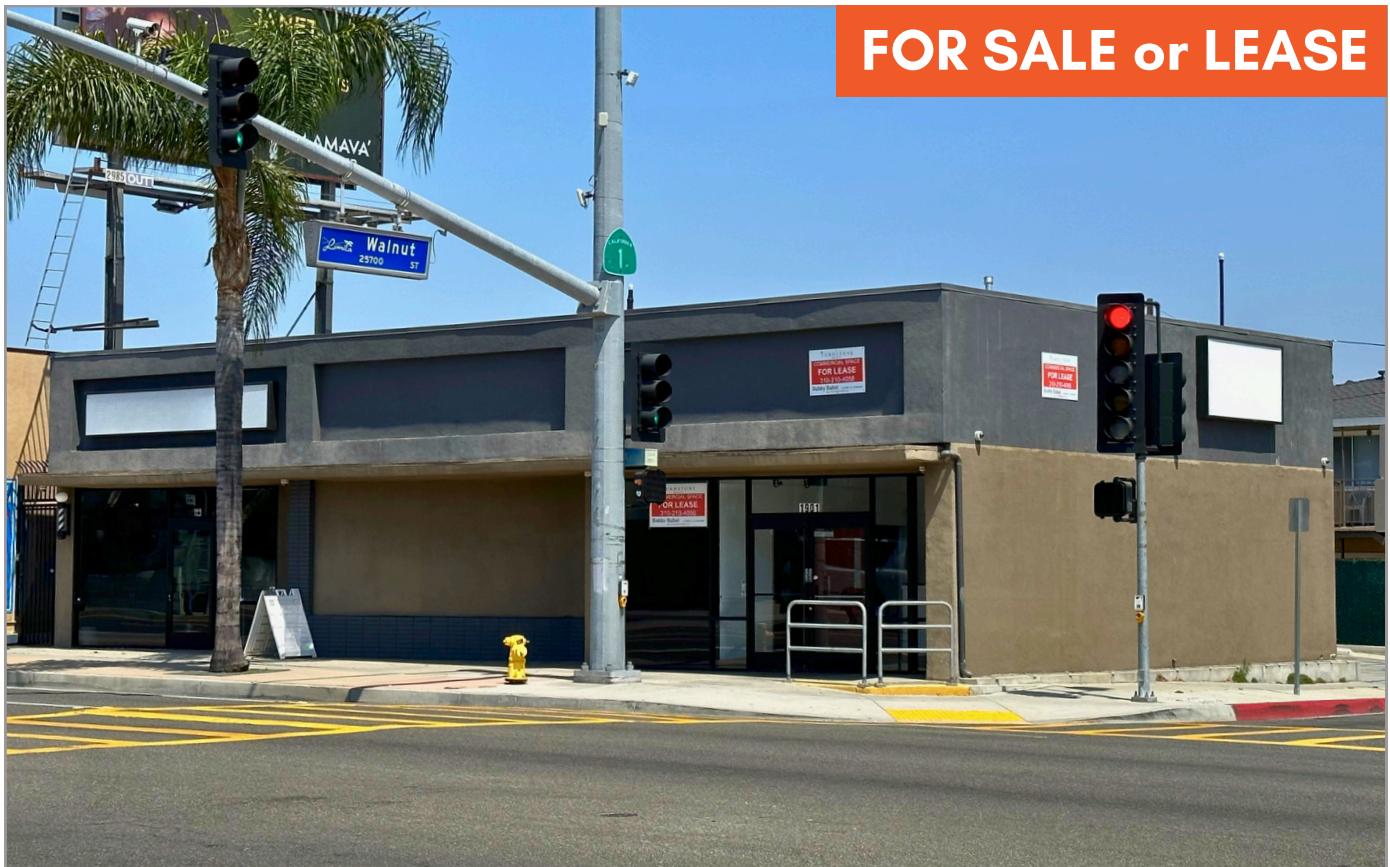


FOR SALE or LEASE



1901 - 1905 Pacific Coast Hwy, Lomita, CA 90717

2nd Generation Restaurant + Retail
Two (2) Retail Units | Signalized Corner | Billboard Income
Offered Vacant - Owner-User Opportunity
or Immediate Lease-Up

Approx. 2,294 SF Building

Approx. 5,828 SF Lot

APN: 7375-021-006

Proforma Cap Rate = Approx. 6.8%*

ASKING PRICE: \$1,250,000

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Broker

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Property Highlights

Building Improvements and Amenities:

- New multi-layer roof installed in late 2024
- New insulation with radiant barrier installed in 2025
- Five parking spaces + one ADA parking space
- Large trash enclosure in parking lot

1901 PCH Improvements (2nd Generation Restaurant Space):

- Approx. 1,736 SF
- 11 Ft Type I hood
- 4.5 Ft Type I fryer hood
- Dishwasher hood
- 750-gallon in-ground grease interceptor in the parking lot
- Fire suppression system for the two Type I hoods
- 450 Amp, 120/208V, 3-phase electrical service
- High output natural gas
- Ethernet cabling throughout the space
- 15-ton HVAC unit serving the kitchen areas
- 2.75-ton HVAC unit serving the lobby area
- Fiberglass Reinforced Plastic (FRP) wall panels
- Ceramic tile flooring
- New built-in storefront furniture
- New ceiling tiles
- New LED panel lights
- Triple signage available

1905 PCH Improvements (Retail Space):

- Approx. 558 SF
- New HVAC split system
- New ceiling tiles
- 225 Amp, 120/208V, 3-phase electrical service
- Double signage available with existing box signs

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Property & Leasing Overview

1901 Pacific Coast Highway

- Approx. 1,736 SF
- 2nd Generation Take-Out & Delivery Restaurant
- Status: Vacant - Available for Immediate Lease
- Base Rent: \$2.95/SF/Month (NNN)
- Current NNN: Approx. \$0.75/SF/Month
- **Total Rent: Approx. \$6,423/Month**
- Parking: Four (4) dedicated spaces plus a shared ADA parking space

1905 Pacific Coast Highway

- Approx. 558 SF
- Retail / Service Space
- Status: Vacant - Available for Immediate Lease
- Base Rent: \$2.95/SF/Month (NNN)
- Current NNN: Approx. \$0.75/SF/Month
- **Total Rent: Approx. \$2,065/Month**
- Parking: One (1) dedicated space plus a shared ADA parking space

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Proforma NOI & CAP RATE

PROJECTED STABILIZED NOI (NNN)

Upon lease-up of vacant retail units

Proforma Retail Base Rent:

1901 PCH (1,736 SF @ \$2.95/SF): ~\$61,454*/Year

1905 PCH (558 SF @ \$2.95/SF): ~\$19,754*/Year

Total Retail Base Rent: ~\$81,208*/Year

Billboard Income (Actual): \$3,600/Year,
due to increase to \$4,200/Year in 11/2026.

Total Proforma NOI (on NNN Basis): ~\$84,800*/Year

Proforma Cap Rate = Approx. 6.8%*

Based on projected stabilized NNN income and the asking price of \$1,250,000, consistent with comparable retail transactions in the local market.

**Proforma Income and cap rate projections are provided for reference purposes only and do not constitute a representation or guarantee of value.*

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1901 Pacific Coast Hwy - Photos

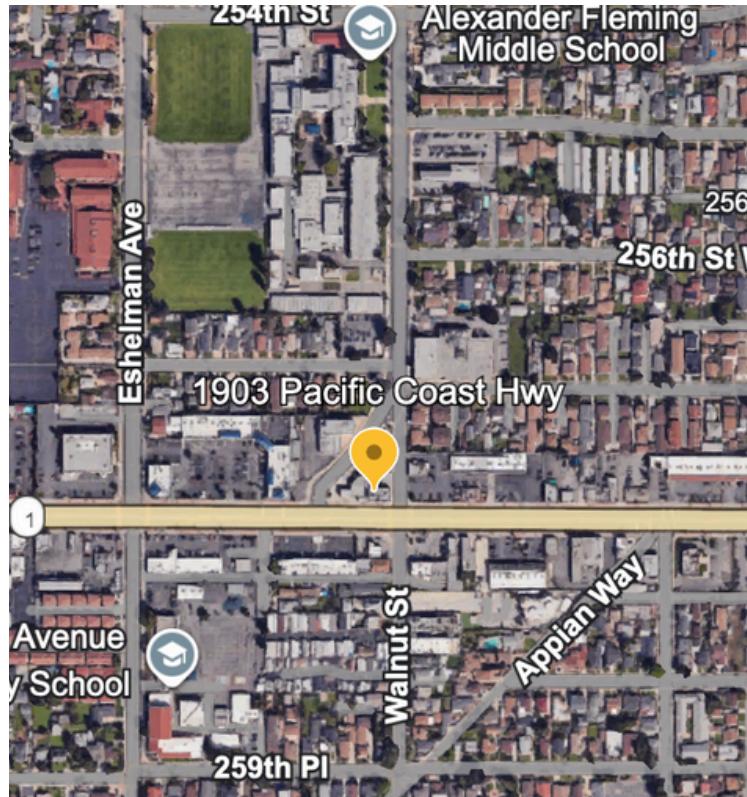
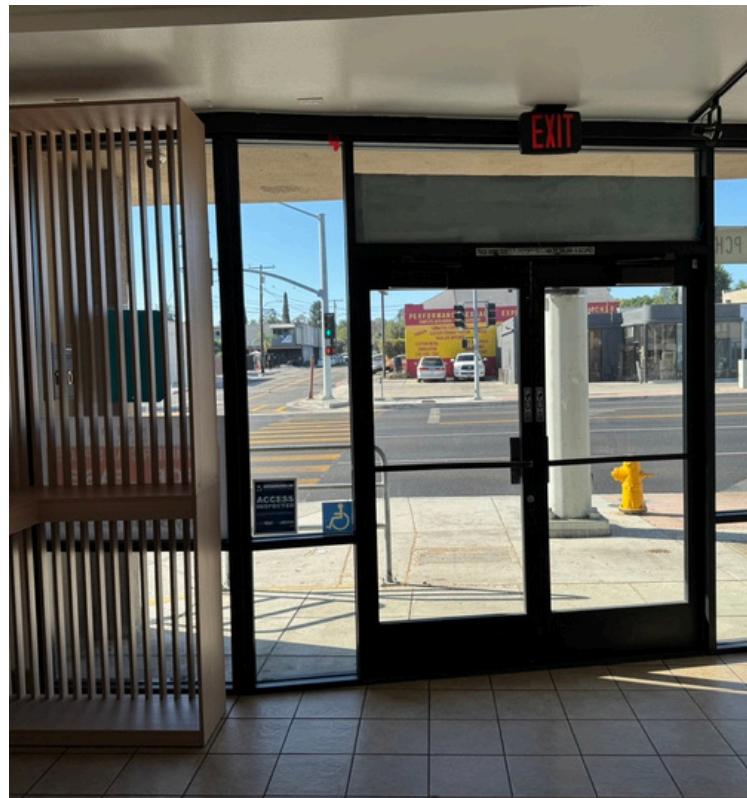


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1901 Pacific Coast Hwy - Photos



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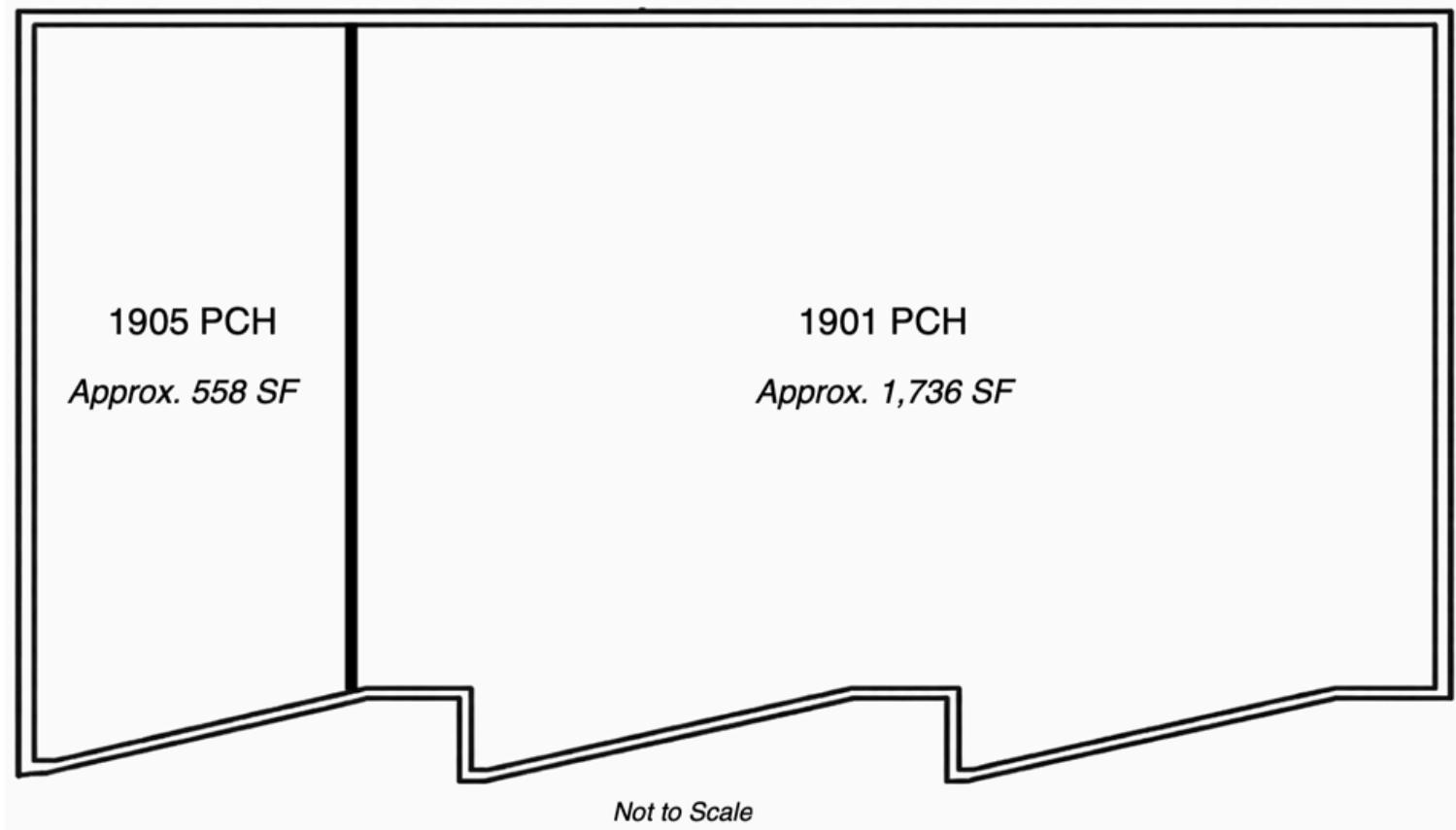
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1901-1905 Pacific Coast Hwy - Building Plan

1901-1905 Pacific Coast Hwy Lomita, CA 90717

*Total Building Approx. 2,294 SF Building
(per Public Records)*

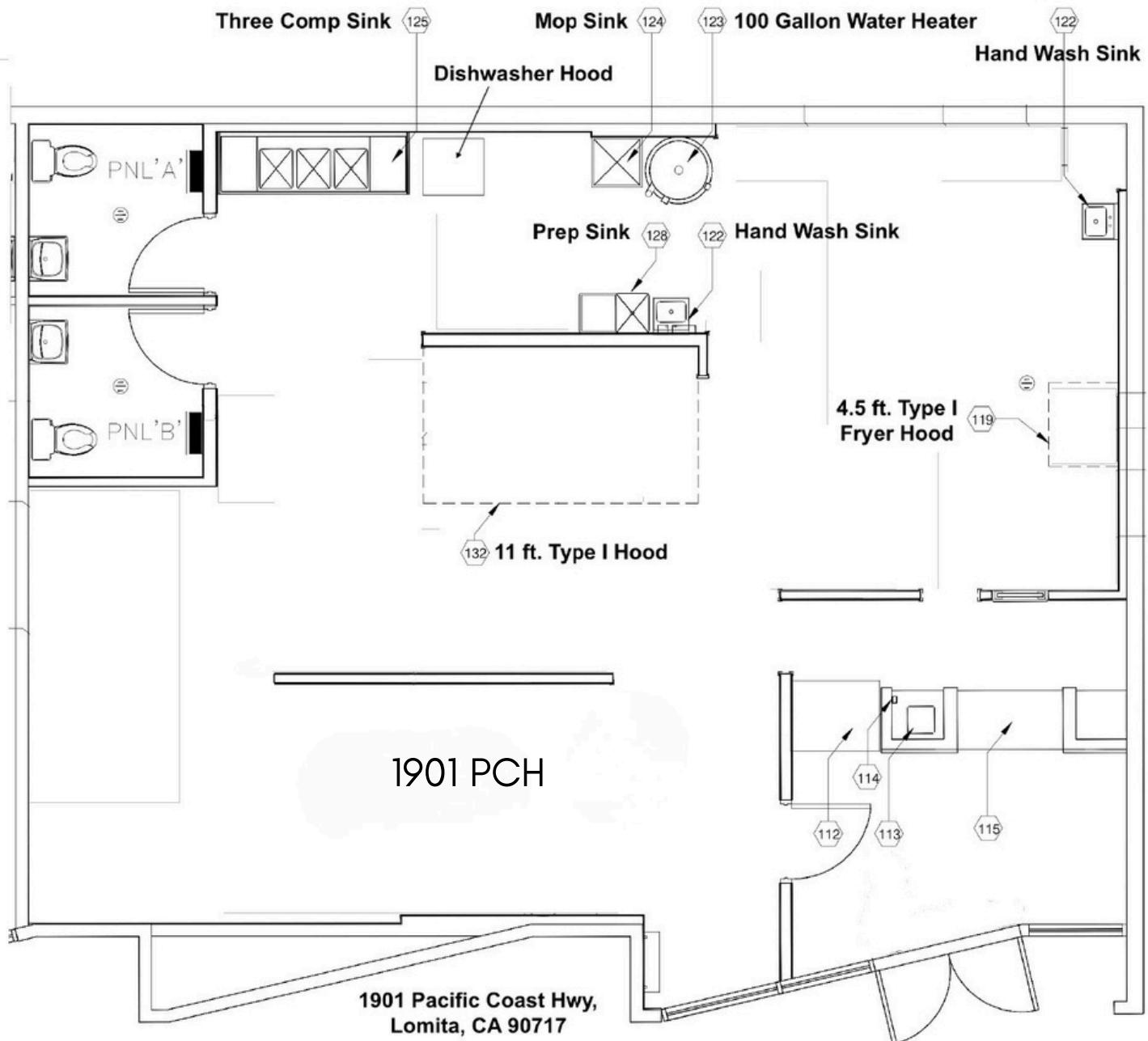


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1901 Pacific Coast Hwy - Floor Plan



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1905 Pacific Coast Hwy - Photos



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