

FOR SALE

2365 PACIFIC COAST HIGHWAY, LOMITA

*Frontage on
Pacific Coast
Highway*



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Mathews

Located with prime Pacific Coast Highway frontage in the heart of Lomita, 2365 PCH offers exceptional visibility and signage potential for any Owner-User or Investor.

The building features convenient drive around access, unparalleled exposure to daily traffic with over 59,000 cars per day, and a strong curb appeal that reflects the true pride of Ownership. Situated on .26 acres, the property combines functionality and long-term potential which is ideal for an owner-user or an investor seeking a solid immediate investment with significant upside for potential redevelopment. The Subject Property is zoned in Community Commercial zoning which allows for a wide variety of retail uses.

$\pm 4,200$ SF

BUILDING SIZE

100 FT

PCH FRONTAGE



EXTERIOR UPGRADES

New Full-Wall Double-Paned Windows

Modern Façade with Architectural Metals

New Exterior Paint

Recently maintained Roof Improvements

Recently serviced HVAC units

Drought-Tolerant Landscaping

Custom Enclosed Utility Areas:

- **Dumpster enclosure:** Discreetly designed to improve visual appeal and deter illegal dumping.
- **Separate secure storage area:** Ideal for maintenance tools and bulk supplies, safely tucked away from public view.

Upgraded Security Features: Reinforced rear entry doors with additional locking mechanisms for peace of mind.

Modern Front Entry: Custom-designed front doors with glass paneling enhance both aesthetics and visibility, providing a strong first impression for clients and visitors.



INTERIOR UPGRADES

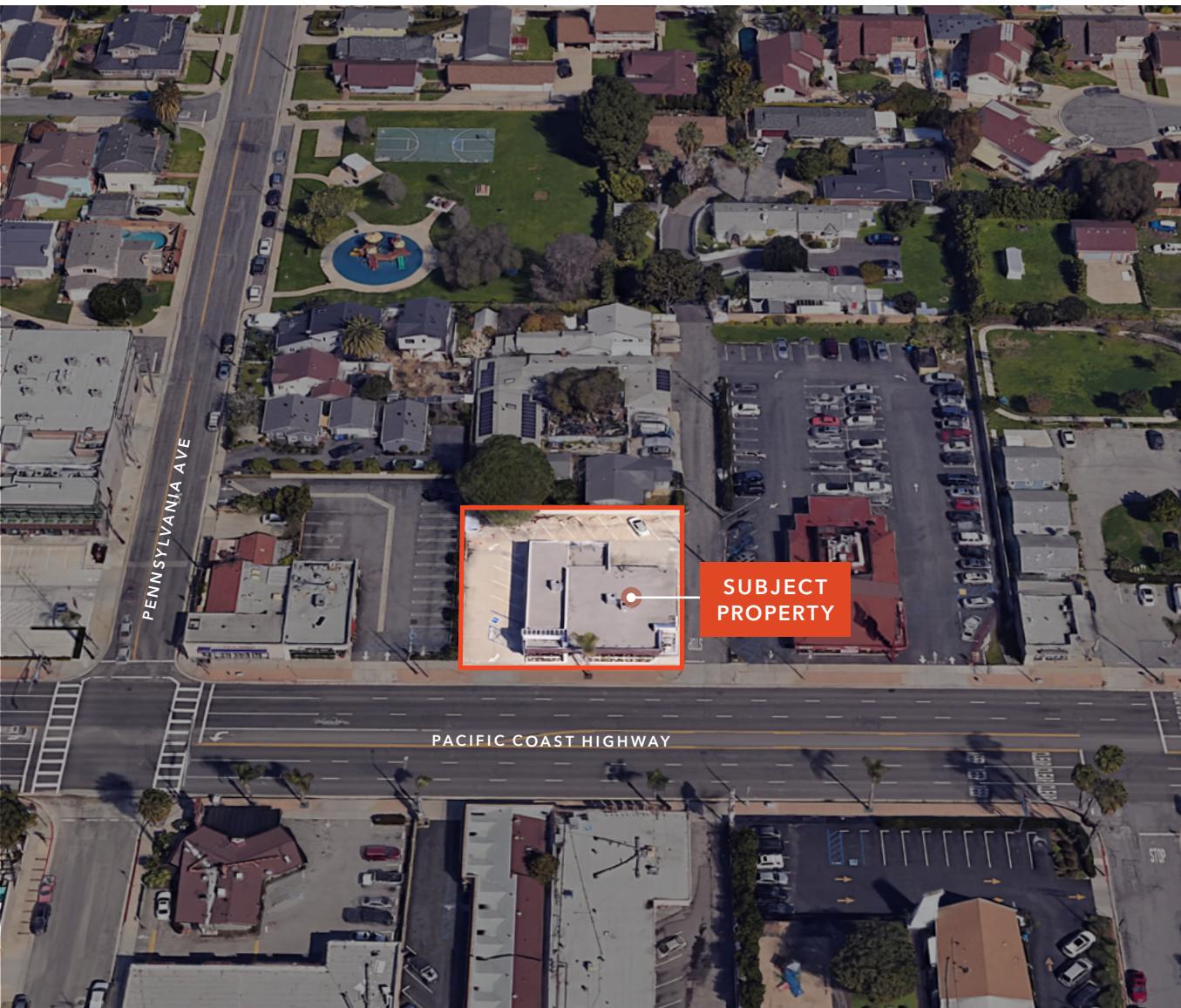
Flooring Upgrades:

- Just finished installing new flooring throughout the entire suite.
- Updated lighting fixtures
- New paint/new ceiling tiles - **PRIDE OF OWNERSHIP** is unmatched.

Fully Renovated Restrooms

Custom Window Shades: Sleek drop-down window coverings throughout provide shade, privacy, and a polished interior look.





PROPERTY HIGHLIGHTS

±4,200 SF retail space

±11,325 SF lot size (.26 Acres)

100' Frontage on Pacific Coast Highway

Good visibility / identity

Drive around building

Great for local users

Wide variety of acceptable uses within the Community Commercial zoning

Newly Renovated Interior & Extensive Exterior Renovations

For more information on this property, please contact

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LIC N° 01865365

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	22,348	169,784	448,166
2020 CENSUS	22,917	174,725	457,628
2025 ESTIMATED	22,671	172,665	447,085
2030 PROJECTED	21,454	165,317	428,900

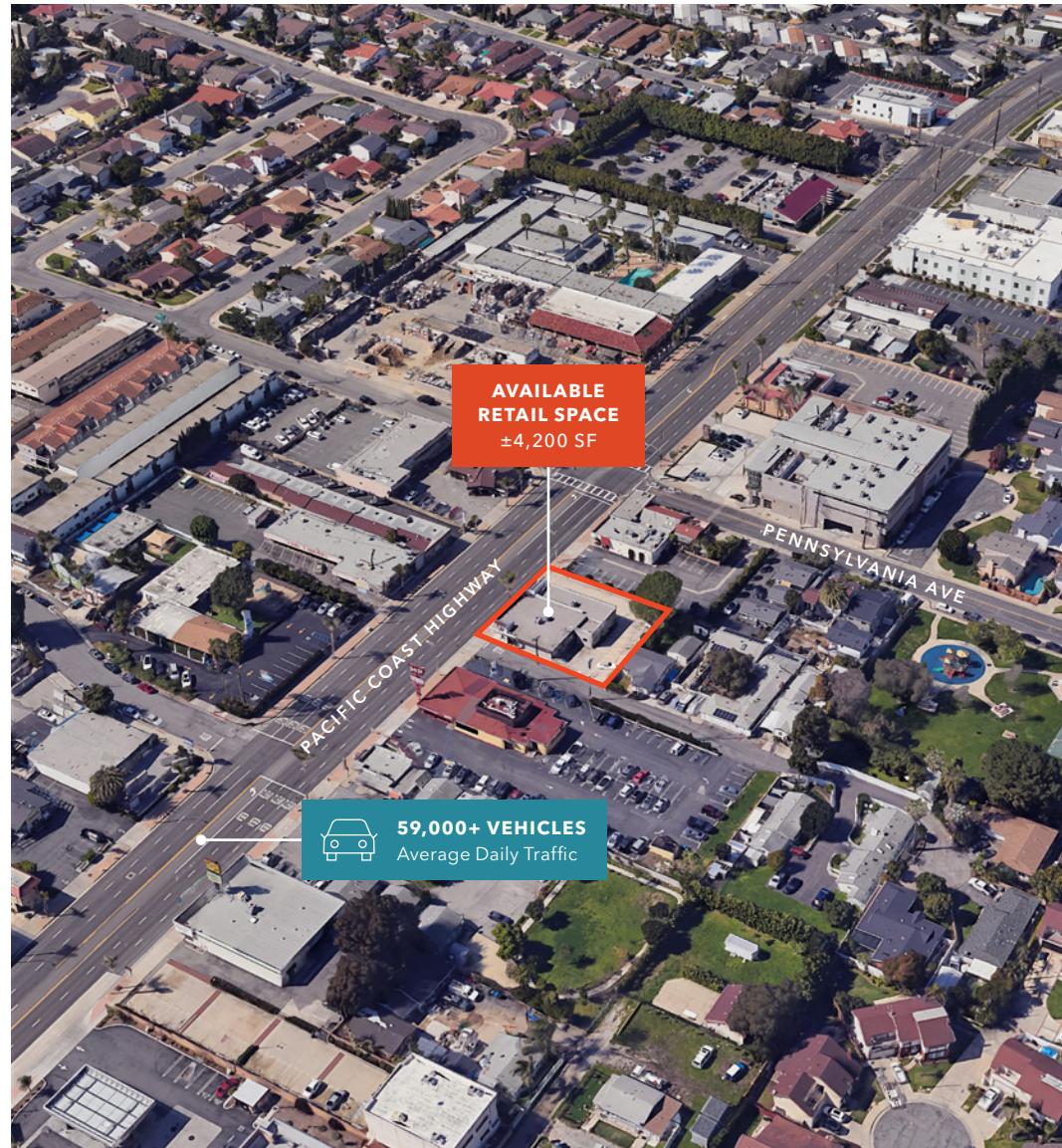
ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	9,562	63,225	162,512
ASIAN	4,704	45,210	104,363
PACIFIC ISLANDER	113	982	2,709
AFRICAN-AMERICAN	1,454	11,860	29,852
HISPANIC	7,873	60,149	173,843
TWO OR MORE RACES	2,942	21,206	56,667

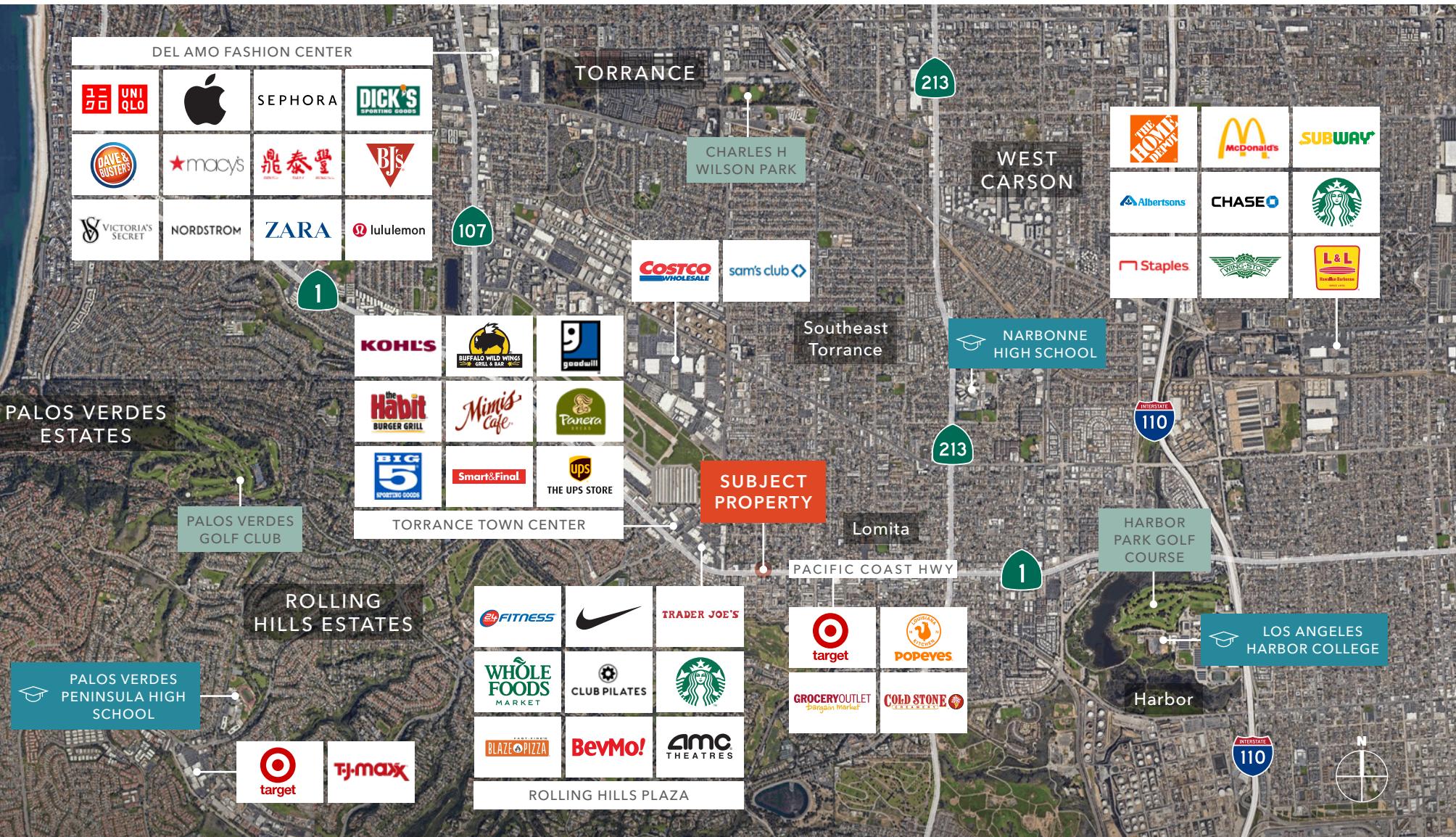
HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$99,589	\$114,294	\$115,146
2030 MEDIAN PROJECTED	\$100,451	\$114,724	\$115,578
2025 AVERAGE	\$132,978	\$157,726	\$159,734
2030 AVERAGE PROJECTED	\$131,715	\$155,493	\$157,431

Data Source: Regis Online, ©2025 Sites USA | 480-491-1112 | www.sitesusa.com



2365 PACIFIC COAST HIGHWAY



SITE PLAN



±4,200 SF
AVAILABLE

TBD
ASKING PRICE

NOW
AVAILABLE



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