

**1846 PACIFIC COAST HIGHWAY
LOMITA, CA 90717**



PRIME RETAIL, MEDICAL, OR FOOD USE LOCATION

ON A VERY BUSY STREET – PACIFIC COAST HIGHWAY, LOMITA

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**COMMERCIAL
ASSET GROUP**

PROPERTY HIGHLIGHTS

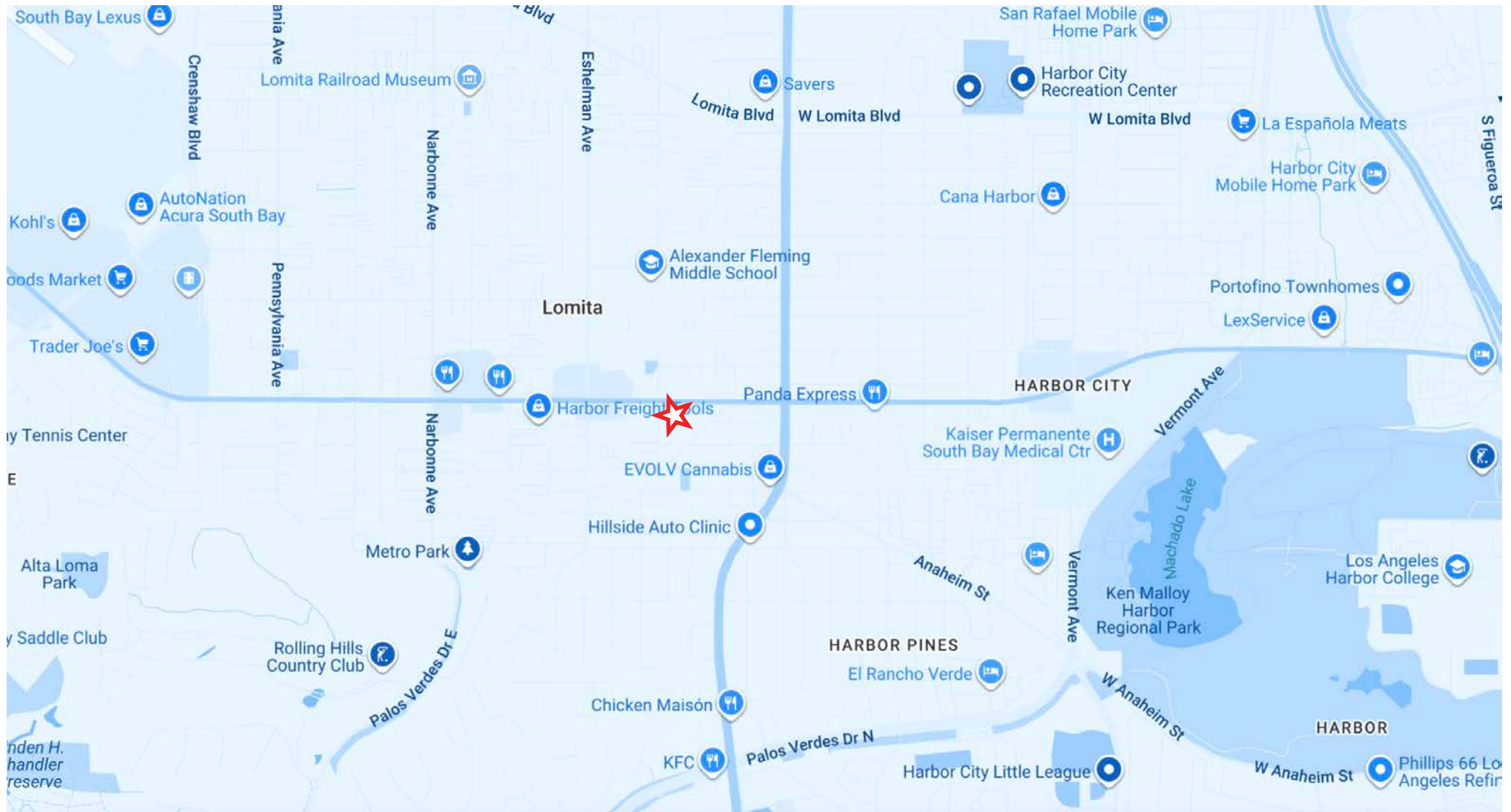
- Excellent visibility along Pacific Coast Highway
- Strong daily traffic counts
- Prominent signage opportunities
- Ample on-site parking
- Positioned in a busy commercial corridor
- Surrounded by national and local retailers, restaurants, and services
- Easy access to Torrance, Harbor City, Rolling Hills, and Palos Verdes
- Seeking: Retail, beauty supply, takeout food, mobile store, hair salon, barber shop, tax & insurance office, nail salon

SPACE SIZE
1846: $\pm 1,160$ SF
1838: $\pm 1,880$ SF

CPD
60,000



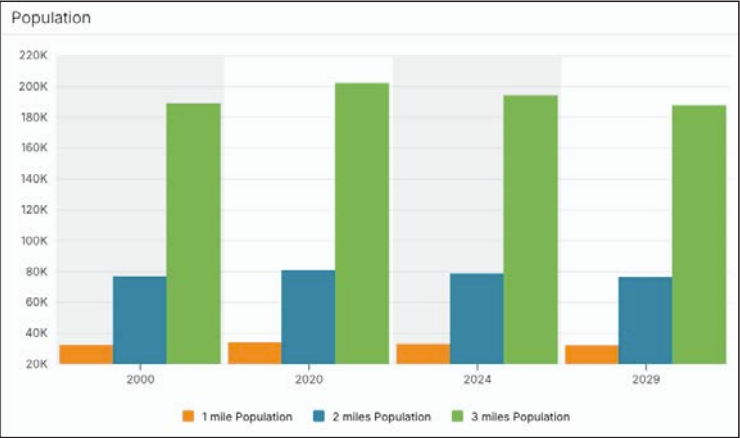
MAP



DEMOGRAPHICS

Households			
	1 mile	2 miles	3 miles
2020 Households	12,434	29,551	68,971
2024 Households	11,990	28,535	65,680
2029 Household Projection	11,603	27,623	63,403
Annual Growth 2020-2024	0.8%	0.8%	0.4%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.7%
Owner Occupied Households	4,871	15,463	34,517
Renter Occupied Households	6,732	12,160	28,886
Avg Household Size	2.7	2.7	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$407.7M	\$1.1B	\$2.5B

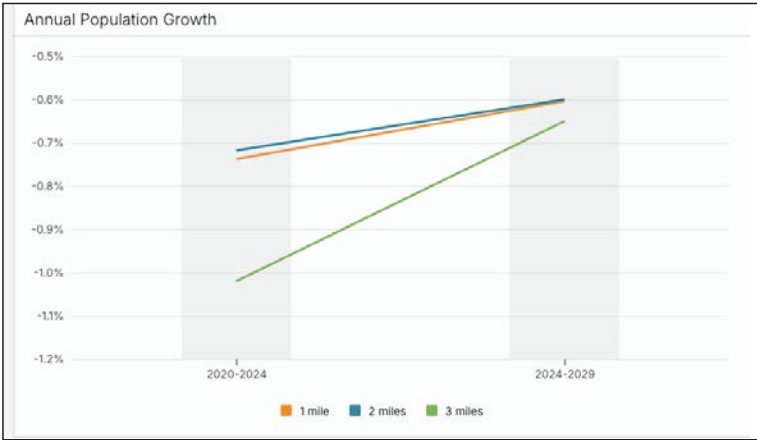
Population			
	1 mile	2 miles	3 miles
2020 Population	33,730	80,575	201,819
2024 Population	32,734	78,262	193,579
2029 Population Projection	31,747	75,916	187,279
Annual Growth 2020-2024	-0.7%	-0.7%	-1.0%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.7%
Median Age	40.1	42.8	41.2
Bachelor's Degree or Higher	30%	36%	33%
U.S. Armed Forces	38	46	271



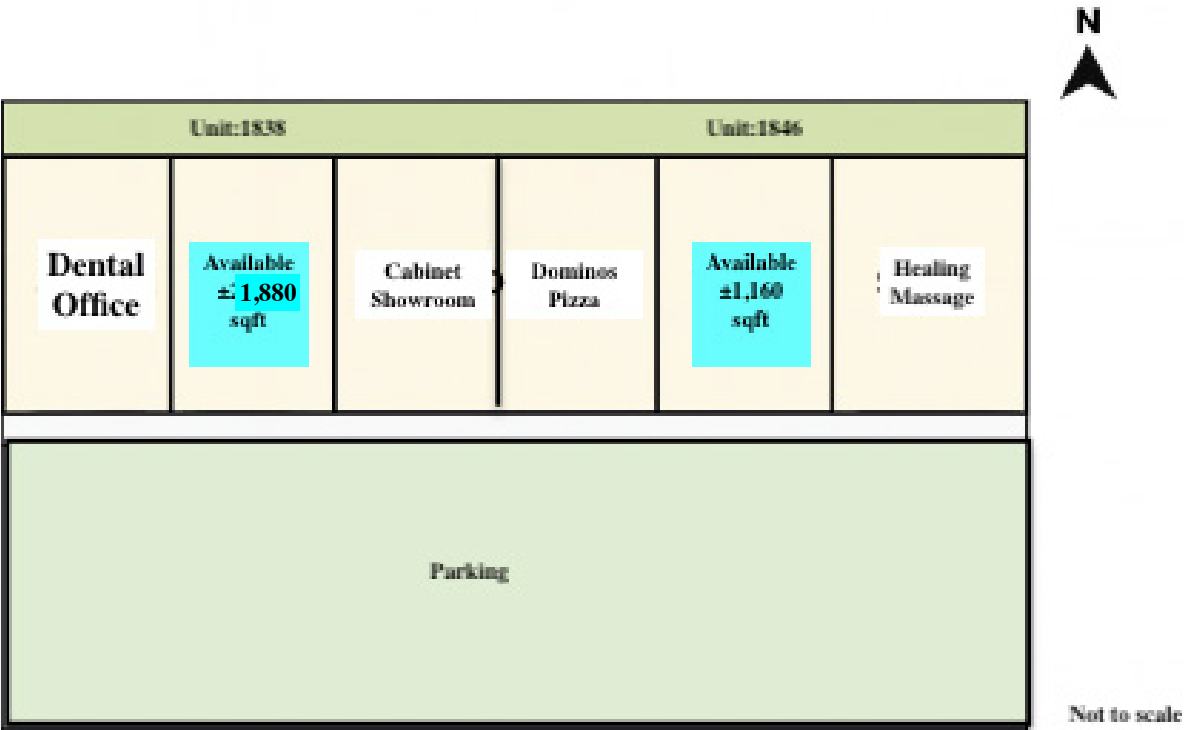
Income			
	1 mile	2 miles	3 miles
Avg Household Income	\$101,997	\$115,845	\$114,606
Median Household Income	\$77,472	\$89,343	\$88,755
< \$25,000	2,081	4,396	9,621
\$25,000 - 50,000	1,824	4,133	10,039
\$50,000 - 75,000	1,950	3,855	8,813
\$75,000 - 100,000	1,416	3,281	7,937
\$100,000 - 125,000	1,202	3,128	7,263
\$125,000 - 150,000	920	2,183	5,289
\$150,000 - 200,000	1,390	3,219	7,096
\$200,000+	1,207	4,338	9,622

Population By Race			
	1 mile	2 miles	3 miles
White	9,495	24,759	51,236
Black	2,520	5,593	10,776
American Indian/Alaskan Native	428	808	2,274
Asian	5,242	16,827	42,768
Hawaiian & Pacific Islander	256	578	1,461
Two or More Races	14,793	29,697	85,065
Hispanic Origin	15,463	30,146	88,790

Housing			
	1 mile	2 miles	3 miles
Median Home Value	\$705,176	\$750,227	\$763,412
Median Year Built	1968	1969	1966



SITE PLAN



AERIAL





AVAILABLE
UNIT 1838

AVAILABLE
UNIT 1846

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