

2ND GEN
FREESTANDING
RESTAURANT + PATIO



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

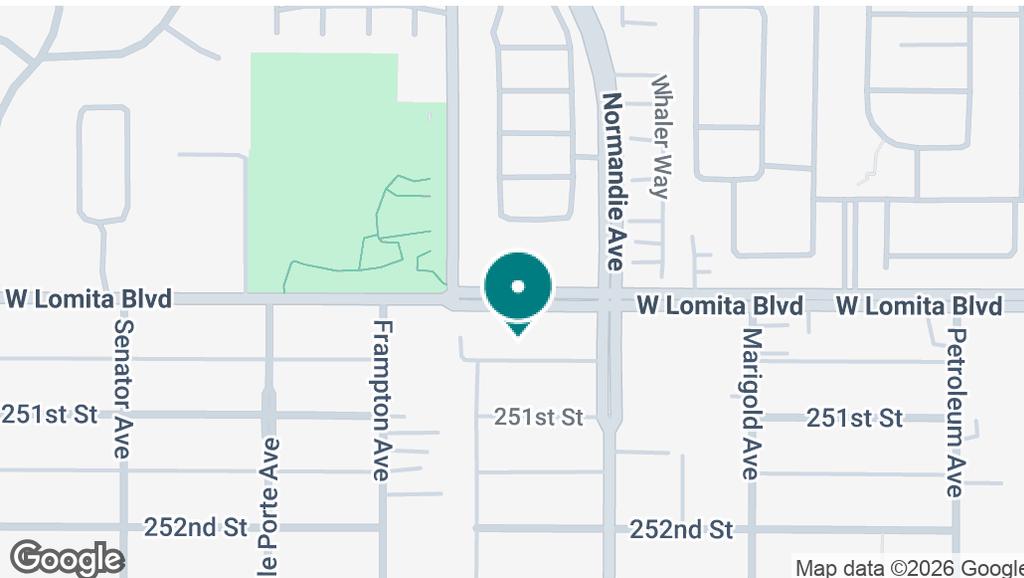
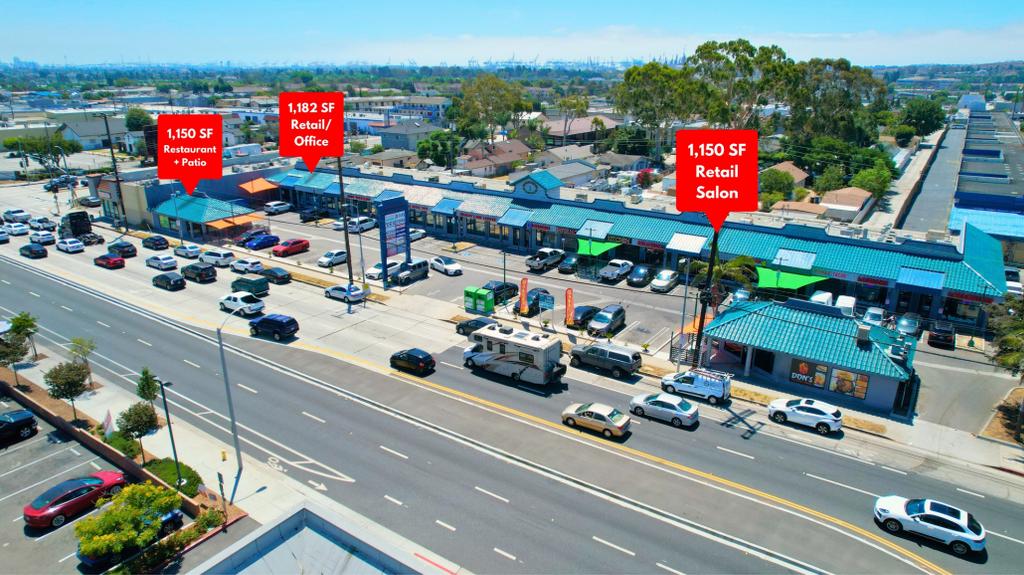
AARON GUIDO
CALDRE #01924254
714.769.6117
AARON@CBM1.COM

CBM1.COM

CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

LOMITA PLAZA | 1234 LOMITA BOULEVARD, LOS ANGELES, CA 90710



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PROPERTY DESCRIPTION

Lomita Plaza is a vibrant retail shopping center featuring approximately 20,000 square feet of leasable space with a strong mix of tenants. Recently renovated with modern exterior upgrades and refreshed interiors, the center offers businesses a highly visible and functional environment to thrive. Tenants benefit from excellent signage opportunities, abundant parking, and strong daily traffic counts from both vehicles and pedestrians. With competitive lease rates and flexible space options, Lomita Plaza represents an outstanding opportunity for retailers, restaurants, and service providers looking to establish or expand their presence in the South Bay market.

LOCATION DESCRIPTION

Lomita Plaza is ideally positioned in the heart of Los Angeles' South Bay region, offering unmatched accessibility and exposure. Located along Lomita Boulevard near the intersection of Pacific Coast Highway and the 110 Freeway, the center benefits from steady commuter, residential, and tourist traffic. Its close proximity to Rancho Palos Verdes, Torrance, and the Port of Los Angeles ensures a diverse and consistent customer base. The property's prime corner location with signalized intersection frontage provides superior visibility and convenient ingress/egress for both local shoppers and destination visitors.

PROPERTY HIGHLIGHTS

- Prime South Bay retail location along Lomita Boulevard
- Excellent access to 110 Freeway, Pacific Coast Highway, and nearby coastal communities
- Signalized intersection with high traffic counts and superior visibility
- Recently completed exterior and interior renovations
- Ample on-site parking for tenants and customers
- Ideal tenant mix supporting strong foot traffic and repeat business

SITE PLAN

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LEASE SPACES

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BROCHURE | PAGE 4

AVAILABLE SPACES

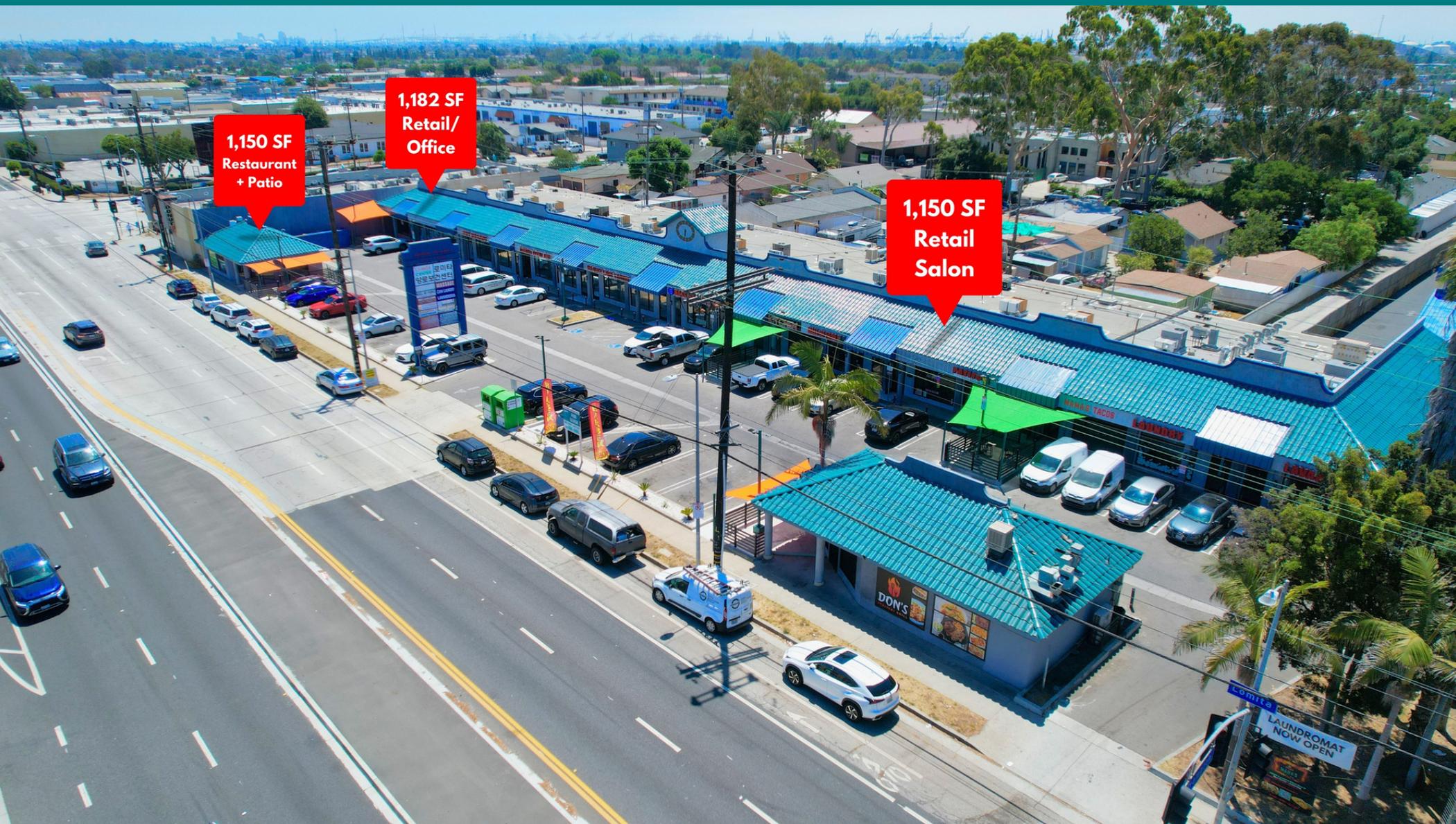
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Freestanding Restaurant + Patio	Available	1,150 SF	Est. \$1.14 NNN	\$3.75 SF/month	Freestanding restaurant space with dedicated outdoor patio seating, excellent street visibility, and convenient access. Ideal for restaurant, café, QSR, or fast-casual operators seeking a prominent standalone location.
1234 O	Available	1,020 SF	Est. \$1.14 NNN	\$2.50 SF/month	Second-generation hair salon space with multiple plumbing connections for stylist stations, additional sinks, and dedicated water heater already installed. Perfect for hair salon, barber shop, beauty studio, or other personal care services seeking a move-in-ready layout.
1234 B	Available	1,182 SF	Est. \$1.14 NNN	\$2.50 SF/month	High-visibility retail or office space with strong street frontage, open floor plan, and private restroom. Flexible layout accommodates a wide range of retail, service, medical, or professional office uses seeking prominent exposure and convenient customer access.

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ADDITIONAL PHOTOS

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BROCHURE | PAGE 5



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BROCHURE | PAGE 6

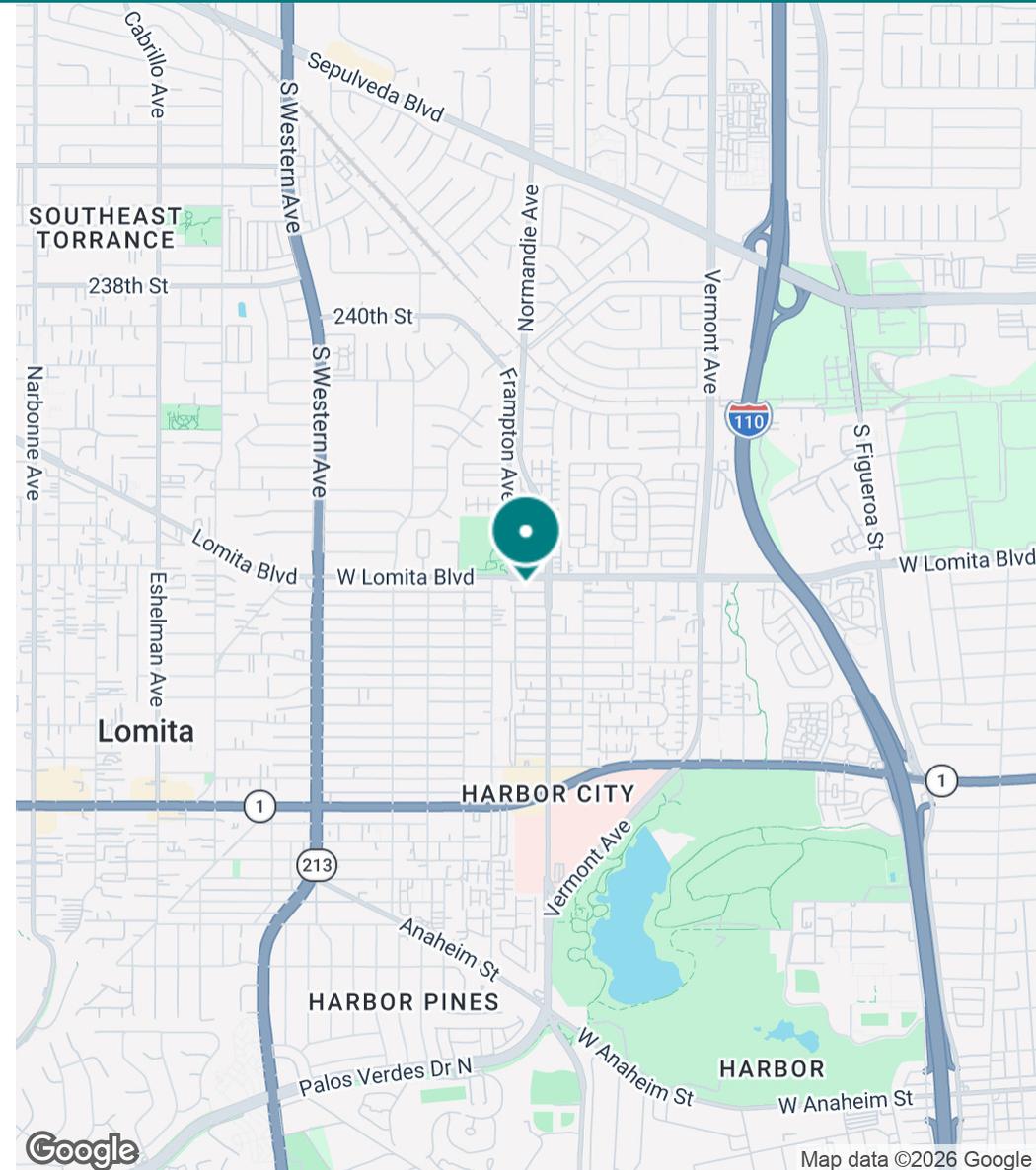
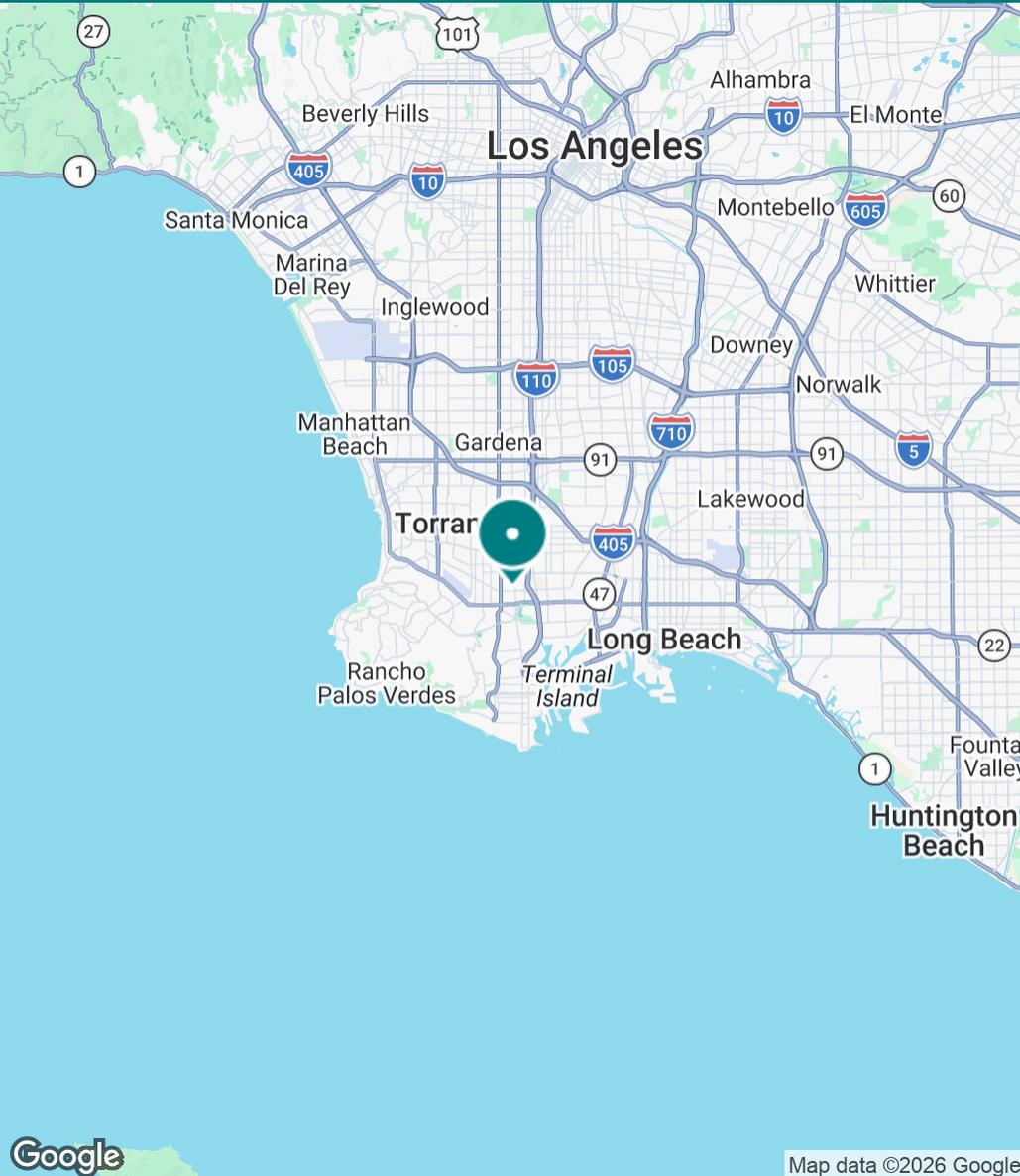


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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 8

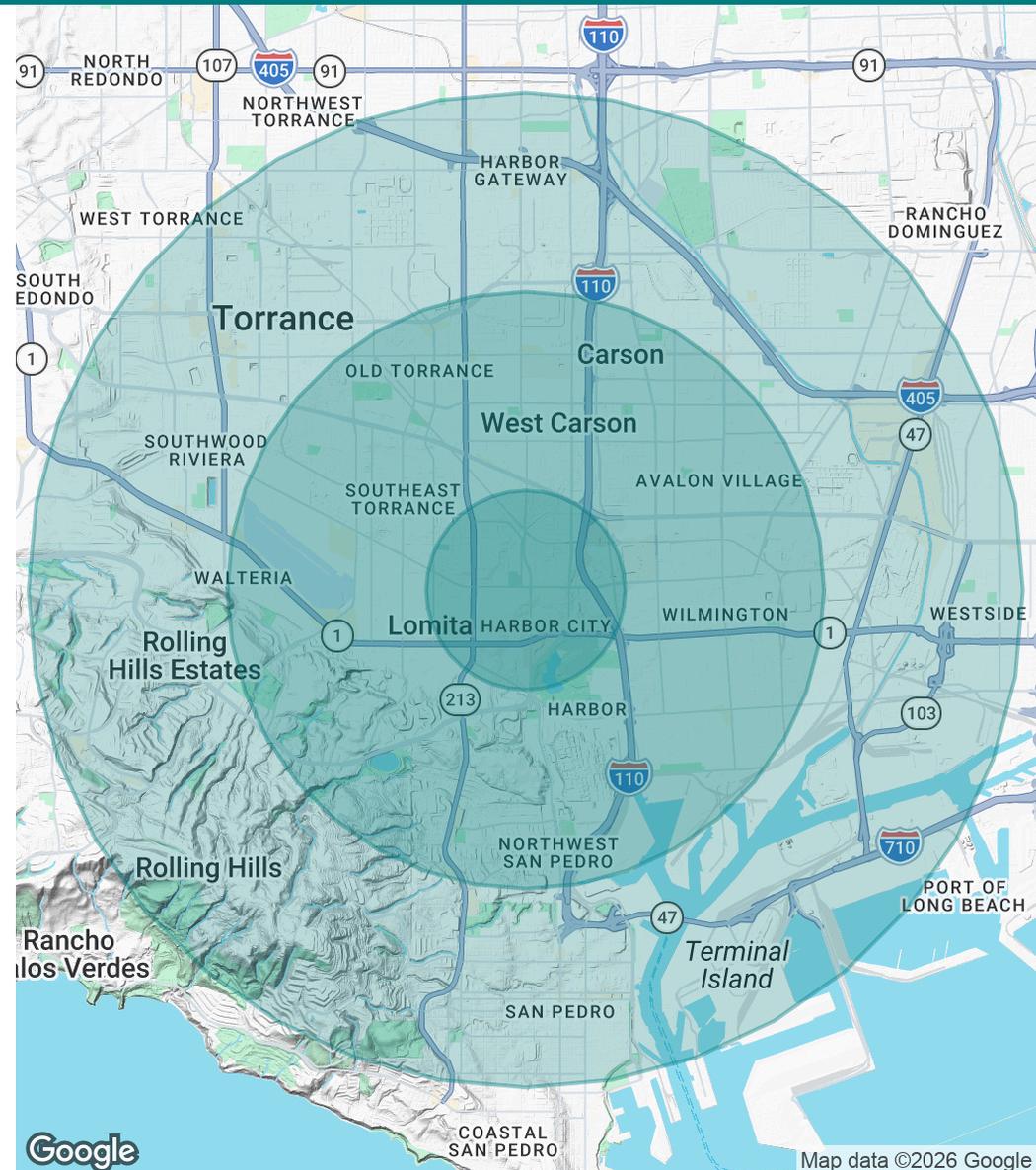
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,973	226,544	438,255
Average Age	39.8	38.4	39.7
Average Age (Male)	37.9	37.0	38.4
Average Age (Female)	40.8	39.8	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,327	75,581	153,387
# of Persons per HH	2.8	3.0	2.9
Average HH Income	\$81,638	\$95,179	\$102,730
Average House Value	\$502,863	\$573,490	\$641,851

RACE	1 MILE	3 MILES	5 MILES
% White	41.5%	43.9%	44.7%
% Latino	46.1%	49.1%	42.0%
% Black	12.0%	5.3%	7.1%
% Asian	20.9%	24.2%	23.6%
% Other	16.0%	18.2%	15.5%

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
Lomita Blvd X Normandie Ave 62,085	/day		

2020 American Community Survey (ACS)



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MEET THE TEAM

LOMITA PLAZA | 1234 LOMITA BOULEVARD, LOS ANGELES, CA 90710



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 **Cell:** 714.394.5052
daniel@cbm1.com



CalDRE #02031360



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887
Aaron@cbm1.com



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