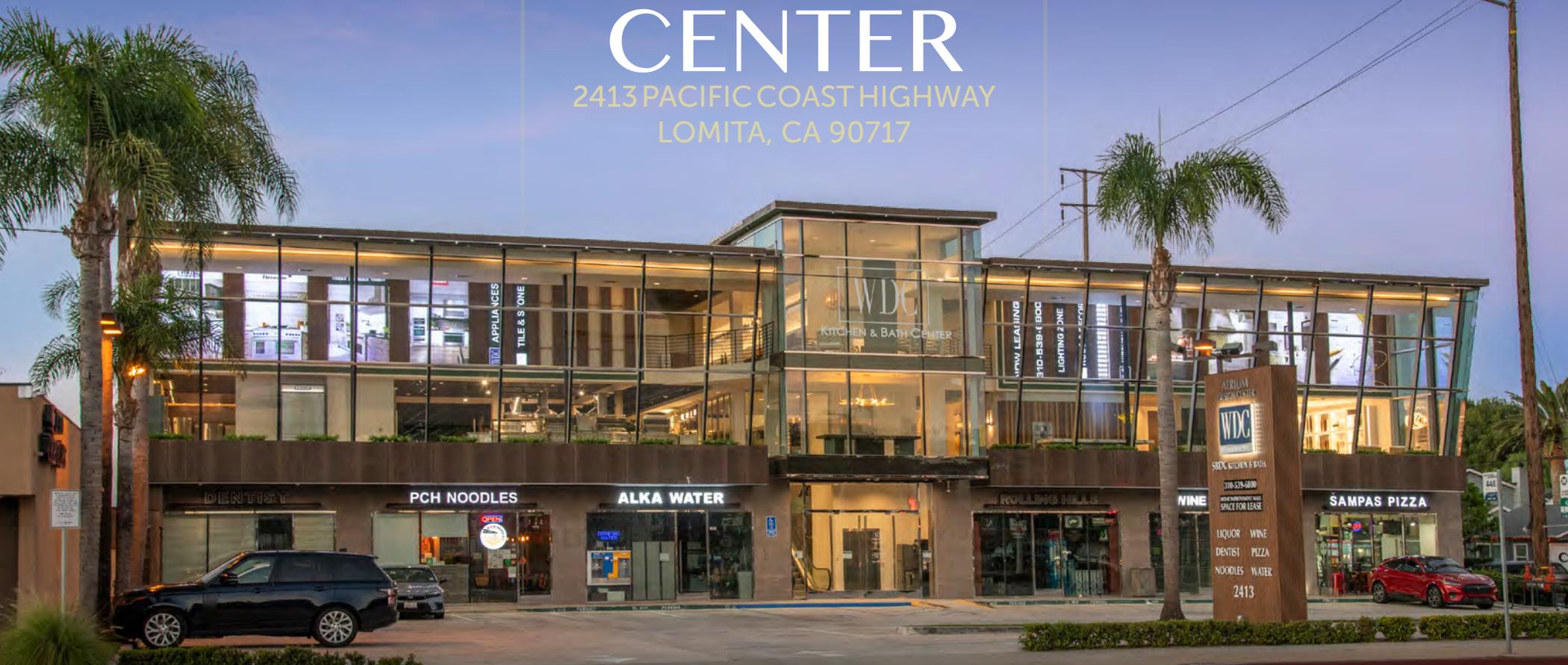


AVAILABLE FOR SALE - MULTI-TENANT LEASED INVESTMENT

OFFERING MEMORANDUM

ATRIUM DESIGN CENTER

2413 PACIFIC COAST HIGHWAY
LOMITA, CA 90717



ED KAMINSKY
Kaminsky Real Estate Group
Lic. 00958114
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MICHAEL GRANNIS
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WESTPAC PARTNERS
1815 Via E Prado, Suite 300
Redondo Beach, CA 90277
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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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Westpac Partners. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Westpac Partners.

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:

\$13,260,000

NOI:

\$928,038

Cap Rate:

7.0%

Building Size:

±29,678 SF

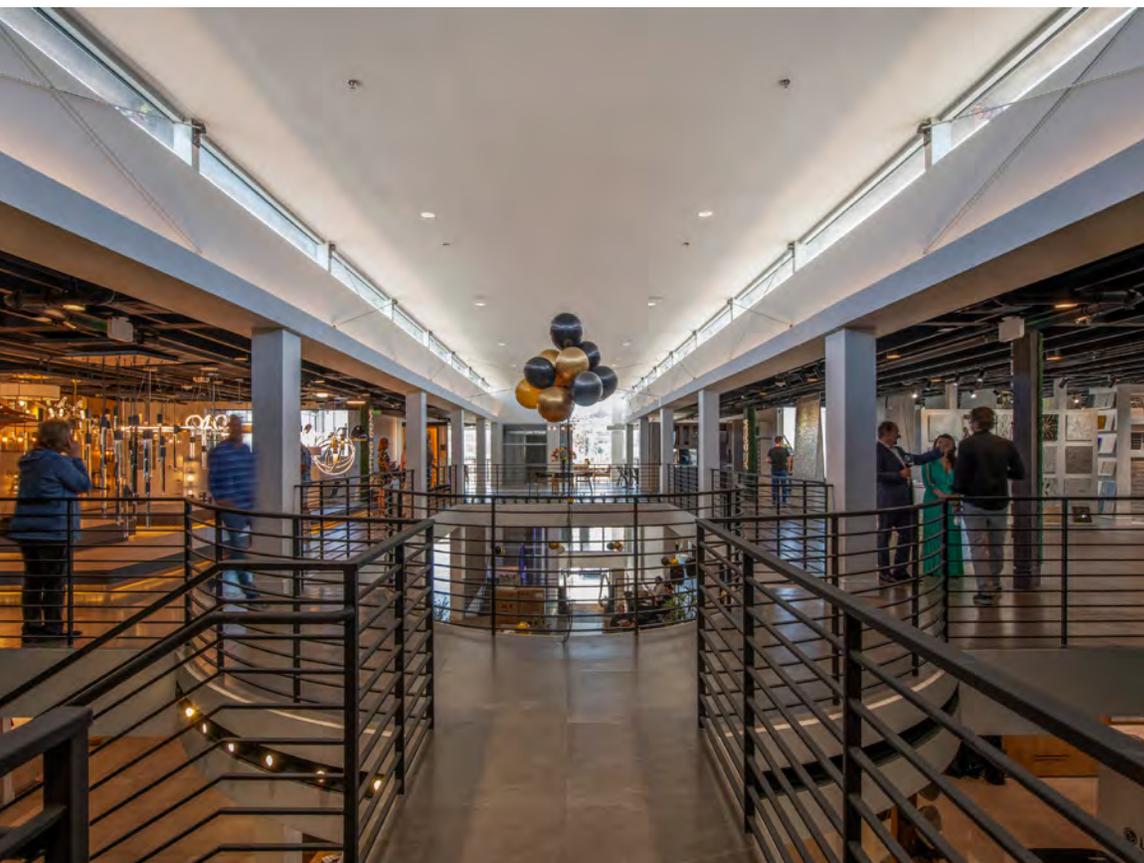
Land Size:

±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.

- 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



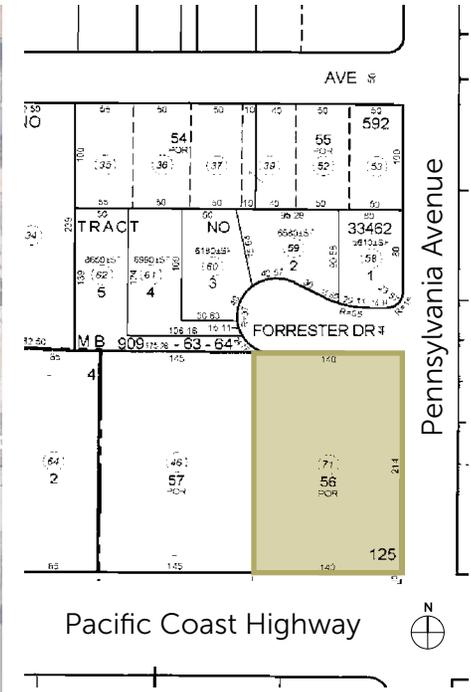
Zoning:
LOR1P



APN:
7373-019-071



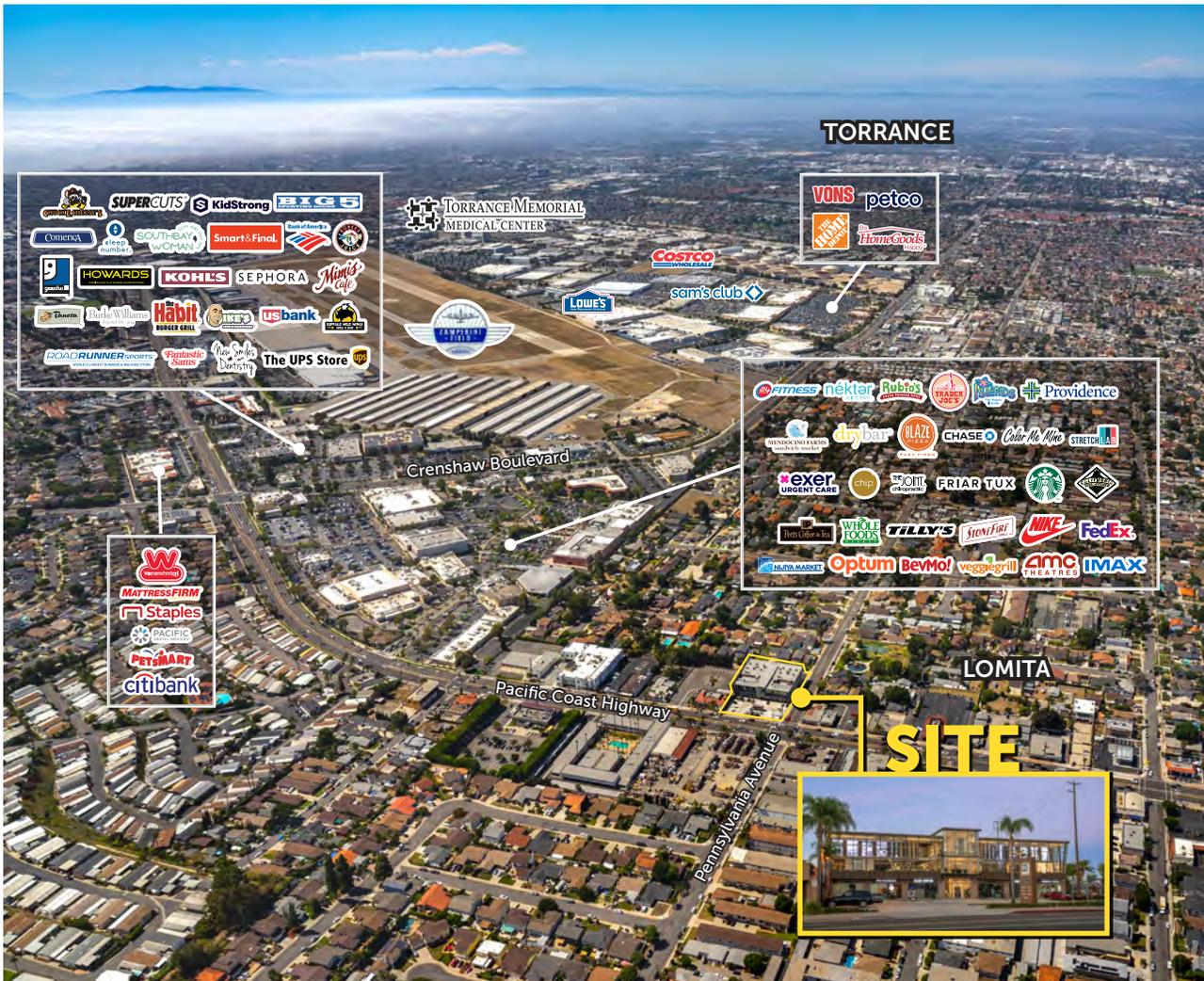
Traffic Counts:
51,000 CPD on Pacific Coast Hwy



LOCATION OVERVIEW

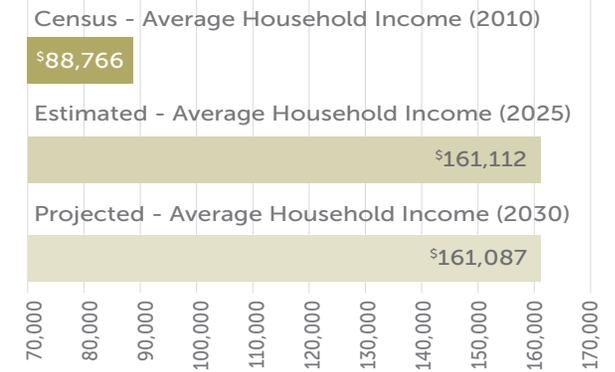
The property benefits from its location within one of the South Bay's most affluent trade areas, surrounded by the established communities of Palos Verdes, Redondo Beach, Rolling Hills Estates, and Torrance. The immediate trade area is characterized by exceptionally high average household incomes, elevated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

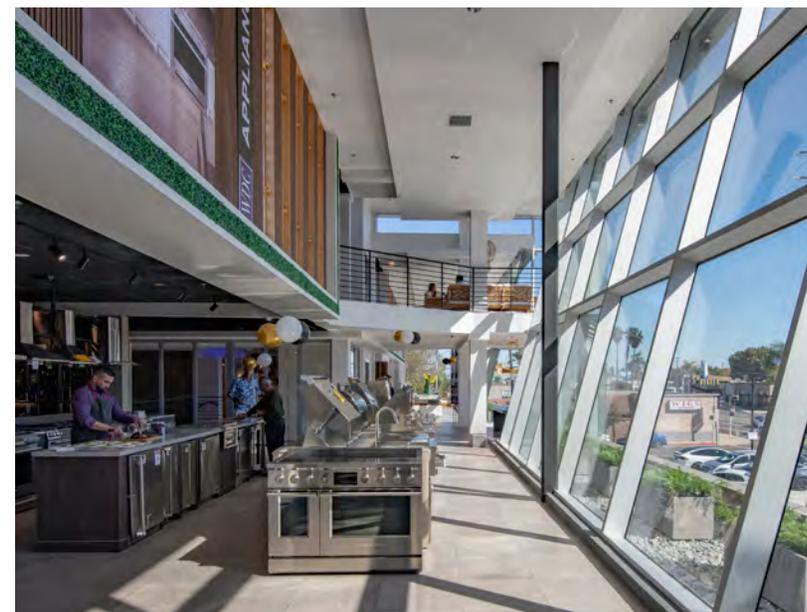
Average Household Income

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



ATRIUM DESIGN CENTER

2413 PACIFIC COAST HIGHWAY
LOMITA, CA 90717



Torrance Municipal
Airport
Zamperini Field

Pollo Loco

Torrance Towne Center
Bank of America
WALGREENS
Habit
9
KOHLS
Smart & Final
BIG 5

Rolling Hills Plaza
Mendocino Farms
CHASE
Starbucks
NIKE
BevMO!
rubios
California
WHOLE FOODS
TRADER JOE'S



Rolling Hills
Country Club

DOLLAR TREE

GROCERY OUTLET

POPEYES

target

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