

24123 NARBONNE AVE, LOMITA, CA 90717



FOR SALE


IKON
PROPERTIES

PROPERTY SUMMARY

24123 NARBONNE AVE,
LOMITA, CA 90717

Property Type: Retail/Well-Established Bar

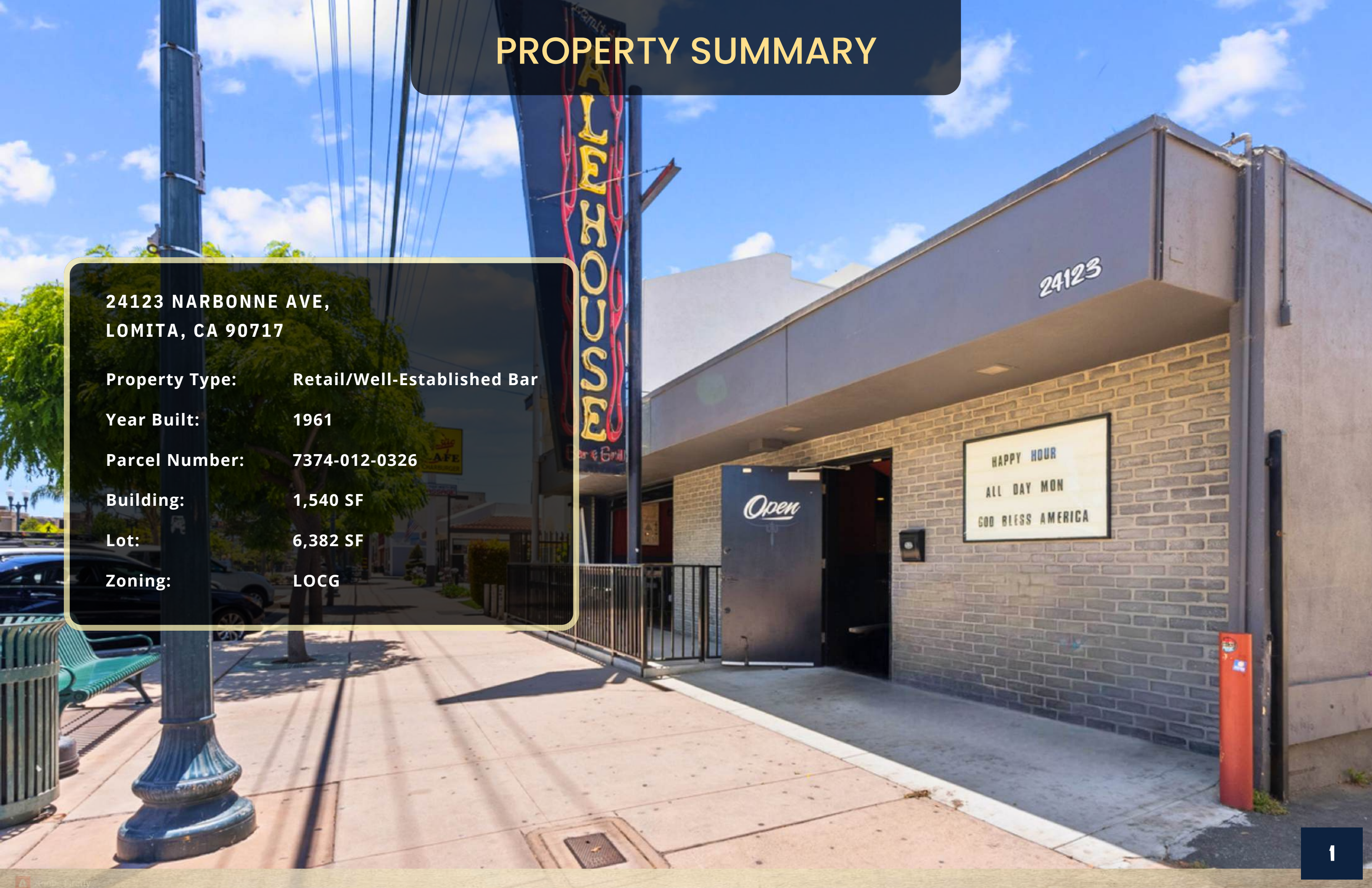
Year Built: 1961

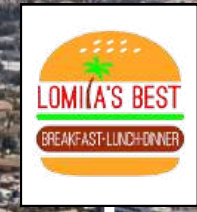
Parcel Number: 7374-012-0326

Building: 1,540 SF

Lot: 6,382 SF

Zoning: LOCG





Lomita City Hall



Narbonne Ave

SUBJECT PROPERTY

INVESTMENT HIGHLIGHTS

- ✔ Established long term tenant plus flexible lease in place.
- ✔ Potential redevelopment opportunity to expand and build additional units. Buyer to verify with city zoning.
- ✔ Grandfathered entitlements that are tied to the property. Most notably, the ability to serve alcohol until 2 am, 7 nights a week and a smoking lounge.
- ✔ Large outdoor patio for additional seating and outdoor venue.

**SUBJECT
PROPERTY**

ABOUT LOMITA

Lomita is a vibrant, community-oriented city in the South Bay of Los Angeles County, offering a perfect balance of suburban comfort and urban accessibility. Known for its rich history and peaceful atmosphere, Lomita also enjoys proximity to bustling commercial and retail hubs, making it an ideal location for both residents and businesses. With convenient access to major freeways, local attractions, and a growing mix of retail establishments, Lomita presents an attractive opportunity for commercial ventures in a well-connected, high-potential area.

WHY LOMITA?

Lomita's unique blend of residential tranquility and retail potential makes it an ideal location for businesses seeking a central, accessible spot within the South Bay. The city's evolving real estate market, combined with its community-focused atmosphere, offers a great foundation for retail investments. Whether you're looking to tap into local commerce or attract visitors from neighboring areas, Lomita's blend of growth, charm, and connectivity makes it a prime destination for retail businesses looking to establish a presence in a thriving community.



PROPERTY PHOTOS

24123 NARBONNE AVE, LOMITA, CA 90717



RENT ROLL

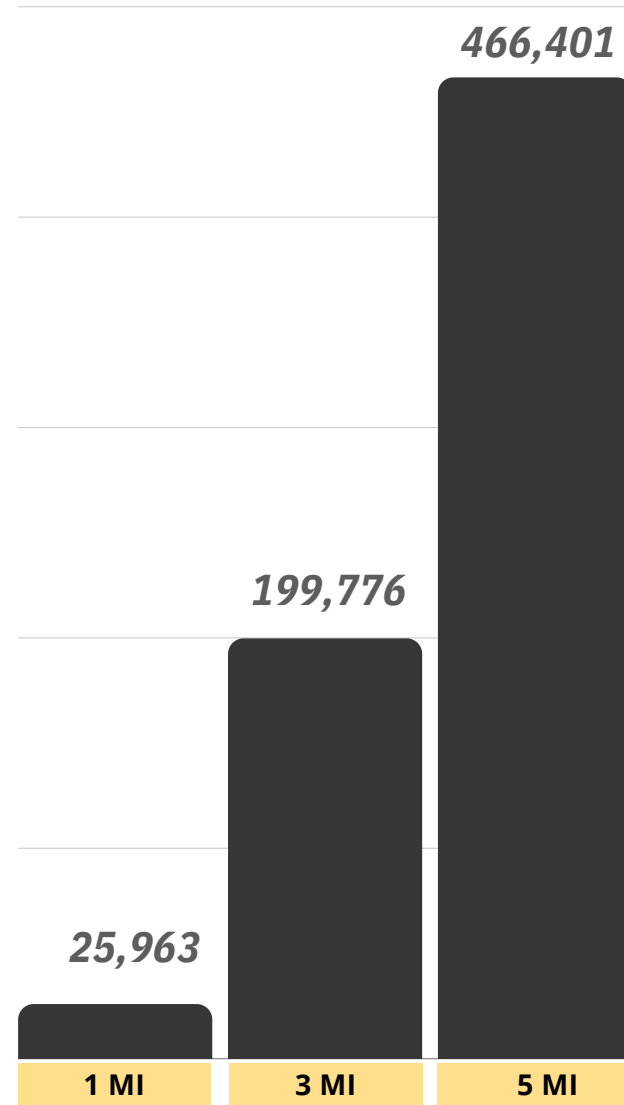
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Tenant	Monthly Rent	Term	Expenses
Ale House	\$6,000	Month to Month	Tenant pays for all utilities

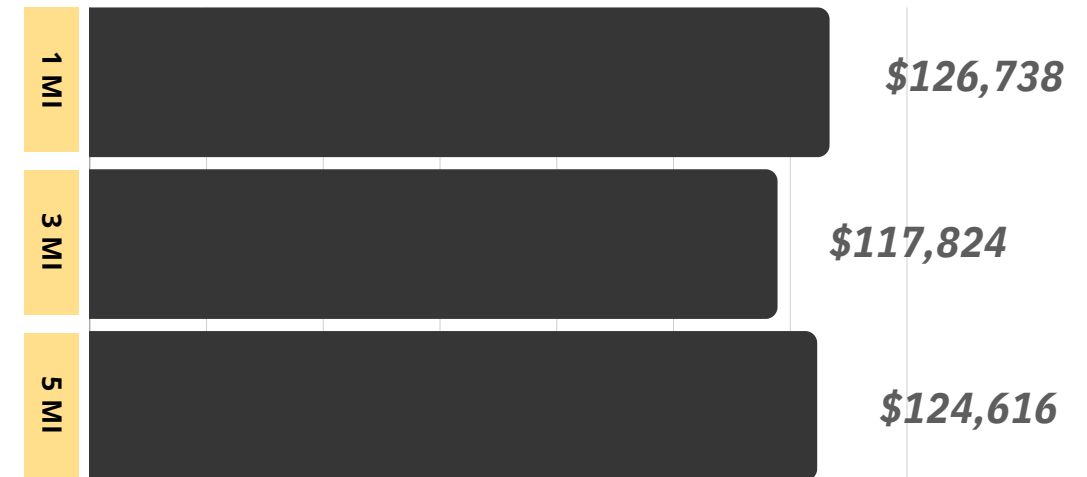
ALL INFORMATION ARE DEEMED RELIABLE BUT NOT GUARANTEED

DEMOGRAPHICS

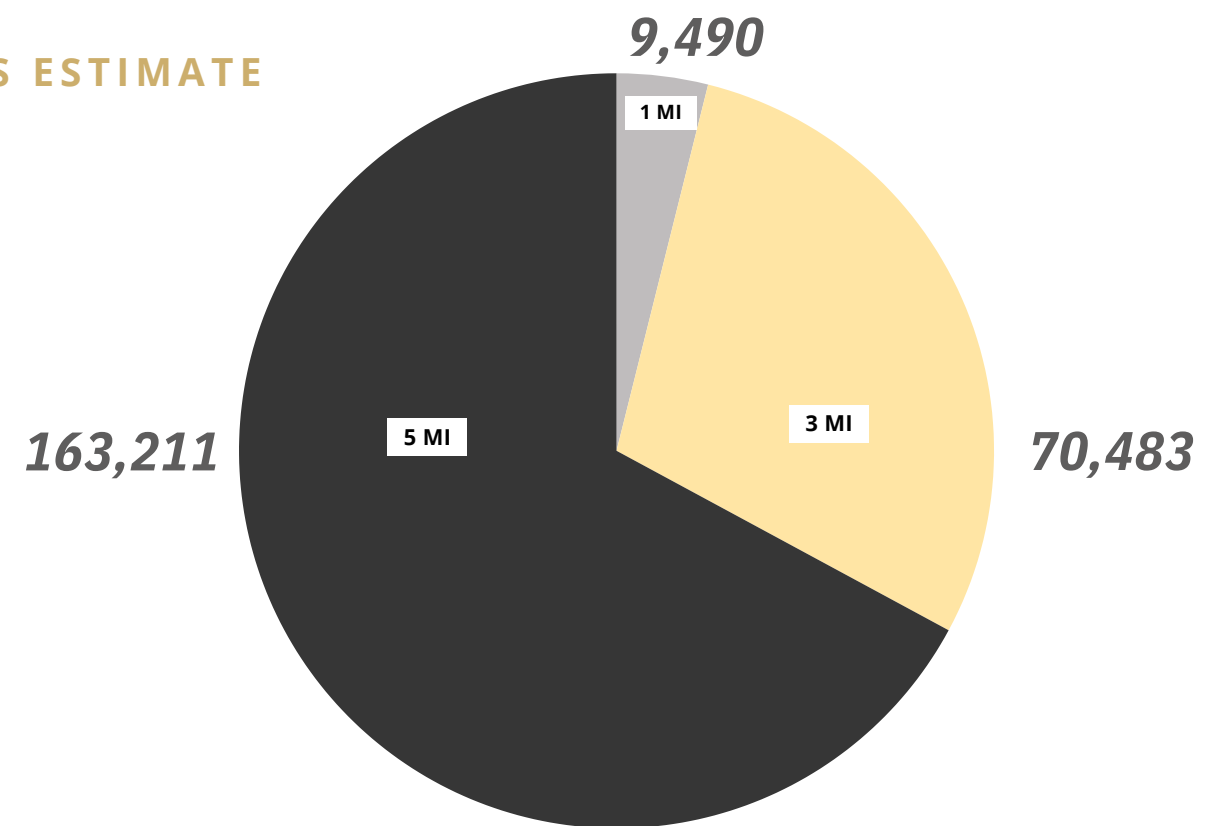
POPULATION



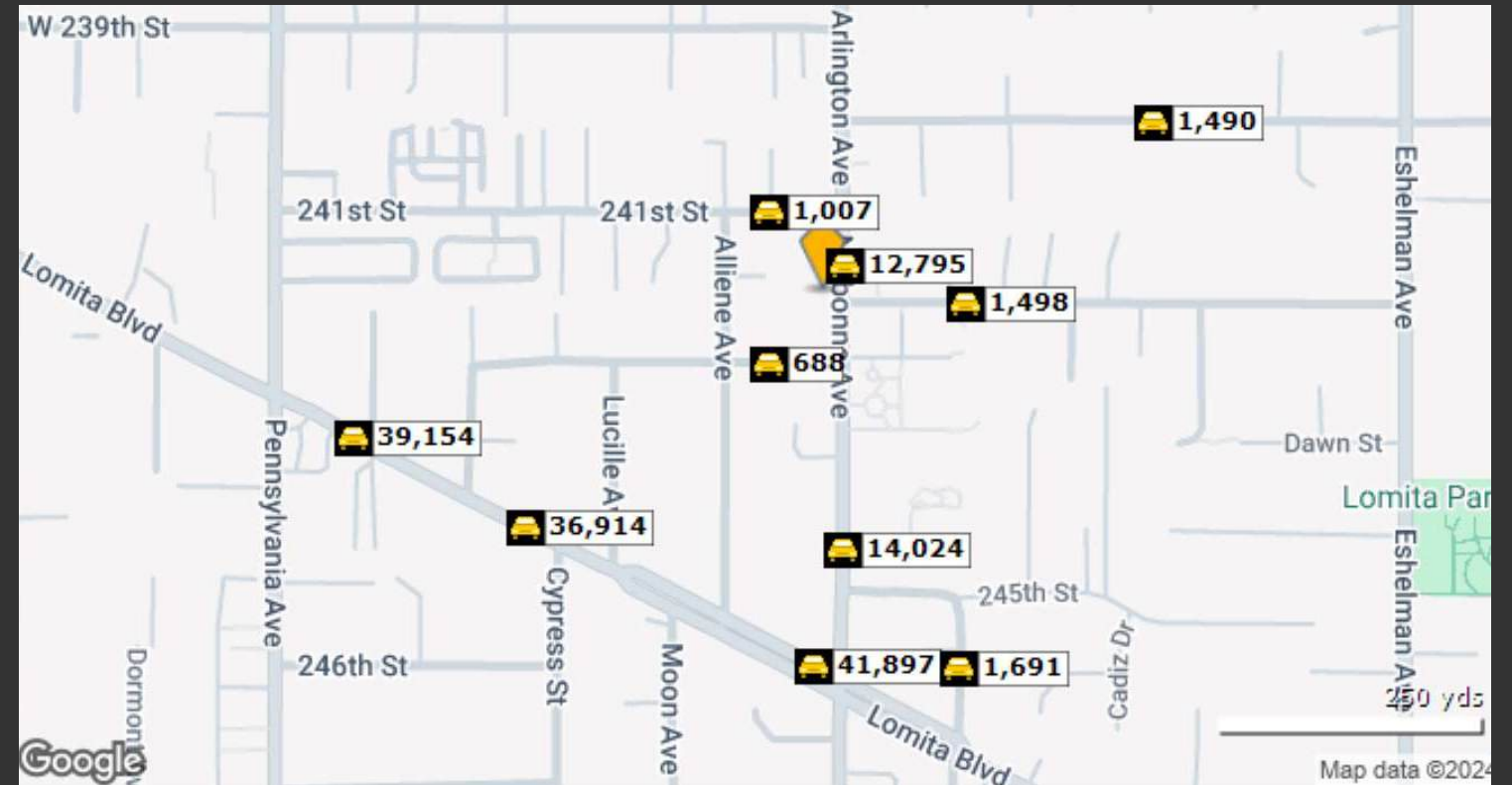
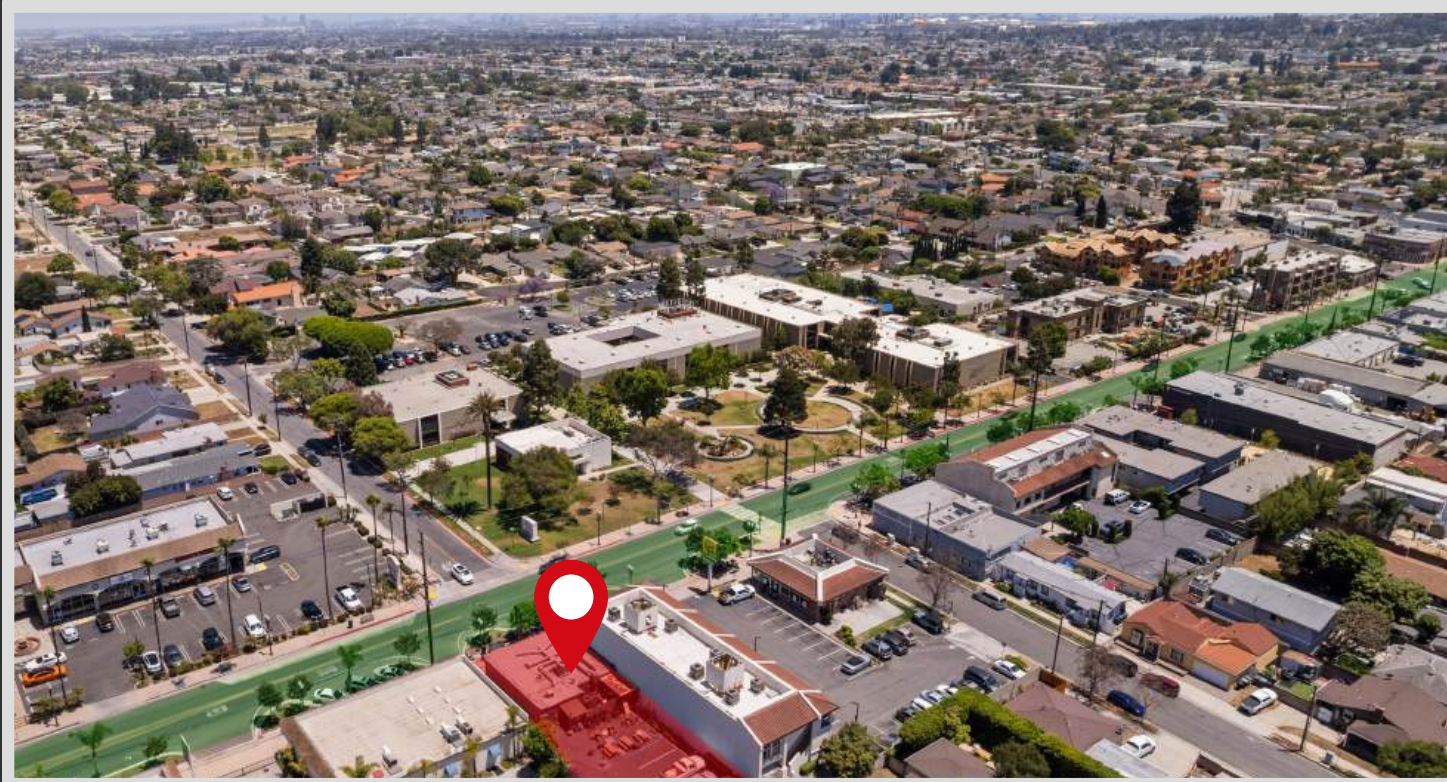
AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE



TRAFFIC COUNTS



Street	Cross Street		Traffic Volume	Distance from Subject
Narbonne Ave	242nd St	0.02 S	12,795	MPSI .02
243rd St	Alliene Ave	0.02 W	688	MPSI .05
241st St	Alliene Ave	0.02 W	1,007	MPSI .05
242nd St	Narbonne Ave	0.07 W	1,498	MPSI .08
Narbonne Ave	245th St	0.02 S	14,024	MPSI .14
Lomita Blvd	Narbonne Ave	0.02 SE	41,897	MPSI .21
240th St	Olson Ln	0.07 E	1,490	MPSI .21
Lomita Blvd	Cypress St	0.02 SE	36,914	MPSI .21
Woodward Ave	245th St	0.04 N	1,691	MPSI .22
Lomita Blvd	Pennsylvania Ave	0.05 NW	39,154	MPSI .27

EXCLUSIVELY REPRESENTED BY



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