

FOR LEASE



2244 PACIFIC COAST HWY | LOMITA, CALIFORNIA

OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.00 SF/month (NNN)
Building Size:	17,490 SF
Available SF:	750 - 1,550 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$3.00 SF/month	1,300 SF
Suite 105	\$2.50 SF/month	1,550 SF
Suite 108	\$2.50 SF/month	980 SF
Suite 201	\$3.00 SF/month	750 SF

PROPERTY HIGHLIGHTS

- All Newly Renovated Building
- Prime Endcap Space Available
- 51,185 Vehicles Per Day!
- 5/1000 Parking Surface & Underground lots.
- New Elevator - Parking Garage to 2nd Floor
- Landlord Will Custom Design Your Space!
- Call Today for a Tour!

PROPERTY OVERVIEW

Available Now for Medical, Real Estate, Insurance, or Attorney Office, Beauty Supply, Clothing, Hair Salon etc. Join other great tenants such as Krak Boba (coming Q1 2024), Lego Store, Chloe Nails, Premier Vision Optometrist, Angels LA Lashes, Tomoda Dental, Gakken Tutor School, Raffia Music Studio, and a satellite Sheriff's office. New Target Center also coming Q4 2023, just one block away!

EXCLUSIVELY LISTED BY:

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

www.naicapital.com

PROPERTY PHOTOS



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RETAILER MAP

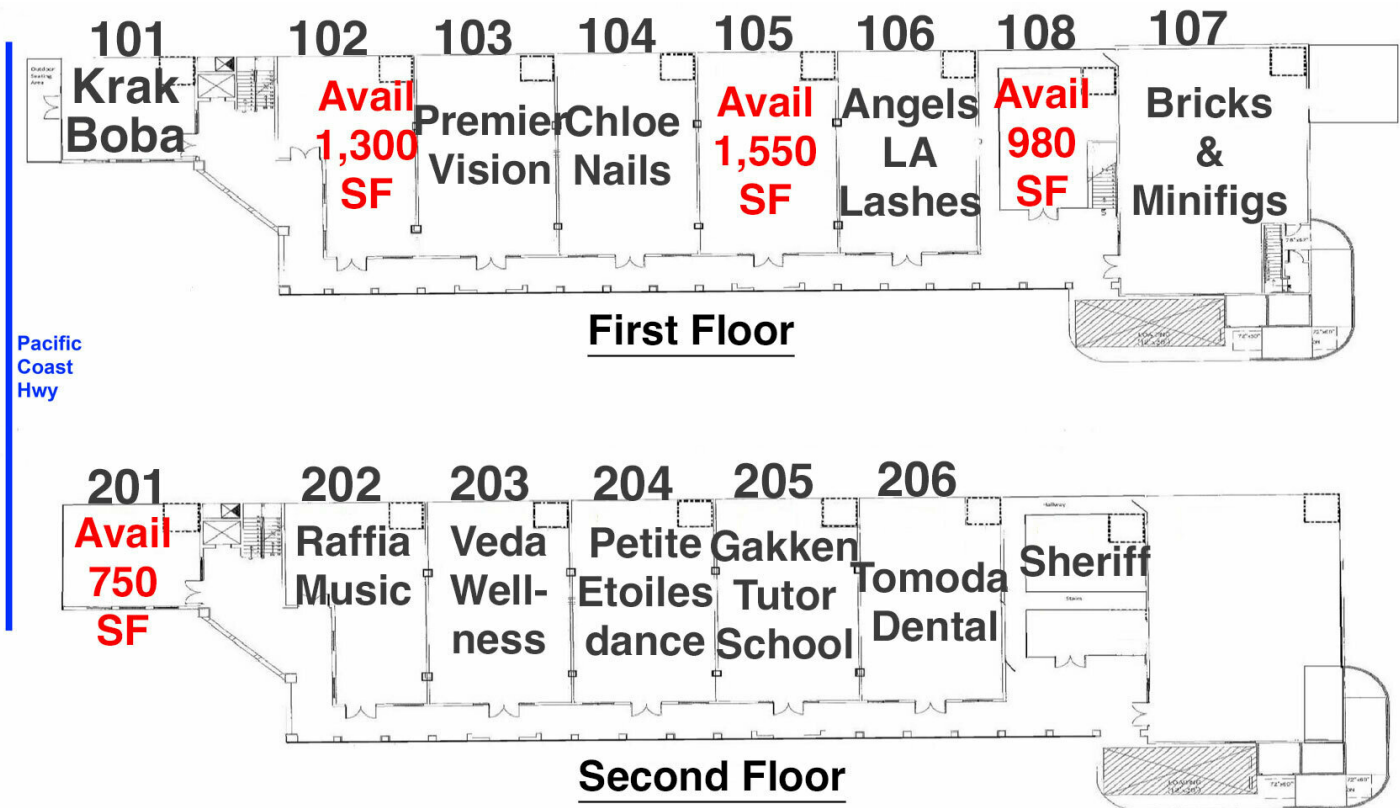


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SITE PLANS

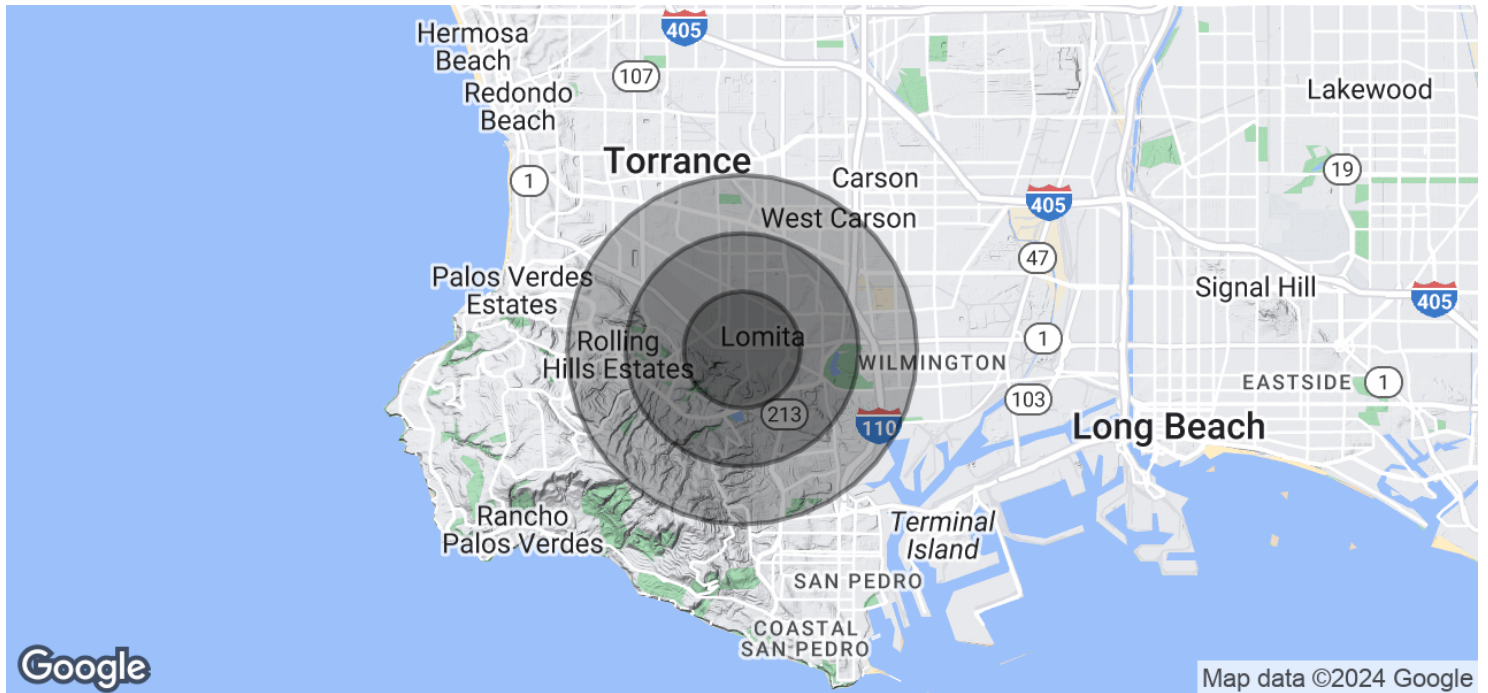


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DEMOGRAPHICS REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,374	81,073	170,194
Average Age	38.0	38.9	39.0
Average Age (Male)	38.6	38.1	38.3
Average Age (Female)	37.4	39.5	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,753	29,198	60,895
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$81,946	\$90,248	\$91,885
Average House Value	\$589,417	\$603,744	\$577,896

* Demographic data derived from 2020 ACS - US Census

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