11.856 27.216 2020 Population Age 50-54 2.138 13.193 29.998 2025 Population Age 50-54 1.977 12.282 27.845 2020 Population Age 65-69 2.084 13.284 30.019 2025 Population Age 50-54 1.977 12.485 28.616 2020 Population Age 65-69 2.084 13.284 30.019 2025 Population Age 65-69 1.977 12.485 28.616 2020 Population Age 65-69 1.552 10.049 23.149 2025 Population Age 65-69 1.778 11.187 26.769 2020 Population Age 75-79 799 5.928 13.723 2025 Population Age 75-79 9.66 7.043 16.61 2020 Population Age 80-84 485 4.094 9.666 2025 Population Age 80-84 613 4.802 11.104 2020 Population Age 80-84 613 4.802 11.104 2025 Population Age 80-84 613 <td< th=""><th>2020 Population Age 30-34</th><th>2,201</th><th>13,455</th><th>28,819</th><th>2025 Population Age 30-34</th><th>2,369</th><th>14,325</th><th>32,154</th></td<>	2020 Population Age 30-34	2,201	13,455	28,819	2025 Population Age 30-34	2,369	14,325	32,154
2020 Population Age 45-49 2,033 12,625 28,477 2020 Population Age 50-54 2,138 13,193 29,998 2025 Population Age 50-54 1,975 12,292 27,845 2020 Population Age 50-54 2,014 12,193 28,011 2025 Population Age 50-54 1,977 12,485 28,616 2020 Population Age 60-64 2,014 12,193 28,011 2025 Population Age 60-64 1,977 12,485 28,616 2020 Population Age 60-64 2,014 12,193 28,011 2025 Population Age 60-64 1,977 12,485 28,616 2020 Population Age 60-64 1,979 5,928 13,723 2025 Population Age 60-64 1,937 9,017 20,882 2020 Population Age 779 799 5,928 13,723 2025 Population Age 60-84 613 4,802 11,101 2020 Population Age 18+ 24,499 154,053 348,079 2025 Population Age 68-89 11,856 4,835 11,220 2020 Population Age 18+ 24,499 154,053 348,079 2025 Population Age 68-4 613	2020 Population Age 35-39	2,227	12,673	28,577	2025 Population Age 35-39	2,186	13,741	29,907
2020 Population Age 50-54 2,138 13,193 29,999 2020 Population Age 50-54 1,975 12,292 27,845 2020 Population Age 55-59 2,084 13,254 30,819 2025 Population Age 55-59 1,977 12,485 28,616 2020 Population Age 60-64 2,014 12,193 28,011 2025 Population Age 65-69 1,778 11,167 25,769 2020 Population Age 65-69 1,552 10,049 23,149 2025 Population Age 65-69 1,778 11,167 26,769 2020 Population Age 65-79 799 5,928 13,723 2025 Population Age 75-79 966 7,003 16,461 2020 Population Age 65+ 520 4,426 10,482 2025 Population Age 65+ 538 4,835 11,202 2020 Median Age 38 39 40 2025 Population Age 65+ 538 4,835 11,202 2020 Median Age 38 39 40 2025 Population Age 65+ 538 4,835 11,202 2020 Median Age 38 39 40 202	2020 Population Age 40-44	2,061	11,779	26,870	2025 Population Age 40-44	2,159	12,885	29,391
2020 Population Age 55-59 2.084 13.254 30.810 2025 Population Age 65-59 1.977 12.485 28.616 2020 Population Age 60-64 2.014 12.193 2.014 12.193 2.015 2025 Population Age 60-64 1.950 12.341 28.719 2020 Population Age 65-69 1.552 10.049 23.149 2025 Population Age 60-64 1.950 12.341 28.719 2020 Population Age 65-69 1.778 11.167 25.769 2020 Population Age 75-79 799 5.928 13.723 2025 Population Age 80-84 613 4.802 11.104 2020 Population Age 85+ 520 4.426 10.482 2025 Population Age 85+ 538 4.835 11.220 2020 Population Age 85+ 520 4.426 10.482 2025 Population Age 85+ 538 4.835 11.220 2020 Population Age 85+ 520 4.426 10.482 2025 Population Age 85+ 538 4.835 11.220 2020 Median Age 38 39 40 2025 Moclian Age 39 40 </th <th>2020 Population Age 45-49</th> <th>2,033</th> <th>12,625</th> <th>28,471</th> <th>2025 Population Age 45-49</th> <th>1,955</th> <th>11,856</th> <th>27,216</th>	2020 Population Age 45-49	2,033	12,625	28,471	2025 Population Age 45-49	1,955	11,856	27,216
2020 Population Age 60-64 2,014 12,193 28,011 2020 Population Age 60-64 1,950 12,341 28,719 2020 Population Age 65-69 1,552 10,049 23,149 2025 Population Age 65-69 1,778 11,187 25,769 2020 Population Age 70-74 1,338 8,049 18,562 2025 Population Age 70-74 1,337 9,017 20,882 2020 Population Age 75-79 966 7,043 16,611 4,802 11,104 2020 Population Age 85+ 520 4,426 10,482 2025 Population Age 80-84 613 4,802 11,104 2020 Population Age 85+ 520 4,426 10,482 2025 Population Age 80-84 613 4,802 11,104 2020 Population Age 85+ 538 4,835 11,220 2025 Population Age 80-84 613 4,802 11,104 2020 Population Age 85+ 538 348,071 2025 Median Age 203 90 2025 Median Age 203 90 205 2055 Median Age 2025 Median Age 30 40 40	2020 Population Age 50-54	2,138	13,193	29,998	2025 Population Age 50-54	1,975	12,292	27,845
2020 Population Age 65-69 1,552 10,049 23,149 2025 Population Age 65-69 1,778 11,187 25,769 2020 Population Age 70-74 1,138 8,049 16,562 2025 Population Age 70-74 1,337 9,017 20,882 2020 Population Age 75-79 799 5,928 13,723 2025 Population Age 75-79 966 7,043 16,461 2020 Population Age 80-84 485 4,094 9,606 2025 Population Age 85+ 538 4,835 11,220 2020 Population Age 85+ 520 4,426 10,482 2025 Population Age 85+ 538 4,835 11,220 2020 Median Age 38 39 40 2025 Population Age 85+ 538 4,835 11,220 2020 INCOME BY AGE 1 MILE 3 MILE 5 MILE 3 MILE 6 MILE 3 MILE 5 MILE 3 MILE	2020 Population Age 55-59	2,084	13,254	30,819	2025 Population Age 55-59	1,977	12,485	28,616
2020 Population Age 70-74 1,138 8,049 18,562 2025 Population Age 70-74 1,337 9,017 20,882 2020 Population Age 75-79 799 5,928 13,723 2025 Population Age 75-79 966 7,043 16,641 2020 Population Age 80-84 485 4,094 9,606 2025 Population Age 80-84 613 4,802 11,104 2020 Population Age 85+ 520 4,426 10,482 2025 Population Age 85+ 538 4,835 11,220 2020 Population Age 18+ 24,499 154,053 348,079 2025 Population Age 85+ 538 4,835 11,220 2020 NCOME BY AGE 1MLE 3 MLE 5 MLE 366,011 2025 INCOME BY AGE 1 MLE 3 MLE 5 MLE Median Household Income 25-34 \$71,438 \$75,396 \$76,109 Median Household Income 25-34 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819 \$82,819	2020 Population Age 60-64	2,014	12,193	28,011	2025 Population Age 60-64	1,950	12,341	28,719
2020 Population Age 75-79 799 5,928 13,723 2025 Population Age 75-79 966 7,043 16,461 2020 Population Age 80-84 485 4,094 9,606 2025 Population Age 80-84 613 4,802 11,104 2020 Population Age 85+ 520 4,426 10,482 2025 Population Age 80-84 613 4,802 11,104 2020 Population Age 85+ 520 4,426 10,482 2025 Population Age 85+ 538 4,835 11,220 2020 Median Age 38 39 40 2025 Median Age 39 40 400 2020 INCOME BY AGE 1 MILE 3 MILE 5 MILE 3 MILE 5 MILE 40 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400 400	2020 Population Age 65-69	1,552	10,049	23,149	2025 Population Age 65-69	1,778	11,187	25,769
2020 Population Age 80-84 485 4,094 9,606 2025 Population Age 80-84 613 4,802 11,104 2020 Population Age 85+ 520 4,426 10,482 2025 Population Age 85+ 538 4,835 11,202 2020 Population Age 18+ 24,499 154,053 348,079 2025 Population Age 18+ 24,888 156,712 356,011 2020 INCOME BY AGE 1 MILE 3 MILE 5 MILE 2025 Median Age 39 40 40 2020 INCOME BY AGE 1 MILE 3 MILE 5 MILE 6 MILE <td< th=""><th>2020 Population Age 70-74</th><th>1,138</th><th>8,049</th><th>18,562</th><th>2025 Population Age 70-74</th><th>1,337</th><th>9,017</th><th>20,882</th></td<>	2020 Population Age 70-74	1,138	8,049	18,562	2025 Population Age 70-74	1,337	9,017	20,882
Z020 Population Age 85+ 520 4.426 10.482 2025 Population Age 85+ 538 4.835 11.220 Z020 Population Age 18+ 24.499 154.053 348.079 2025 Population Age 85+ 538 4.835 11.220 Z020 Population Age 18+ 24.888 156,712 356,011 Z020 INCOME BY AGE 1 MILE 3 MILE 6 MILE 2025 Median Age 3 4.835 11.220 Z020 INCOME BY AGE 1 MILE 3 MILE 6 MILE 6 MILE MILE 6 MILE 3 MILE 6 MILE <	2020 Population Age 75-79	799	5,928	13,723	2025 Population Age 75-79	966	7,043	16,461
2020 Population Age 18+ 24,499 154,053 348,079 2020 Median Age 38 39 40 2020 INCOME BY AGE 1 MILE 3 MILE 6 MILE Median Household Income 25-34 \$71,438 \$75,396 \$76,109 Median Household Income 25-34 \$90,274 \$91,517 \$93,459 Average Household Income 35-44 \$80,828 \$89,838 \$93,111 Average Household Income 45-54 \$100,714 \$114,143 \$121,952 Median Household Income 45-54 \$92,365 \$106,862 \$149,366 Average Household Income 45-54 \$114,565 \$136,802 \$149,366 Average Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 65-74 \$60,046 \$77,255 \$73,646 Average Household Income 65-74 \$60,046 \$77,255 \$73,646 Average Household Income 65-74 \$101,721 \$101,211	2020 Population Age 80-84	485	4,094	9,606	2025 Population Age 80-84	613	4,802	11,104
2020 Median Age 38 39 40 2020 INCOME BY AGE 1 MILE 3 MILE 5 MILE 2025 Median Age 39 40 40 2020 INCOME BY AGE 1 MILE 3 MILE 5 MILE 2025 INCOME BY AGE 1 MILE 3 MILE 5 MILE Median Household Income 25-34 \$71,438 \$75,396 \$76,109 Median Household Income 25-34 \$82,890 \$82,419 \$82,818 Average Household Income 25-34 \$90,274 \$91,517 \$93,459 Average Household Income 25-34 \$104,045 \$103,935 \$105,967 Median Household Income 35-44 \$80,828 \$89,838 \$93,111 Median Household Income 35-44 \$102,632 \$105,878 Average Household Income 45-54 \$92,365 \$106,186 \$110,430 Average Household Income 45-54 \$113,263 \$114,752 \$118,896 Average Household Income 45-54 \$92,365 \$106,186 \$110,430 Median Household Income 45-54 \$133,525 \$152,877 \$164,678 Median Household Income 55-64 \$101,746 \$131,283 \$141,512 Average Household Inc	2020 Population Age 85+	520	4,426	10,482	2025 Population Age 85+	538	4,835	11,220
2020 INCOME BY AGE 1 MILE 3 MILE 5 MILE 2020 INCOME BY AGE 1 MILE 3 MILE 5 MILE Median Household Income 25-34 \$71,438 \$75,396 \$76,109 Average Household Income 25-34 \$90,274 \$91,517 \$93,459 Median Household Income 35-44 \$80,828 \$89,838 \$93,111 Average Household Income 35-44 \$80,828 \$89,838 \$93,111 Average Household Income 35-44 \$100,714 \$114,143 \$121,952 Average Household Income 45-54 \$92,365 \$106,186 \$110,430 Average Household Income 45-54 \$132,802 \$149,366 Average Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 55-64 \$101,746 \$131,283 \$141,512 Average Household Income 55-64 \$101,746 \$131,283 \$141,512 Average Household Income 65-74 \$56,046 \$77,255 \$73,646 Average Household Income 65-74 \$61,918 \$79,824 \$81,199 Average Household Income 65-74 \$61,918 \$79,82	2020 Population Age 18+	24,499	154,053	348,079	2025 Population Age 18+	24,888	156,712	356,011
Median Household Income 25-34 \$71,438 \$75,396 \$76,109 Median Household Income 25-34 \$82,890 \$82,419 \$82,818 Average Household Income 25-34 \$90,274 \$91,517 \$93,459 Average Household Income 25-34 \$104,045 \$103,935 \$105,967 Median Household Income 35-44 \$80,828 \$89,838 \$93,111 Median Household Income 35-44 \$97,493 \$102,632 \$105,878 Average Household Income 35-44 \$100,714 \$114,143 \$121,952 Average Household Income 35-44 \$120,259 \$133,614 \$143,567 Median Household Income 45-54 \$92,365 \$106,186 \$110,430 Median Household Income 45-54 \$105,648 \$114,752 \$118,896 Average Household Income 45-54 \$92,365 \$106,186 \$110,430 Median Household Income 45-54 \$105,648 \$114,752 \$118,896 Average Household Income 55-64 \$177,027 \$98,211 \$101,507 Median Household Income 55-64 \$87,800 \$106,969 \$110,275 Average Household Income 55-64 \$101,746 \$131,283 \$141,512 Average Household Income	2020 Median Age	38	39	40	2025 Median Age	39	40	40
Average Household Income 25-34 \$90,274 \$91,517 \$93,459 Average Household Income 25-34 \$104,045 \$103,935 \$105,967 Median Household Income 35-44 \$80,828 \$89,838 \$93,111 Median Household Income 35-44 \$97,493 \$102,632 \$105,878 Average Household Income 35-44 \$100,714 \$114,143 \$121,952 Average Household Income 35-44 \$120,259 \$133,614 \$143,567 Median Household Income 45-54 \$92,365 \$106,186 \$110,430 Median Household Income 45-54 \$105,648 \$114,752 \$118,896 Average Household Income 45-54 \$92,365 \$136,802 \$149,366 Average Household Income 45-54 \$133,525 \$152,877 \$164,678 Median Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 55-64 \$87,800 \$106,969 \$110,275 Average Household Income 65-64 \$101,746 \$131,283 \$141,512 Average Household Income 55-64 \$118,676 \$146,953 \$158,272 Median Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199 A	2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE	2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 35-44 \$80,828 \$89,838 \$93,111 Median Household Income 35-44 \$97,493 \$102,632 \$105,878 Average Household Income 35-44 \$100,714 \$114,143 \$121,952 Average Household Income 35-44 \$120,259 \$133,614 \$143,567 Median Household Income 45-54 \$92,365 \$106,186 \$110,430 Median Household Income 45-54 \$105,648 \$114,752 \$118,896 Average Household Income 45-54 \$114,565 \$136,802 \$149,366 Average Household Income 45-54 \$105,648 \$114,752 \$118,896 Median Household Income 55-64 \$114,565 \$136,802 \$149,366 Average Household Income 45-54 \$133,525 \$152,877 \$164,678 Median Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 55-64 \$87,800 \$106,969 \$110,275 Average Household Income 65-74 \$101,746 \$131,283 \$141,512 Average Household Income 55-64 \$118,676 \$146,953 \$158,272 Median Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199 <t< th=""><th>Median Household Income 25-34</th><th>\$71,438</th><th>\$75,396</th><th>\$76,109</th><th>Median Household Income 25-34</th><th>\$82,890</th><th>\$82,419</th><th>\$82,818</th></t<>	Median Household Income 25-34	\$71,438	\$75,396	\$76,109	Median Household Income 25-34	\$82,890	\$82,419	\$82,818
Average Household Income 35-44 \$100,714 \$114,143 \$121,952 Average Household Income 35-44 \$120,259 \$133,614 \$143,567 Median Household Income 45-54 \$92,365 \$106,186 \$110,430 Median Household Income 45-54 \$105,648 \$114,752 \$118,896 Average Household Income 45-54 \$114,565 \$136,802 \$149,366 Average Household Income 45-54 \$133,525 \$152,877 \$164,678 Median Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 55-64 \$87,800 \$106,969 \$110,275 Average Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199 Average Household Income 65-74 \$78,348 \$101,121 \$105,491 Average Household Income 65-74 \$93,212 \$117,271 \$121,631	Average Household Income 25-34	\$90,274	\$91,517	\$93,459	Average Household Income 25-34	\$104,045	\$103,935	\$105,967
Median Household Income 45-54 \$92,365 \$106,186 \$110,430 Median Household Income 45-54 \$105,648 \$114,752 \$118,896 Average Household Income 45-54 \$114,565 \$136,802 \$149,366 Average Household Income 45-54 \$133,525 \$152,877 \$164,678 Median Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 55-64 \$87,800 \$106,969 \$110,275 Average Household Income 55-64 \$101,746 \$131,283 \$141,512 Median Household Income 55-64 \$118,676 \$146,953 \$158,272 Median Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199 Average Household Income 65-74 \$78,348 \$101,121 \$105,491 Average Household Income 65-74 \$93,212 \$117,271 \$121,631	Median Household Income 35-44	\$80,828	\$89,838	\$93,111	Median Household Income 35-44	\$97,493	\$102,632	\$105,878
Average Household Income 45-54 \$114,565 \$136,802 \$149,366 Average Household Income 45-54 \$133,525 \$152,877 \$164,678 Median Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 55-64 \$87,800 \$106,969 \$110,275 Average Household Income 55-64 \$101,746 \$131,283 \$141,512 Median Household Income 55-64 \$118,676 \$146,953 \$158,272 Median Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199 Average Household Income 65-74 \$78,348 \$101,121 \$105,491 Average Household Income 65-74 \$93,212 \$117,271 \$121,631	Average Household Income 35-44	\$100,714	\$114,143	\$121,952	Average Household Income 35-44	\$120,259	\$133,614	\$143,567
Median Household Income 55-64 \$77,027 \$98,211 \$101,507 Median Household Income 55-64 \$87,800 \$106,969 \$110,275 Average Household Income 55-64 \$101,746 \$131,283 \$141,512 Median Household Income 55-64 \$118,676 \$146,953 \$158,272 Median Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199 Average Household Income 65-74 \$78,348 \$101,121 \$105,491 Average Household Income 65-74 \$93,212 \$117,271 \$121,631	Median Household Income 45-54	\$92,365	\$106,186	\$110,430	Median Household Income 45-54	\$105,648	\$114,752	\$118,896
Average Household Income 55-64 \$101,746 \$131,283 \$141,512 Average Household Income 55-64 \$118,676 \$146,953 \$158,272 Median Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199 Average Household Income 65-74 \$78,348 \$101,121 \$105,491 Average Household Income 65-74 \$93,212 \$117,271 \$121,631	Average Household Income 45-54	\$114,565	\$136,802	\$149,366	Average Household Income 45-54	\$133,525	\$152,877	\$164,678
Median Household Income 65-74 \$56,046 \$71,255 \$73,646 Median Household Income 65-74 \$61,918 \$79,824 \$81,199 Average Household Income 65-74 \$78,348 \$101,121 \$105,491 Average Household Income 65-74 \$93,212 \$117,271 \$121,631	Median Household Income 55-64	\$77,027	\$98,211	\$101,507	Median Household Income 55-64	\$87,800	\$106,969	\$110,275
Average Household Income 65-74 \$78,348 \$101,121 \$105,491 Average Household Income 65-74 \$93,212 \$117,271 \$121,631	Average Household Income 55-64	\$101,746	\$131,283	\$141,512	Average Household Income 55-64	\$118,676	\$146,953	\$158,272
	Median Household Income 65-74	\$56,046	\$71,255	\$73,646	Median Household Income 65-74	\$61,918	\$79,824	\$81,199
Average Household Income 75+ \$60,511 \$76,148 \$77,404 Average Household Income 75+ \$71,671 \$88,121 \$88,370	Average Household Income 65-74	\$78,348	\$101,121	\$105,491	Average Household Income 65-74	\$93,212	\$117,271	\$121,631
	Average Household Income 75+	\$60,511	\$76,148	\$77,404	Average Household Income 75+	\$71,671	\$88,121	\$88,370

1932 Pacific Coast Hwy



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Silvestre Madrigal

(562) 843-3495 c21ccgroup@gmail.com Lic: CalDRE #01363650