

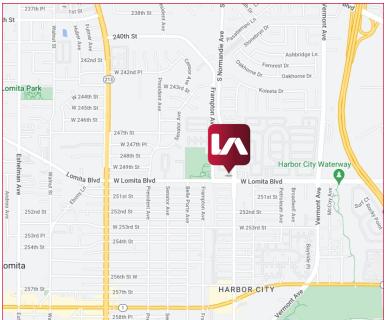


PROPERTY FEATURES 1219 LOMITA BLVD | HARBOR CITY, CA 90710

- RATE:
 First Floor:
 \$2.00 \$2.50 / SF + NNN

 Second Floor:
 \$1.50 \$1.75 / SF + NNN

 NNN:
 ± \$0.60 / SF
 - Two (2) Story Retail, Restaurant, Office & Medical Space Available For Lease
 - Spaces Range From 892 SF & Higher For Immediate Occupancy
 - Tenants Include: 7-Eleven, Baskin Robins, Full Service Carwash, Taekwondo, & Empire Workforce
 - 2nd Floor Elevator Served
- High Traffic Counts & Strong Demographics
- Aggressive Terms & Rates
- Ample Free Parking
- Signalized Corner at Normandie Ave
- Monument Sign With Electronic Display





FOR MORE INFORMATION, PLEASE CONTACT:



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AVAILABLE SPACES

1219 LOMITA BLVD, HARBOR CITY CA 90710

FIRST FLOOR

UNIT 101	1,213 RSF	Leased
UNIT 102	892 RSF	\$2.50 / SF + NNN
UNIT 103	2,928 RSF	Leased
UNIT 104	1,121 RSF	\$2.00 / SF + NNN
UNIT 105	1,121 RSF	\$2.00 / SF + NNN
UNIT 106	1,121 RSF	\$2.00 / SF + NNN
UNIT 104 + 105 + 106	3,363 RSF	\$2.00 / SF + NNN
	3,363 RSF 1,121 RSF	\$2.00 / SF + NNN Leased
105 + 106	•	
105 + 106 UNIT 107	1,121 RSF	Leased Leased

SECOND FLOOR

UNIT 201	2,984 RSF	\$1.50-\$1.75 / SF + NNN
UNIT 202	1,131 RSF	Leased
UNIT 203	1,131 RSF	Leased
UNIT 204	1,131 RSF	Leased
UNIT 205	1,131 RSF	Leased
UNIT 204 + 205	2,262 RSF	Leased
UNIT 206	1,131 RSF	Leased
UNIT 207	1,131 RSF	\$1.75 / SF + NNN (Fully Built for Chiropractic/Accupuncture Office)
UNIT 208	1,020 RSF	Leased









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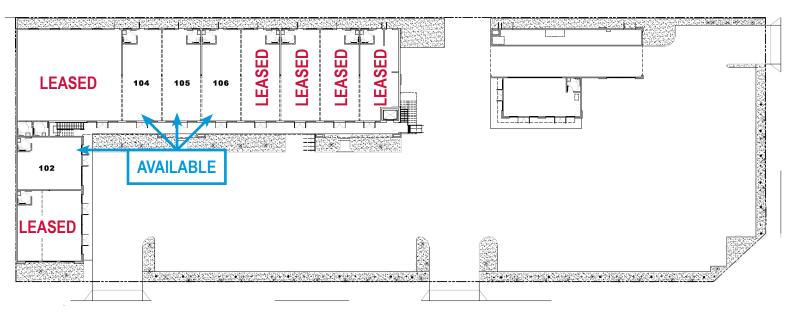


TOM TORABI **Principal** | **DRE#** 00936845

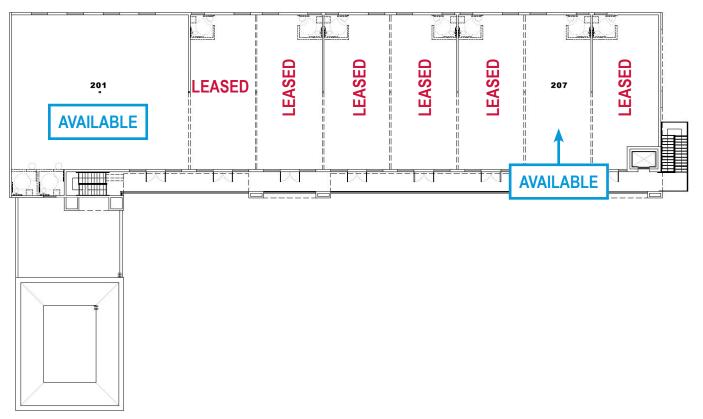
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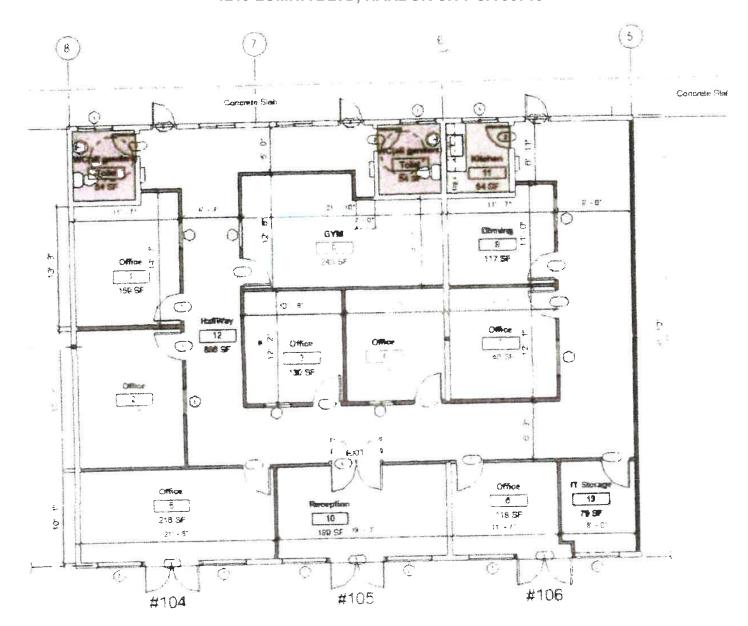
SECOND FLOOR



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FIRST FLOOR (Suites 104,105, & 106) 1219 LOMITA BLVD, HARBOR CITY CA 90710



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DEMOGRAPHICS 1219 LOMITA BLVD, HARBOR CITY CA 90710

Harbo	or City Park 🚺		JTE	
🚘 32,590	🚑 30,494	West Lomit	as Boulevard	36,949
Belle Porte Ave Senator Ave President Ave	Frampton Ave	14,780		Broadwell Ave
252nd St W 253rd St	2,095	252nd St Normandie		
254th St	2,764	254th St		250 yds
Google			Harbor Village Pl	Map data ©2018 Google

2017 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	30,337	228,384	446,366
HOUSEHOLDS	10,395	72,514	148,119
GROWTH 2010 - 2017	4.41%	2.36%	2.81%
HOUSEHOLDS	10,395	72,514	148,119
MEDIAN AGE	37.80	37.80	39.00
MEDIAN HOUSEHOLD INCOME	\$57,000	\$67,674	\$72,088
AVERAGE HOUSEHOLD INCOME	\$76,878	\$87,243	\$94,526

2022 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	30,930	232,029	453,855
HOUSEHOLDS	10,588	73,651	150,556
GROWTH 2017 - 2022	1.95%	1.60%	1.68%
HOUSEHOLDS	10,588	73,651	150,556

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