

AVAILABLE FOR SALE

MULTI-TENANT OWNER USER OR LEASED INVESTMENT

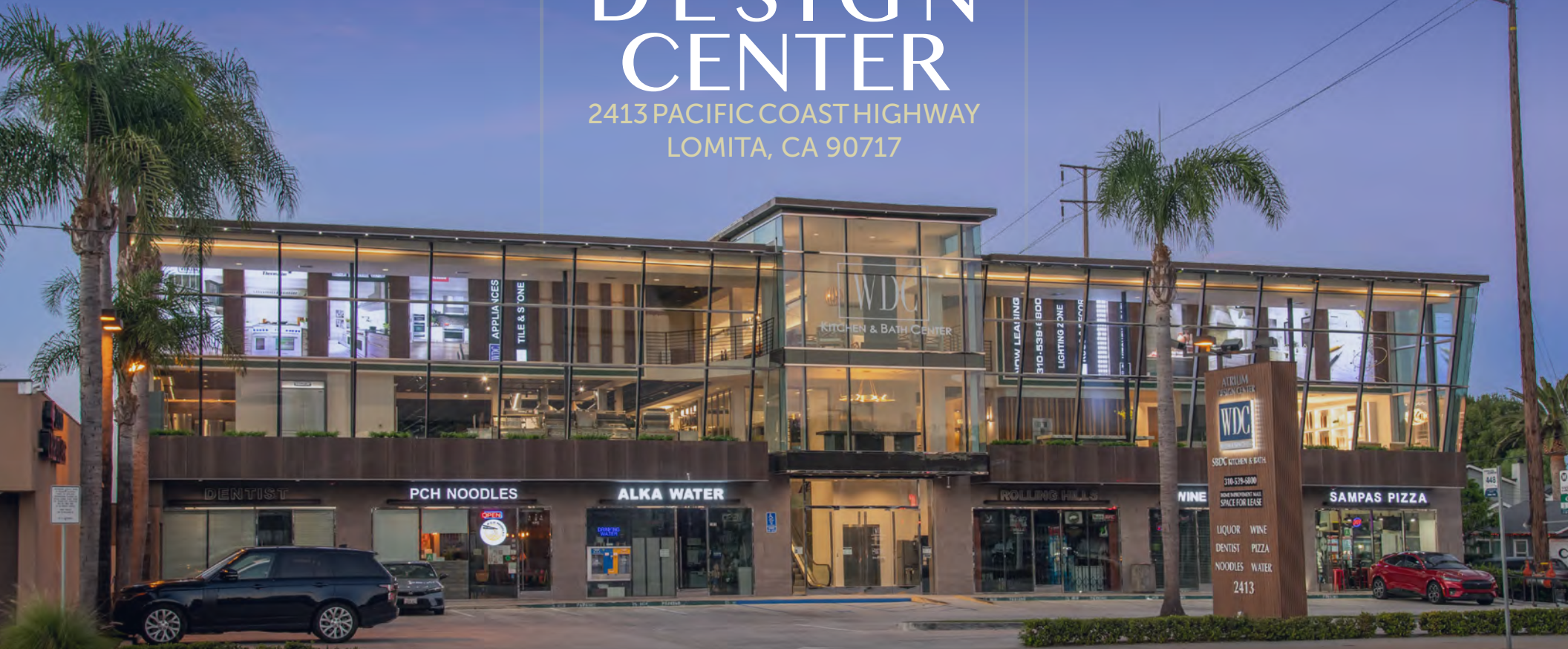
OFFERING MEMORANDUM

PRICE IMPROVEMENT:
\$300 PSF!

SIGNIFICANTLY BELOW
REPLACEMENT COST

ATRIUM DESIGN CENTER

2413 PACIFIC COAST HIGHWAY
LOMITA, CA 90717



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1815 Via E Prado, Suite 300
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Broker Lic. 01393628



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Westpac Partners. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Westpac Partners.

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EXECUTIVE SUMMARY



PROPERTY INFORMATION

Address:
2413 Pacific Coast Highway
Lomita, CA 90717

Price:
\$10,800,000

NOI:
\$803,589

Cap Rate:
7.4%

Building Size:
±35,613 SF

Land Size:
±29,720 SF (0.68 acres)

Suite Summary:
1st Floor Suites = Six (6)
2nd Floor Suites = Six (6)*
3rd Floor Suites = Twelve (12)*
3rd Floor Booths = Four (4)*
*Multiple suite configurations are possible





EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

Atrium Design Center was fully renovated and completed in 2022 featuring five established ground-floor retail tenants, creating a complementary mix of food and service uses that generate consistent customer traffic to the center. The upper floors are positioned as a one-stop destination for home improvement, anchored by **WDC Kitchen & Bath** and **South Bay Design Center**, two well-recognized home improvement retailers serving the South Bay market.

- Significantly Below Replacement Cost
- Medical Office Allowed
- Perfect for an Owner User that can benefit from in-place income
- Ground Floor Retail Center + 2nd & 3rd Floor Atrium Design Center
- Fully renovated asset featuring high-end construction throughout
- Multi-tenant net-leased property
- Premium finishes and modern amenities
- Located at a signalized intersection with 51,000 vehicles per day along Pacific Coast Hwy
- Highly visible location with prominent signage along Pacific Coast Hwy with large LED displays



PROPERTY OVERVIEW



PROPERTY SUMMARY



Year Built:
1989



Parking:
±59 stalls



Year Renovated:
2019-2022



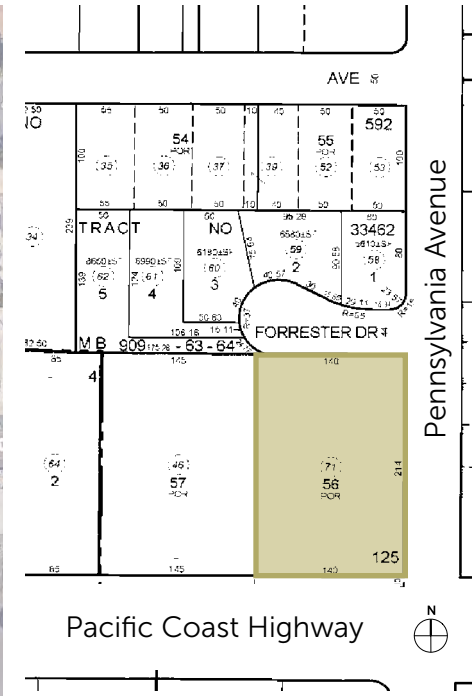
Zoning:
LOR1P



APN:
7373-019-071



Traffic Counts:
51,000 CPD on Pacific Coast Hwy



FINANCIAL ANALYSIS

RENT ROLL

LEASED N.N.N. UNITS

Unit	Tenant	Sq. Ft.	Current Rent PSF	Current Mo Rent	Start	End
101	Dental office	940	\$3.09	\$3,127.00	8/1/1997	4/31/2027
102	Noodle restaurant	940	\$3.36	\$3,246.00	7/1/2011	4/31/2027
103	Alkaline Water store	940	\$3.09	\$2,900.00	2/1/2011	4/31/2027
105	Rolling hills wine	940	\$3.14	\$3,100.00	8/1/2025	7/31/2028
106	Rolling hills wine	940	\$3.14	\$3,100.00	8/1/2025	7/31/2028
107	Rys Poki	940	\$3.60	\$3,387.00	5/1/2026	4/30/2029
201	WDC appliances	2,880	\$2.70	\$7,775.00	5/1/2022	4/31/2027
202	WDC appliances	2,400	\$2.45	\$5,880.00	6/1/2022	4/31/2027
203	WDC appliances	2,100	\$2.45	\$5,145.00	5/1/2022	4/31/2027
204	SouthBay Design	2,100	\$2.50	\$5,250.00		
205	SouthBay Design	2,400	\$2.50	\$6,000.00		
206	SouthBay Design	2,880	\$3.21	\$9,250.00		
301	Segna Tile	820	\$2.50	\$2,050.00		
302	Segna Tile	746	\$2.50	\$1,865.00		
303	Vacant	656	\$2.50	\$0.00		
304	Vanity Recourse	632	\$2.50	\$1,580.00		
305	Vanity Recourse	637	\$2.50	\$1,593.00		
306	Cal Coast Flooring	778	\$2.50	\$1,945.00	11/1/2022	10/31/2027
307	Vacant	778	\$2.50	\$0.00		
308	La Techs	637	\$2.50	\$1,592.00	3/1/2025	4/30/2028
309	Vacant	632	\$2.50	\$0.00		
310	Vacant	656	\$2.50	\$0.00	12/1/2024	11/30/2027
311	Vacant	601	\$2.50	\$0.00		
312	Lighting zone/ SBDC	640	\$2.66	\$1,700.00		
A	Kiosk (vacant)	355	\$2.50	\$0.00		
B	Kiosk (vacant)	355	\$2.50	\$0.00		
C	Kiosk (vacant)	355	\$2.50	\$0.00		
D	Kiosk (vacant)	355	\$2.50	\$0.00		
TOTAL INCOME				\$70,485.00		
OCCUPIED				84%	25,290	
VACANT				16%	4,743	
TOTAL SF				100%	30,033	

PROPERTY EXPENSES

CAM

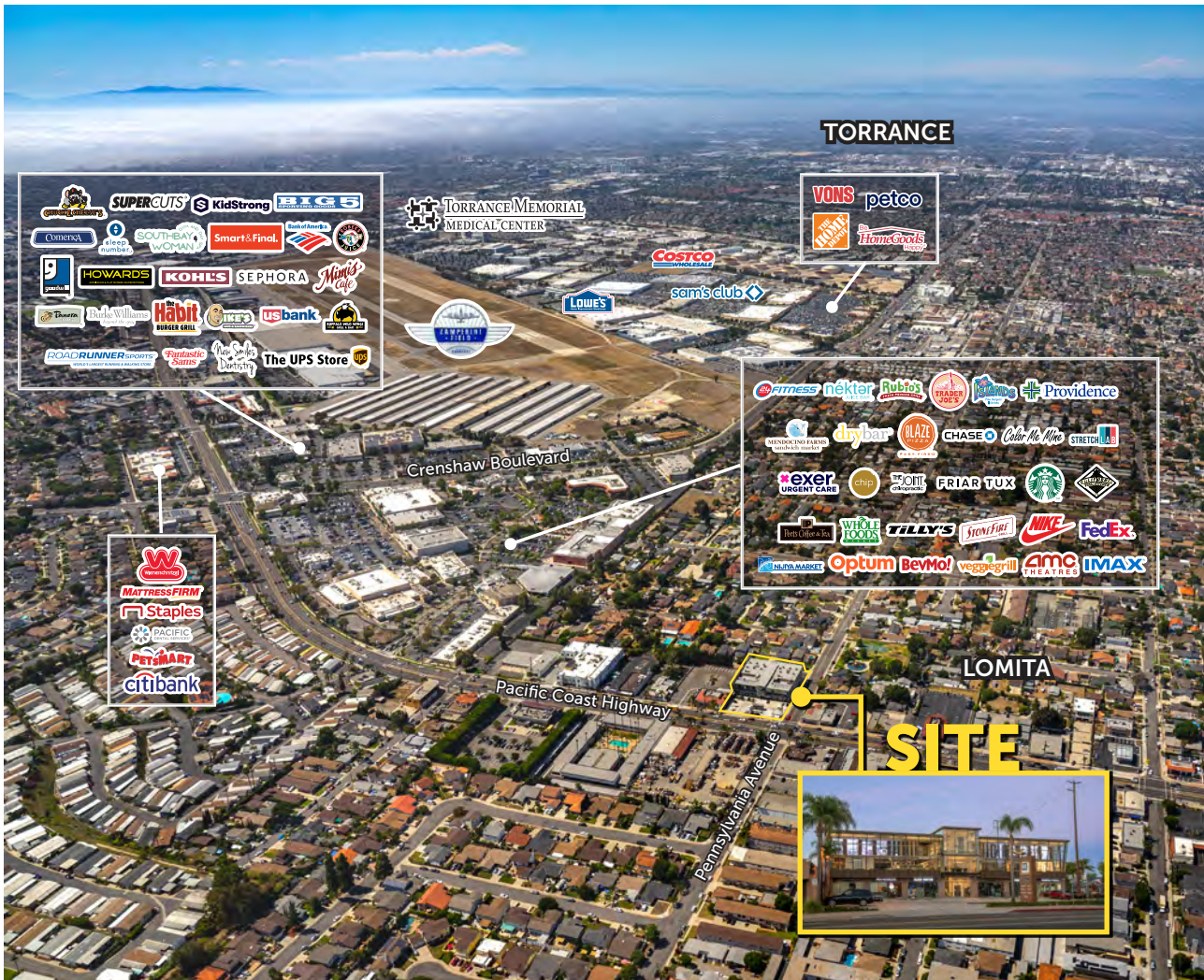
	Current	PSF
Electrical	\$6,150.00	\$0.20
Landscaping	\$2,995.00	\$0.10
Trash Pick Up	\$12,285.00	\$0.41
Window Cleaning	\$2,000.00	\$0.07
Water	\$9,000.00	\$0.30
General Maintenance	\$18,000.00	\$0.60
Parking Lot Cleaning	\$930.00	\$0.03
Fire Monitoring	\$1,344.00	\$0.04
Internet/Elevator Phone	\$1,560.00	\$0.05
Elevator Maintenance	\$16,200.00	\$0.54
Fountain Maintenance	\$4,200.00	\$0.14
Sirius	\$312.00	\$0.01
AC and Scent	\$3,985.00	\$0.13
Cleaning Supplies	\$895.00	\$0.03
Sub Total	\$79,856.00	\$2.66
INSURANCE	\$12,650.00	\$0.42
PROPERTY MANAGEMENT	\$48,000.00	\$1.60
PROPERTY TAXES	\$70,294.00	\$2.34
TOTAL	\$210,800.00	\$7.02



LOCATION OVERVIEW

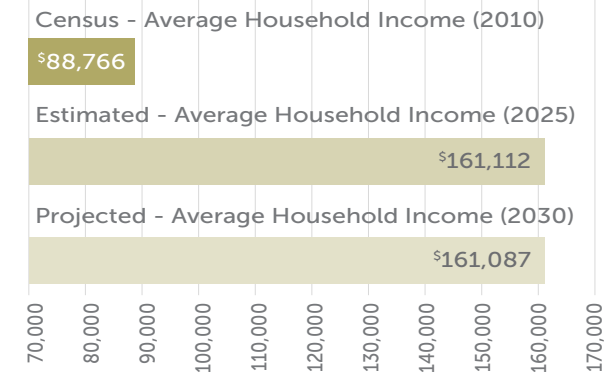
The property benefits from its location within one of the South Bay's most affluent trade areas, surrounded by the established communities of Palos Verdes, Redondo Beach, Rolling Hills Estates, and Torrance. The immediate trade area is characterized by exceptionally high average household incomes, elevated home values, and strong levels

of discretionary spending. Within a three-mile radius, the population totals approximately 171,022 with an average household income of approximately \$159,802. The area includes roughly 36,587 owner-occupied housing units, reflecting a stable and affluent residential base.



HOUSEHOLD INCOME

(WITHIN 3 MILE RADIUS)



INCOME (WITHIN 3 MILE RADIUS)

\$161,112 **\$118,250**

ESTIMATED AVERAGE HH INCOME

ESTIMATED MEDIAN HH INCOME

EMPLOYMENT (WITHIN 3 MILE RADIUS)

194,594 **23,156**

EMPLOYEES

BUSINESSES

3.4% UNEMPLOYMENT RATE

LOCATION OVERVIEW

DEMOGRAPHICS (2025 ESTIMATES)

	1 Mile		2 Miles		3 Miles	
Population						
Estimated Population (2025)	22,941		171,022		447,624	
Projected Population (2030)	21,660		163,472		429,635	
Census Population (2020)	23,156		172,674		457,340	
Census Population (2010)	22,536		167,958		447,972	
Projected Annual Growth (2025-2030)	-1,282	-1.1%	-7,550	-0.9%	-17,989	-0.8%
Historical Annual Growth (2020-2025)	-215	-	-1,651	-0.2%	-9,716	-0.4%
Historical Annual Growth (2010-2020)	620	0.3%	4,715	0.3%	9,367	0.2%
Estimated Population Density (2025)	7,306	psm	6,052	psm	5,702	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2025)	9,149		63,478		162,017	
Projected Households (2030)	8,907		62,331		159,196	
Census Households (2020)	9,292		63,361		161,765	
Census Households (2010)	9,084		60,864		156,674	
Projected Annual Growth (2025-2030)	-242	-0.5%	-1M147	-0.4%	-2,821	-0.3%
Historical Annual Change (2010-2025)	65	-	2,613	0.3%	5,343	0.2%

Average Household Income

Estimated Average Household Income (2025)	\$137,179		\$159,802		\$161,112	
Projected Average Household Income (2030)	\$137,875		\$159,871		\$161,087	
Census Average Household Income (2010)	\$81,896		\$89,353		\$88,766	
Census Average Household Income (2000)	\$65,351		\$74,134		\$72,958	
Projected Annual Change (2025-2030)	\$696	0.1%	\$69	-	-\$25	-
Historical Annual Change (2000-2025)	\$71,829	4.4%	\$85,667	4.6%	\$88,154	4.8%

Median Household Income

Estimated Median Household Income (2025)	\$104,597		\$117,799		\$118,250	
Projected Median Household Income (2030)	\$105,755		\$117,895		\$118,287	
Census Median Household Income (2010)	\$63,536		\$70,966		\$69,546	
Census Median Household Income (2000)	\$51,680		\$59,703		\$58,532	
Projected Annual Change (2025-2030)	\$1,158	0.2%	\$96	-	\$38	-
Historical Annual Change (2000-2025)	\$52,917	4.1%	\$58,096	3.9%	\$59,717	4.1%

Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography



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