

FOR SALE
20,781 SF LAND

2428 LOMITA BLVD
LOMITA, CA 90717



LEASED INVESTMENT / REDEVELOPMENT OPPORTUNITY



COLIN LANCASTER

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THE OFFERING

LAREM Industrial Real Estate Specialist, Inc. as an exclusive broker, is pleased to present the opportunity to acquire 2428 Lomita Boulevard, a 20,781 square foot commercially zoned land parcel in the city of Lomita. The property is nestled between Crenshaw Boulevard and Pennsylvania Avenue on Lomita Boulevard. The existing 6,867 square foot building is comprised of thirty-seven units and a billboard in the northwest corner of the property. The parcel is zoned LOGC Mixed Use Overlay/Commercial General, which makes this parcel an excellent candidate for redevelopment. Current tenants are paying below market rent and have short term leases in place.

RENT ROLL

Tenants	Monthly Rent	Annual Rent
38	\$9,785.00	\$117,420.00

PRO FORMA RENT ROLL

Tenants	Monthly Rent	Annual Rent
38	\$14,040.00	\$168,480.00




INCOME PERFORMA

Existing	Pro Forma	
Annual Rent	\$117,420.00	\$168,480.00
Taxes	\$10,746.74	\$17,500.00
Insurance	\$5,870.31	\$5,870.31
Water	\$454.24	\$454.24
Electric	\$142.50	\$142.50
Gardening	\$1,200.00	\$1,200.00
Total Expenses	\$18,413.79	\$25,167.05
NOI	\$99,006.21	\$143,312.95
Actual Cap Rate	5.66%	
Pro Forma Cap	8.19%	

FEATURES

-  **Property Type**
Self Storage Facility
-  **Address**
2428 Lomita Blvd
Lomita, CA 90717
-  **APN**
7376-001-001
-  **Year Built**
1973
-  **Number of Units**
37 Units, 1 Billboard
-  **2021 Daily Traffic Count**
Lomita Blvd: 37,226
Crenshaw Blvd: 62,670
-  **Site Area**
.48 Acres / 20,781 SF
-  **Zoning**
LOGC - Mixed Use Overlay/
Commercial General

DEMOGRAPHICS

-  **Population Density**
10,120.60 /SF Per Square
Mile
-  **Average Annual Income**
\$109,330
-  **Median Age**
39.5
-  **Average Home Value**
\$863,500

SIGNIFICANT RENT UPSIDE, REPOSITIONING, AND REDEVELOPMENT OPPORTUNITIES

LOCATION AERIAL



2928
Lomita
Blvd

KAIA
220 Apt
Units

US
STORAGE
Center

Sam's
CLUB

Costco
WHOLESALE

MCE

KAKUICHI

PELICAN

Public
Storage

TORRANCE
MEMORIAL

LEXUS
EXPERIENCE AMALIA
SOUTH BAY
LEXUS

LISI

amazon

3DEC

HOWMET
AEROSPACE

ZAMPERINI
FIELD
TORRANCE

LOWE'S

ROBINSON
CORPORATE CENTER

WHOLE
FOODS
MARKET
TRADER
JOE'S
Peet's
COFFEE
Starbucks
Smart & Final
CHASE
KOHLS
24
HOURS
FITNESS
Mendocino
Farms

TOYOTA

Ford

LAND
-
ROVER

Mercedes-Benz

BEST
BUY

CRENSHAW BLVD

LOMITA BLVD

PACIFIC COAST HWY

PARCEL MAP

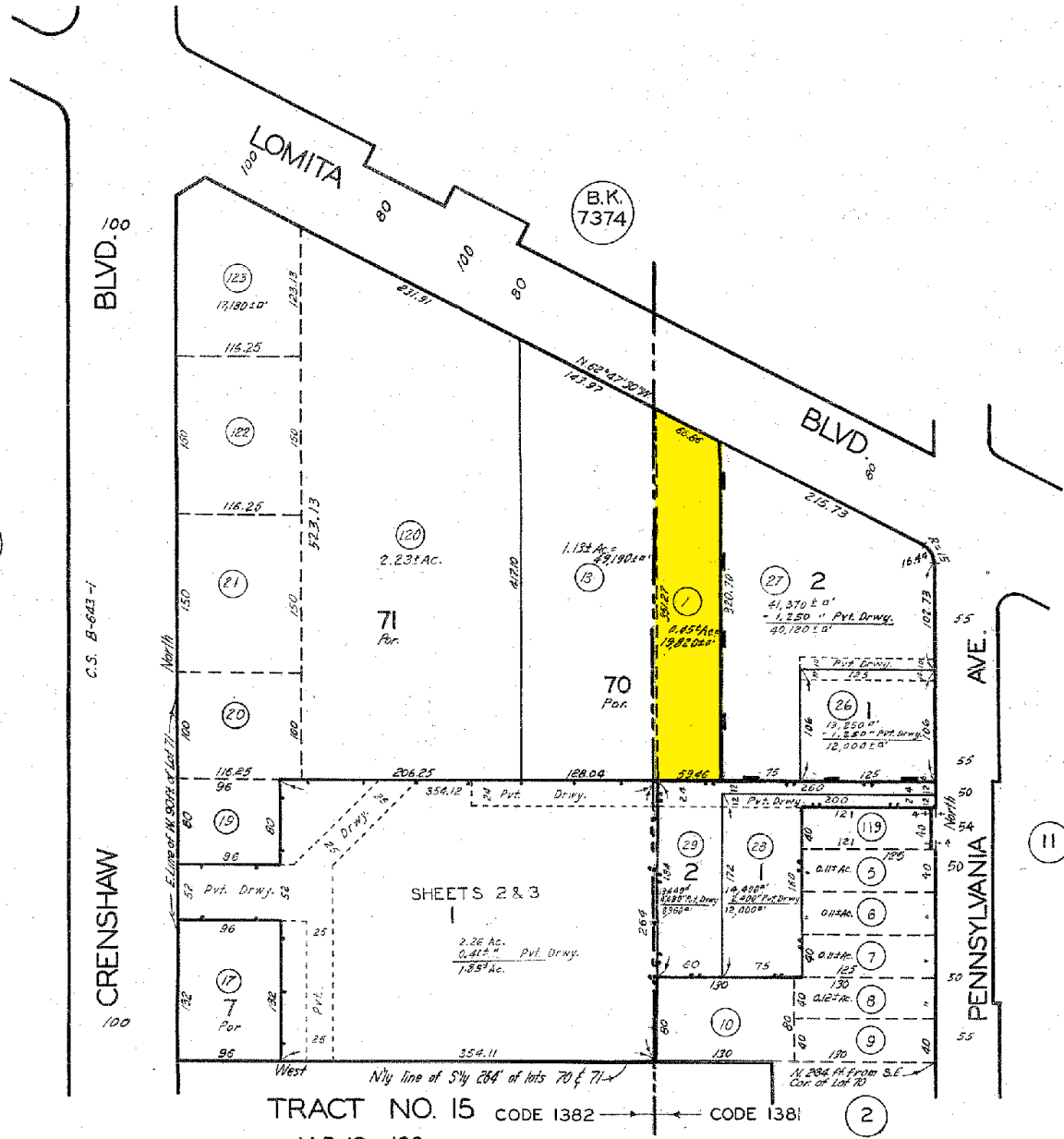
7376 | SHEET 1 | 2004
 SCALE 1" = 100'

CONDOMINIUM
 TRACT NO. 36962
 M. B. 1055 - 78 - 79
 PARCEL MAP
 P. M. 172 - 96 - 97
 PARCEL MAP
 P. M. 131 - 46 - 47

B.K. 7377



FOR PREV. ASSM'T. SEE:
 7378-1



1 - 5 - 65 REVISD
 3-5-60
 3-22-60
 4-27-60
 12-1-60
 2-2-61
 9-7-63 P
 8-10-64
 710528
 810121201
 81205114-85
 851021104-86
 8708275005001
 871205
 9012092010001-14
 57022007003001-14
 2002071004003001-27
 2003092904001001-26

TRACT NO. 15 CODE 1382 CODE 1381
 M.B. 12 - 189

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

2428 LOMITA BLVD

LOMITA CA 90717

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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