

1932 Pacific Coast Hwy

1932 Pacific Coast Hwy, Lomita CA 90717



OFFERING MEMORANDUM

1932 Pacific Coast Hwy

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

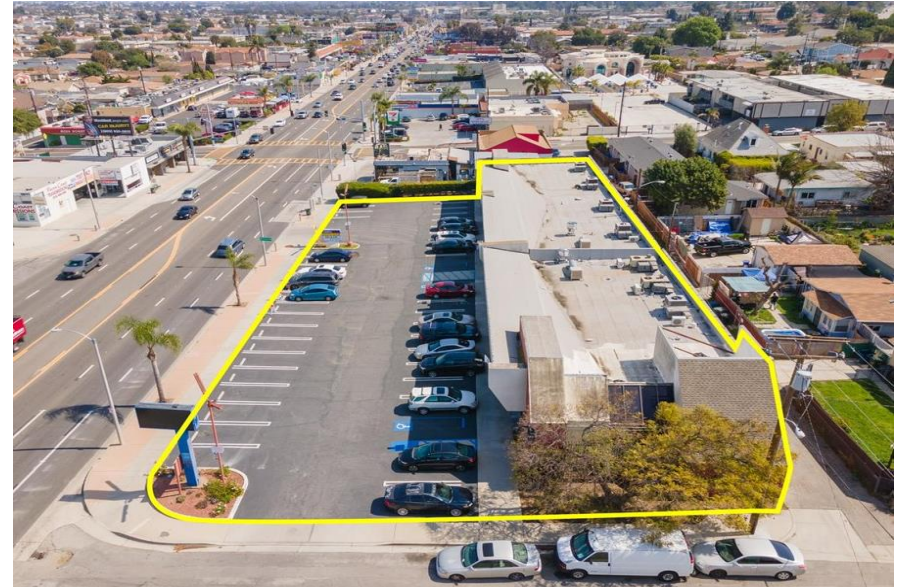
ADDRESS	1932 Pacific Coast Hwy Lomita CA 90717
GLA (SF)	9,282 SF
LAND ACRES	0.60
LAND SF	26,332 SF
YEAR BUILT	1980
APN	7553-012-033

FINANCIAL SUMMARY

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

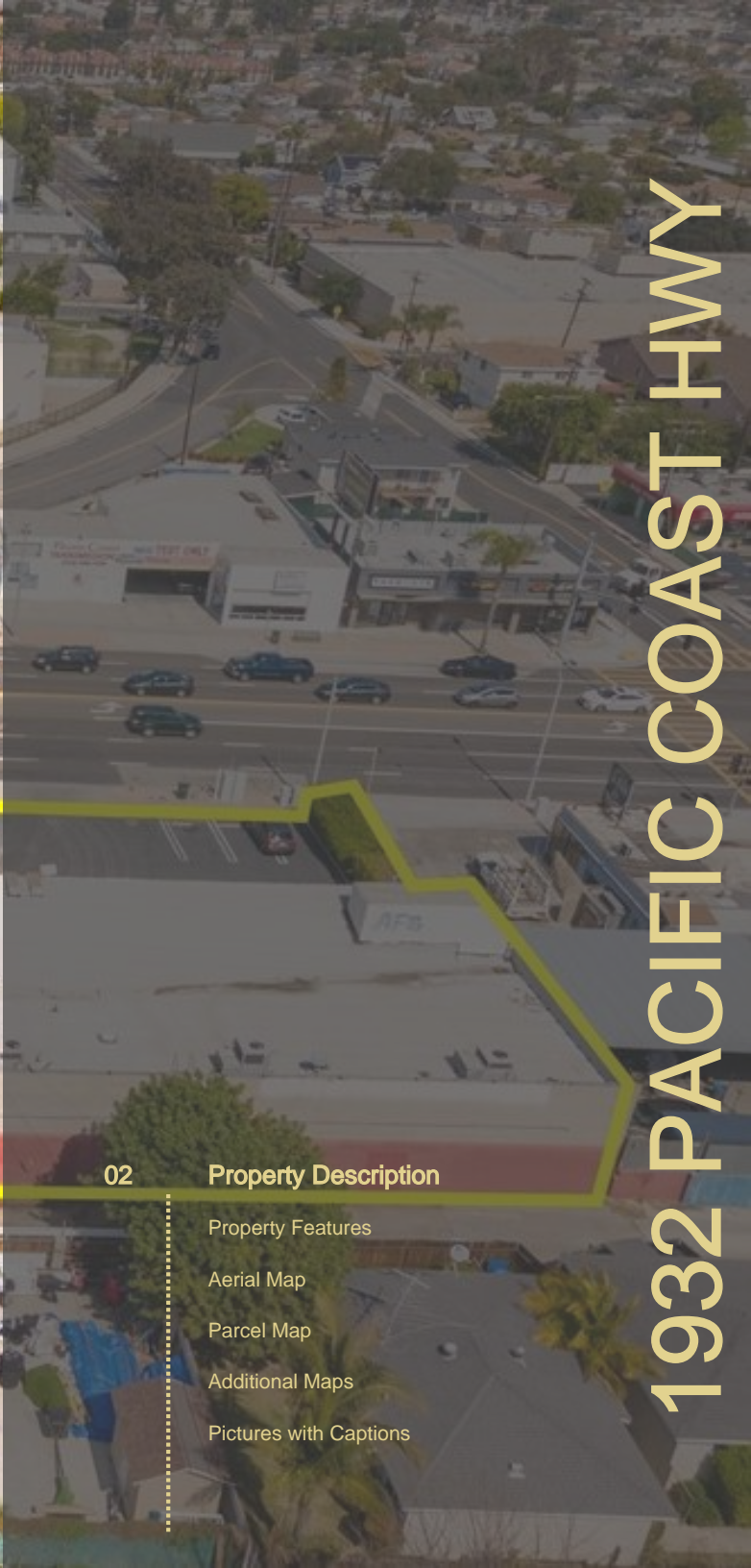
DEMOGRAPHICS

	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



1932 PACIFIC COAST HWY

02 Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

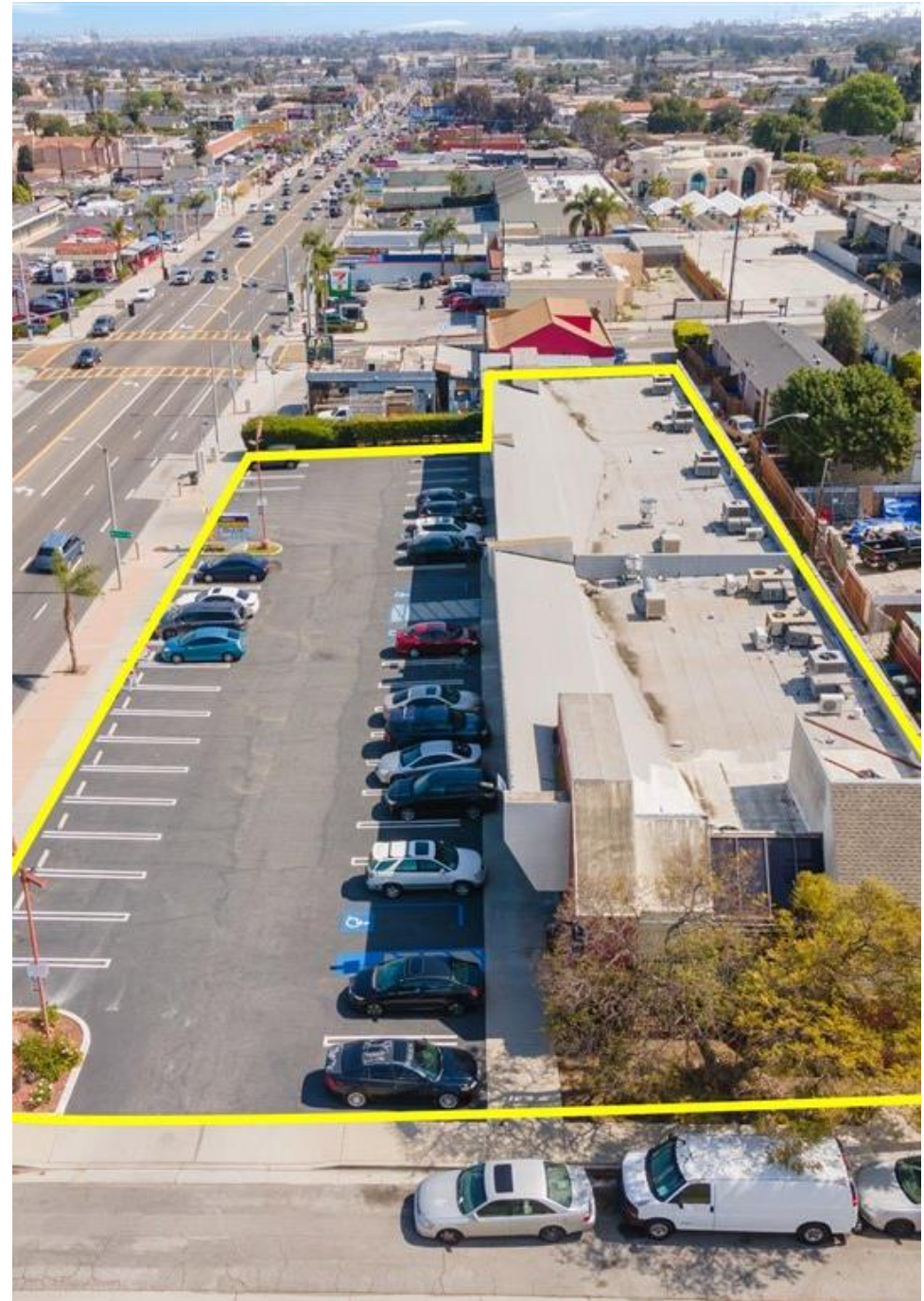
Pictures with Captions

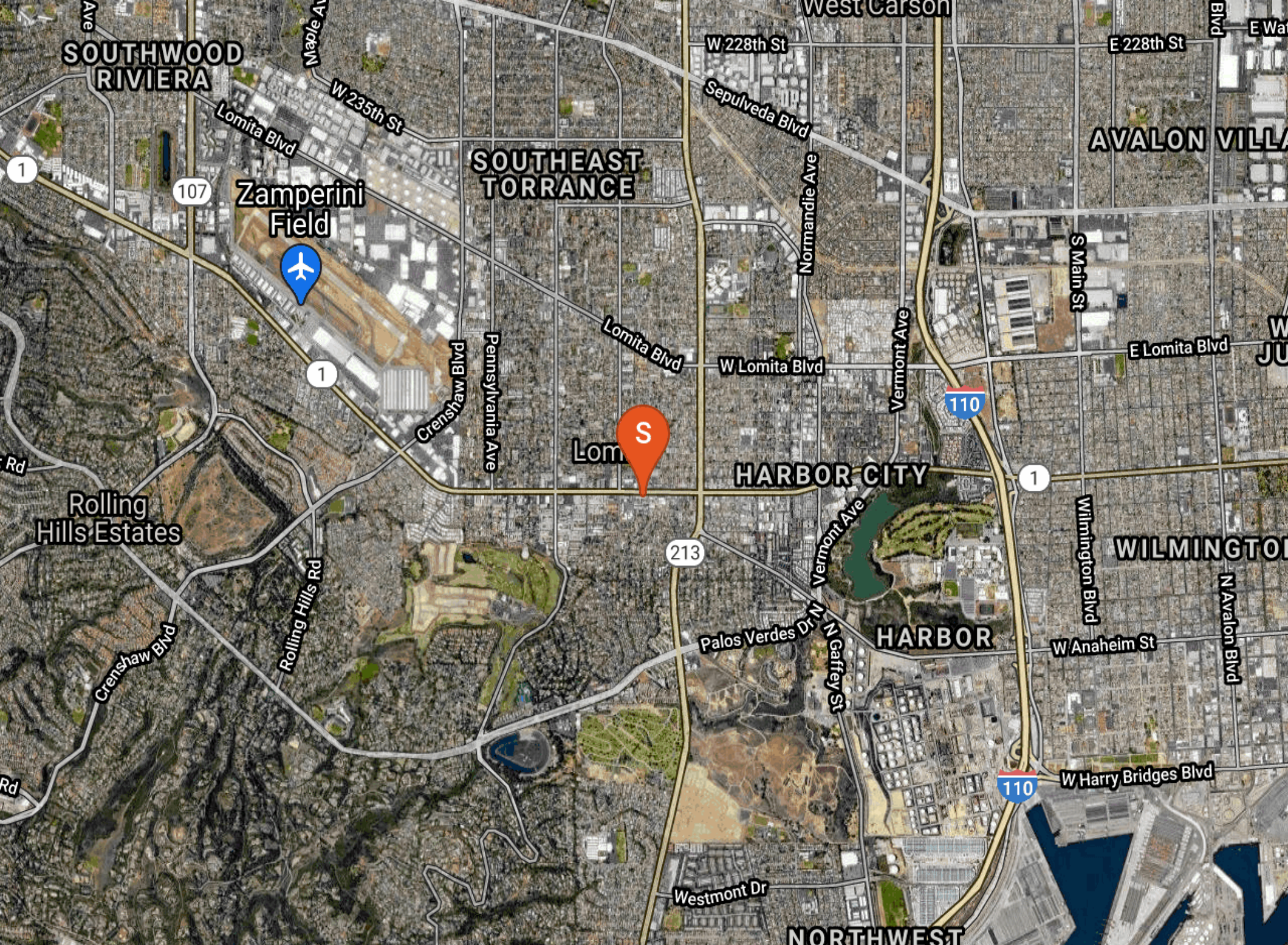
PROPERTY FEATURES

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

TENANT INFORMATION

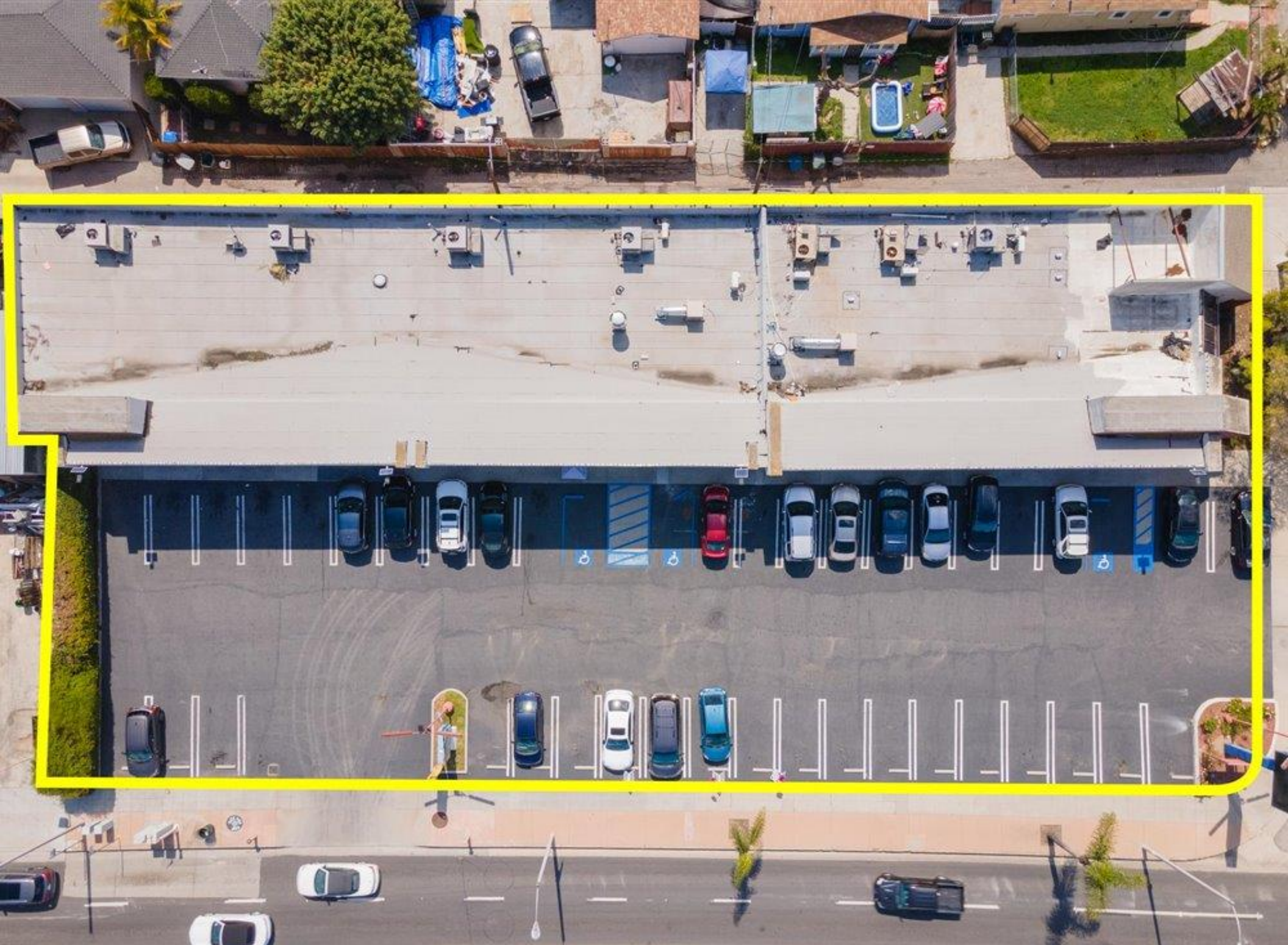
LEASE TYPE	Multiple
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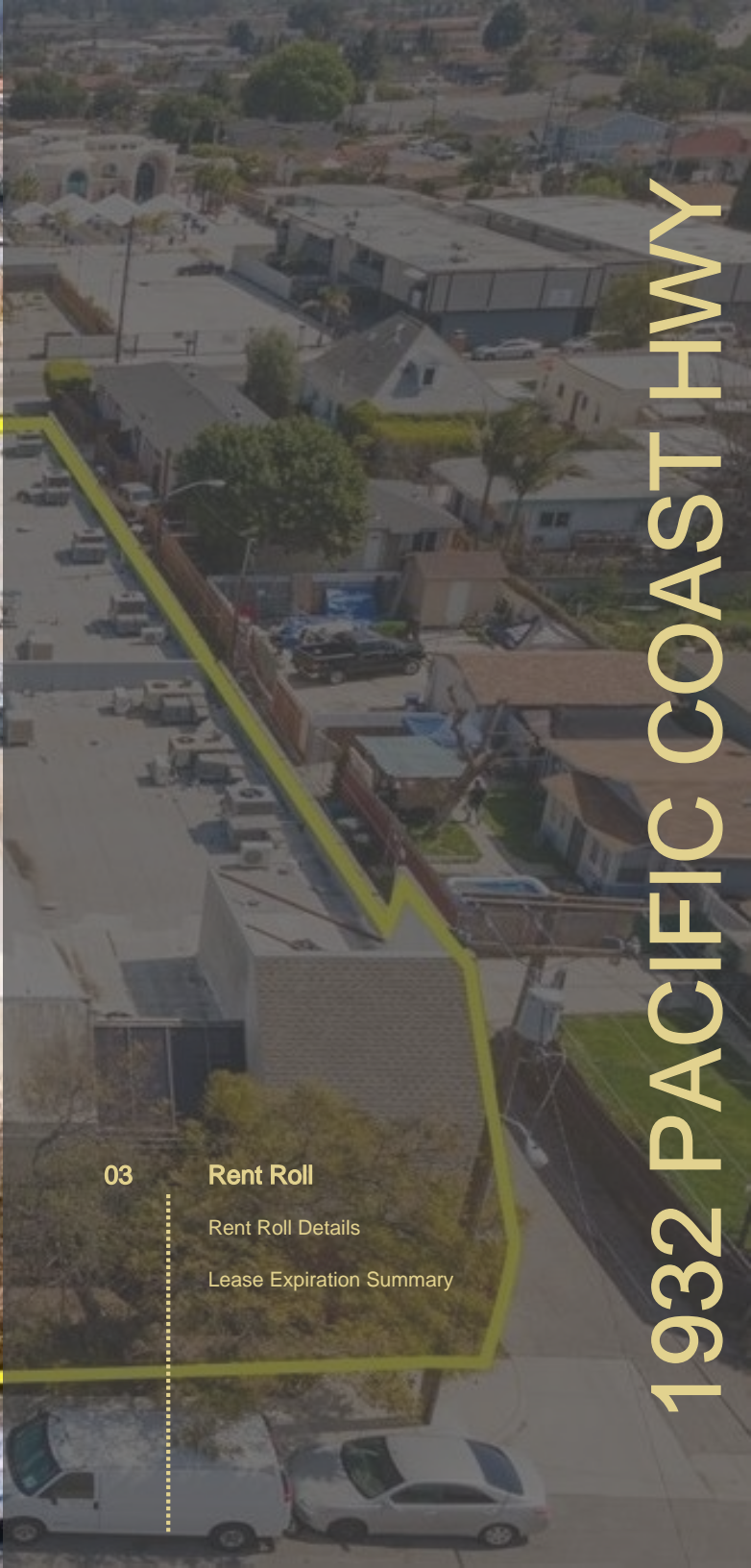


1932 Pacific Coast Hwy, Lomita, CA 90717

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					





03

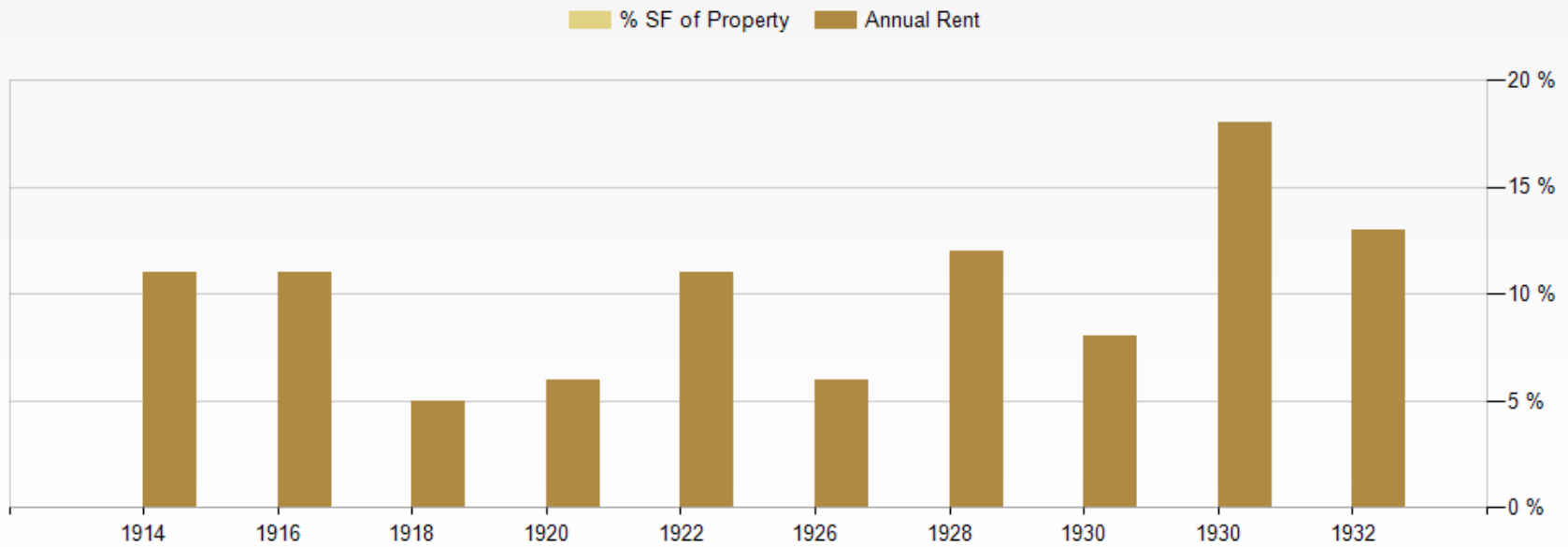
Rent Roll

Rent Roll Details

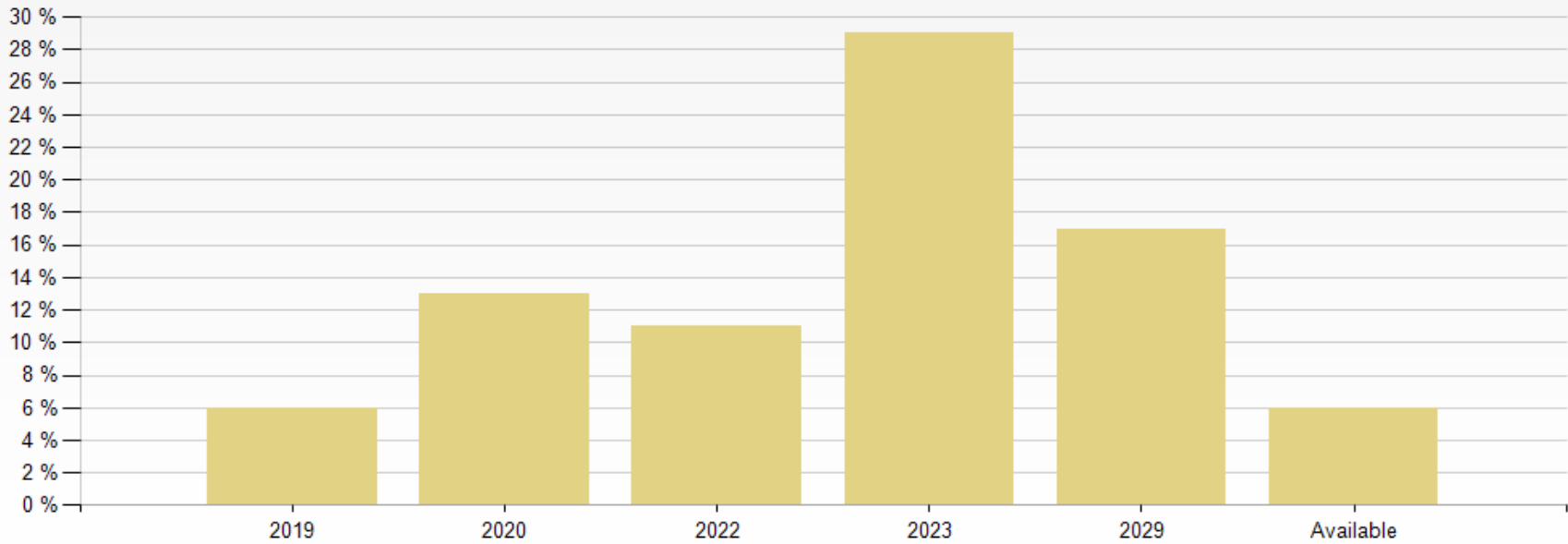
Lease Expiration Summary

				Lease Term		Rental 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			

Tenant SF Analysis



Lease Expiration Summary





04

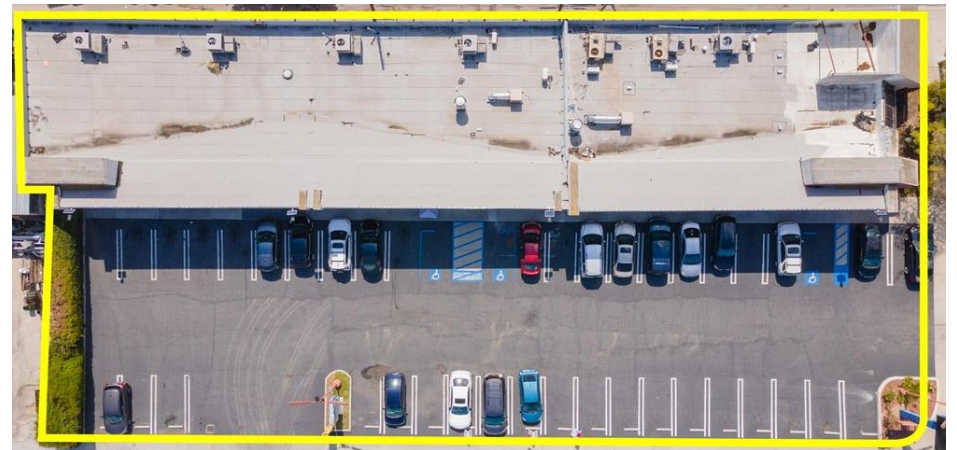
Demographics

Demographic Details

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 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,201	13,455	28,819
2020 Population Age 35-39	2,227	12,673	28,577
2020 Population Age 40-44	2,061	11,779	26,870
2020 Population Age 45-49	2,033	12,625	28,471
2020 Population Age 50-54	2,138	13,193	29,998
2020 Population Age 55-59	2,084	13,254	30,819
2020 Population Age 60-64	2,014	12,193	28,011
2020 Population Age 65-69	1,552	10,049	23,149
2020 Population Age 70-74	1,138	8,049	18,562
2020 Population Age 75-79	799	5,928	13,723
2020 Population Age 80-84	485	4,094	9,606
2020 Population Age 85+	520	4,426	10,482
2020 Population Age 18+	24,499	154,053	348,079
2020 Median Age	38	39	40

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	\$100,714	\$114,143	\$121,952
Median Household Income 45-54	\$92,365	\$106,186	\$110,430
Average Household Income 45-54	\$114,565	\$136,802	\$149,366
Median Household Income 55-64	\$77,027	\$98,211	\$101,507
Average Household Income 55-64	\$101,746	\$131,283	\$141,512
Median Household Income 65-74	\$56,046	\$71,255	\$73,646
Average Household Income 65-74	\$78,348	\$101,121	\$105,491
Average Household Income 75+	\$60,511	\$76,148	\$77,404

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,369	14,325	32,154
2025 Population Age 35-39	2,186	13,741	29,907
2025 Population Age 40-44	2,159	12,885	29,391
2025 Population Age 45-49	1,955	11,856	27,216
2025 Population Age 50-54	1,975	12,292	27,845
2025 Population Age 55-59	1,977	12,485	28,616
2025 Population Age 60-64	1,950	12,341	28,719
2025 Population Age 65-69	1,778	11,187	25,769
2025 Population Age 70-74	1,337	9,017	20,882
2025 Population Age 75-79	966	7,043	16,461
2025 Population Age 80-84	613	4,802	11,104
2025 Population Age 85+	538	4,835	11,220
2025 Population Age 18+	24,888	156,712	356,011
2025 Median Age	39	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,890	\$82,419	\$82,818
Average Household Income 25-34	\$104,045	\$103,935	\$105,967
Median Household Income 35-44	\$97,493	\$102,632	\$105,878
Average Household Income 35-44	\$120,259	\$133,614	\$143,567
Median Household Income 45-54	\$105,648	\$114,752	\$118,896
Average Household Income 45-54	\$133,525	\$152,877	\$164,678
Median Household Income 55-64	\$87,800	\$106,969	\$110,275
Average Household Income 55-64	\$118,676	\$146,953	\$158,272
Median Household Income 65-74	\$61,918	\$79,824	\$81,199
Average Household Income 65-74	\$93,212	\$117,271	\$121,631
Average Household Income 75+	\$71,671	\$88,121	\$88,370

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Inquire today:

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