

OFFERING MEMORANDUM

25834 NARBONNE AVE



25834 NARBONNE AVE, LOMITA, CA 90717



*Exclusively
Listed by*

RYAN SHARPE
Senior VP, Shareholder
310.893.3397
ryan.sharpe@kidder.com
LIC N° 01940376

TEAMSHARPE.COM
KIDDER.COM

**km Kidder
Mathews**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

RARE *OWNER-USER* OR *INVESTMENT* OPPORTUNITY

Kidder Mathews is pleased to present an opportunity to acquire a mixed-use property in the South Bay.

Located at 25834 Narbonne Ave in Lomita, CA this mixed-use $\pm 6,726$ SF building consists of $\pm 3,410$ SF second-floor office space, and $\pm 3,190$ SF of ground-floor retail, ideally positioned as an outparcel to a brand-new Target. The site has excellent visibility with exposure to approximately $\pm 14,000$ vehicles per day on Narbonne Ave, off the signalized intersection at Pacific Coast Highway.

The ground floor retail space is currently demised into three tenant spaces, all on short-term or month-to-month leases, offering flexibility for repositioning or re-tenanting at market rates. The second floor is owner-occupied and can be delivered vacant, creating a rare opportunity for an owner-user to occupy more than 51% of the building – meeting SBA financing requirements. The current owner is also open to a short-term leaseback. Notably,

the building is equipped with a passenger elevator, a rare amenity in similar sized assets, enhancing accessibility and tenant appeal. With 10 electric meters, the property offers operational flexibility for multi-tenant use or future reconfiguration.

The property generates strong in-place income with below-market rents and significant rental upside, appealing to investors seeking value-add potential. A stabilized pro forma cap rate of approximately 5.33% enhances long-term yield, making this a compelling investment in a low-supply, demand-driven submarket.

Surrounded by national retailers such as Target, Circle K, Popeyes, Grocery Outlet, Dollar Tree, WSS, and The Nook Breakfast Spot, the location benefits from consistent foot traffic and strong retail synergy. Its central location in the South Bay and direct adjacency to a new Target further strengthens its long-term desirability.

25834 Narbonne Ave offers a rare blend of immediate income, upside potential for an owner-user, investor or 1031 exchange buyer and irreplaceable positioning in one of the South Bay's most established commercial corridors.



ADDRESS	25834 Narbonne Ave Lomita, CA 90717
LIST PRICE	\$1,895,000
BUILDING SF	$\pm 6,726$ SF
GROSS LAND SIZE	± 0.11 Acres ($\pm 5,007$ SF)
YEAR BUILT	1981

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

FLEXIBLE MIXED-USE LAYOUT

±6,726 SF two-story building with office over retail, 10 electric meters, and a rare elevator—ideal for multi-tenant use or owner-user.

SBA LOAN ELIGIBLE

Second floor can be delivered vacant, allowing 51%+ occupancy for SBA financing; seller open to short-term leaseback.

VALUE-ADD WITH STRONG YIELD

Below-market rents and short-term leases offer immediate upside, with solid in-place income and a pro forma cap rate of ±5.33%.

PRIME SOUTH BAY LOCATION ADJACENT TO TARGET

Outparcel to a brand-new Target with high visibility and strong daily traffic. Surrounded by national retailers including Circle K, Popeyes, Grocery Outlet, Dollar Tree, WSS, and The Nook, in a supply-constrained, high-demand South Bay corridor.

±6,726 SF

TOTAL BUILDING SIZE

±5.33%

PRO FORMA CAP RATE

\$1.89M

LISTING PRICE



FINANCIALS

OFFERING SUMMARY

Price	\$1,895,000
Price / SF	\$287.12
Price / Land SF	\$378.47
Current Cap	4.28%
Pro-Forma Cap	5.33%
Built	1981
Gross Land Size	±0.11 Acres
Building Size	±6,600 SF

ANNUALIZED EXPENSES

	Current Exp.	PF Exp.
1.12000%		
Base Taxes	\$21,224	\$21,224
Special Assessments	\$980	\$980
Insurance	\$3,123	\$3,123
Utilities	\$4,480	\$4,480
Professional Fees	\$1,000	\$1,000
Repairs & Maintenance	\$24,890	\$24,890
Management (5%)	\$7,440	\$8,516
Total Expenses	\$63,137.00	\$64,213.25

ANNUALIZED OPERATING DATA

	Current	Pro-Forma
Gross Potential Rent	\$148,800	\$170,325
Expense Reimbursements	N/A	N/A
Gross Potential Income	\$148,800	\$170,325
Vacancy / Collection Allowance	(\$4,464) 3%	(\$5,110) 3%
Effective Gross Income	\$144,336	\$165,215
Less Expenses	(\$63,137)	(\$64,213)
Net Operating Income	\$81,199	\$101,002
Cap Rate	4.28%	5.33%

TENANT INFORMATION							CURRENT				PRO FORMA			
Ste	Tenant	GLA	% of GLA	Lease Commence	Lease Expire	Options	Lease Type	Monthly Rent	Rent /SF	Annual Income	(PF) Lease	(PF) Monthly Rent	(PF) Rent/ SF	(PF) Annual Income
A	Bolton Engineering	3,410	51.67%	Owner/User	TBD	N/A	N/A	\$7,000.00	\$2.05	\$84,000.00	MG	\$7,000.00	\$2.05	\$84,000.00
B	Precision Dance Company	1,675	25.38%	10/01/2009	MTM	N/A	N/A	\$2,700.00	\$1.61	\$32,400.00	MG	\$3,768.75	\$2.25	\$45,225.00
C	Pacific Coast Tech	1,100	16.67%	07/10/2022	07/09/2026	N/A	N/A	\$1,900.00	\$1.73	\$22,800.00	MG	\$2,475.00	\$2.25	\$29,700.00
D	Cassadani Corp	415	6.29%	12/03/2018	MTM	N/A	N/A	\$800.00	\$1.93	\$9,600.00	MG	\$950.00	\$2.29	\$11,400.00
		6,600 SF	100.00%						\$12,400.00	\$148,800.00			\$14,193.75	\$170,325.00

PROPERTY OVERVIEW



PROPERTY OVERVIEW



EXECUTIVE SUMMARY



LOMITA, CALIFORNIA

*Small city charm with rich culture
and community-driven lifestyle
fosters a thriving local economy.*

Lomita, California is a compact and strategically located city in the South Bay region of Los Angeles County. Encompassing just under 2 square miles, Lomita is home to approximately 20,400 residents as of 2024. Despite its small geographic footprint, the city benefits from its central location between the Palos Verdes Peninsula, Torrance, and the Port of

Los Angeles—offering proximity to major commercial, residential, and industrial hubs.

The local economy is driven by a combination of small businesses, professional services, light industrial users, and proximity to regional employment centers such as aerospace and logistics. The median household income in Lomita is approximately \$92,900. Educational attainment is strong, with over 38% of residents holding a bachelor's degree or higher contributing to a well-qualified workforce.

Lomita's accessibility is one of its core strengths. The city is bisected by Pacific Coast Highway (CA-1) and is located just minutes from Interstate 110 and Interstate 405, ensuring efficient connectivity to Downtown Los Angeles, LAX, and surrounding South Bay cities. Regional mobility is further enhanced by the nearby Metro A Line, with transit-oriented growth continuing to be a focus in adjacent corridors.

Real estate values in Lomita reflect the strong

demand for centrally located assets in Southern California's coastal submarkets. The median home value exceeds \$790,000, while commercial property fundamentals remain healthy, supported by limited supply and stable demand across retail, office, and flex-industrial spaces. Retail corridors along Pacific Coast Highway and Narbonne Avenue provide steady consumer traffic, anchored by local services, dining, and specialty retail.

Lomita also offers a high quality of life with a mild coastal climate, well-maintained public parks, and close access to the oceanfront lifestyle of the South Bay. The city is known for its small-town feel, family-friendly neighborhoods, and its signature attraction—the Lomita Railroad Museum, which draws visitors from across the region.

Lomita's blend of strategic location, economic stability, and community character makes it an attractive environment for both commercial investment and long-term business growth.

DEMOGRAPHICS



Population

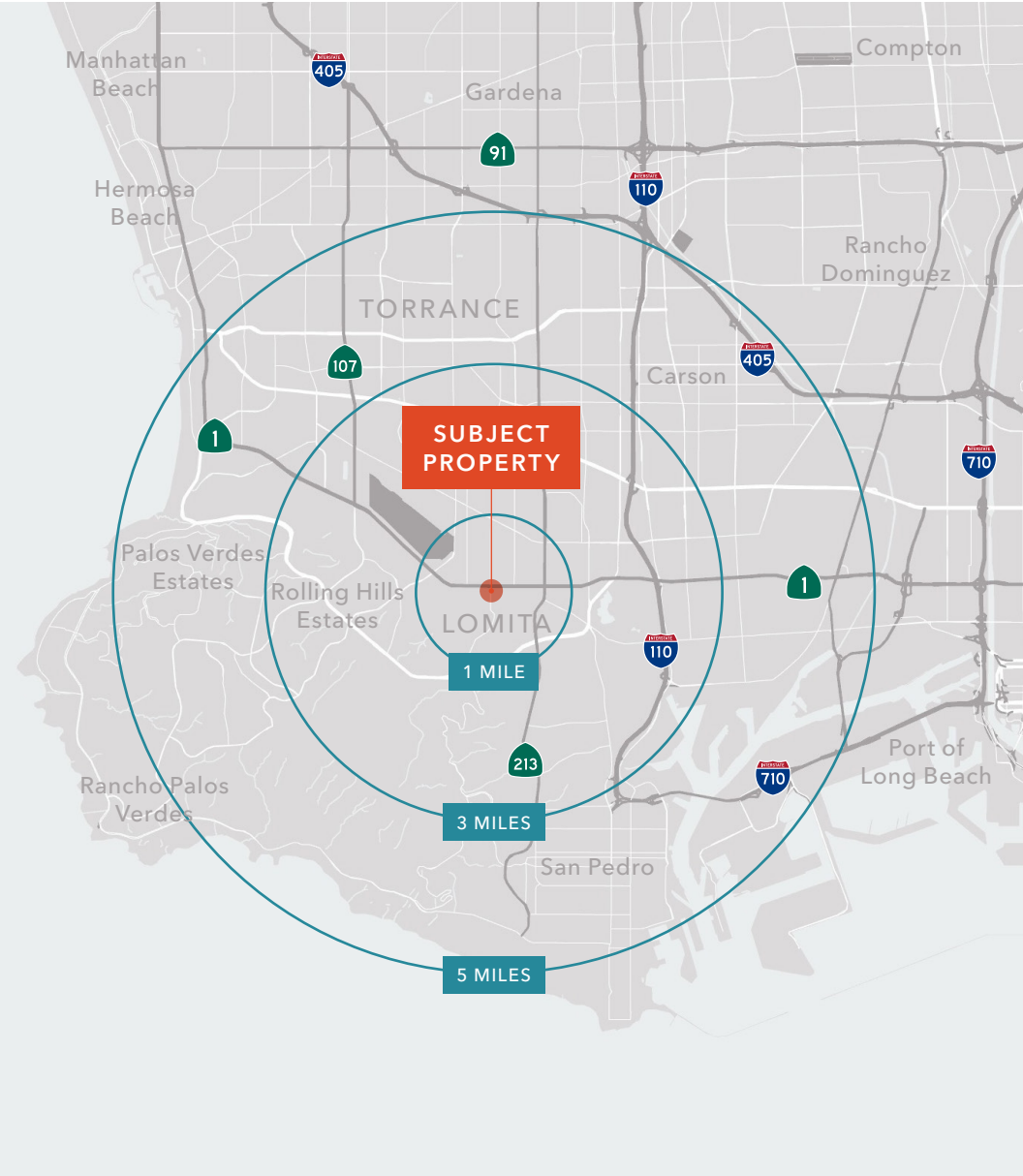
	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	25,277	175,726	435,459
2029 PROJECTED POPULATION	24,158	169,543	419,700
2010 CENSUS POPULATION	24,989	175,710	439,710



Households

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED HOUSEHOLDS	9,892	63,657	157,556
2029 PROJECTED HOUSEHOLDS	9,585	62,097	153,258
2010 CENSUS HOUSEHOLDS	9,745	61,299	153,155
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$129,245	\$153,404	\$157,444
PROJECTED ANNUAL CHANGE (2024-2029)	\$6,952	\$7,803	\$7,978

Data Source: ©2025, Sites USA, Regis Online



THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

510+

NUMBER OF BROKERS

36.7M+

ANNUAL SF OF LEASES

26.2M+

ANNUAL SF OF SALES

OUR SERVICES

Commercial Brokerage

Asset Services

ASSET SERVICES

58M+ SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

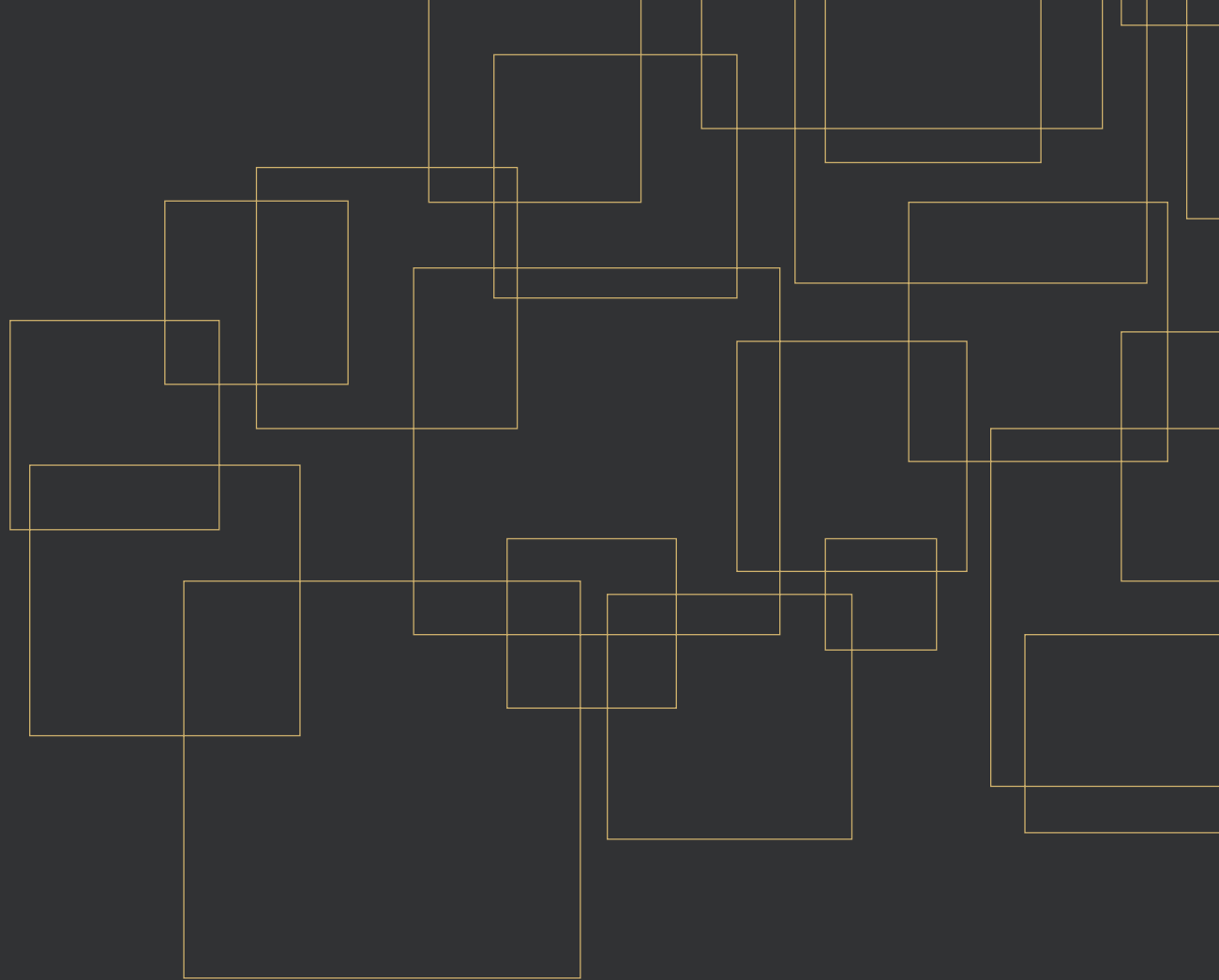
2,400

AVERAGE ANNUAL ASSIGNMENTS

39/24

TOTAL NO. OF APPRAISERS/MAI'S





Exclusively listed by

RYAN SHARPE

Senior VP, Shareholder

310.893.3397

ryan.sharpe@kidder.com

LIC N° 01940376

TEAMSHARPE.COM

KIDDER.COM

