

1816 Pacific Coast Highway- LEASE HIGHLIGHTS



Medical Space for Lease – 1816 Pacific Coast Hwy, Lomita, CA

Standalone Property | Strategic Location | Efficient Clinical Layout | High Visibility

This **standalone medical suite** mirrors the functional design of leading clinics in the Torrance–Harbor City corridor, offering healthcare providers an ideal setup for operational efficiency, patient privacy, and modern convenience.

Layout & Access Highlights

- **Efficient Clinical Flow:** Four equally sized exam/consult rooms arranged in sequence to support smooth patient movement and clear visual separation during consultations.
- **Separate Entrance & Exit:** Dual access points create a one-way patient traffic pattern—from entry through treatments to exit—enhancing privacy and minimizing congestion.
- **Reception & Waiting Area:** Spacious reception desk and centralized waiting lounge, thoughtfully designed for comfort and discreet visibility.

Building & Site Amenities

- **Modern Systems & Updates:** Equipped with a newer HVAC system and a new roof. Delivered in vanilla shell condition, ready for a tenant's custom build-out.
- **Standalone Convenience:** Independent building offering exclusive branding opportunities and easy access.
- **Strategic Location:** Close to Torrance Memorial, Providence Little Company of Mary, UCLA-Harbor City, and Memorial Hospital of Gardena—ideal for referrals and patient access.
- **Excellent Connectivity:** High-visibility corridor with convenient access to I-110, Pacific Coast Highway, Western Blvd, Lomita Blvd, and Palos Verdes Dr. North.
- **Ample Parking & Access:** 11 on-site parking spaces with dual drive-through ingress and egress from Pacific Coast Highway to the rear street—providing unmatched convenience for staff and patients.
- **Zoning:** Permitted for a wide range of clinical uses, including primary care, specialty practices, therapy, or wellness centers. Tenant to verify zoning and permitted use with the City of Lomita.

Why This Space Stands Out

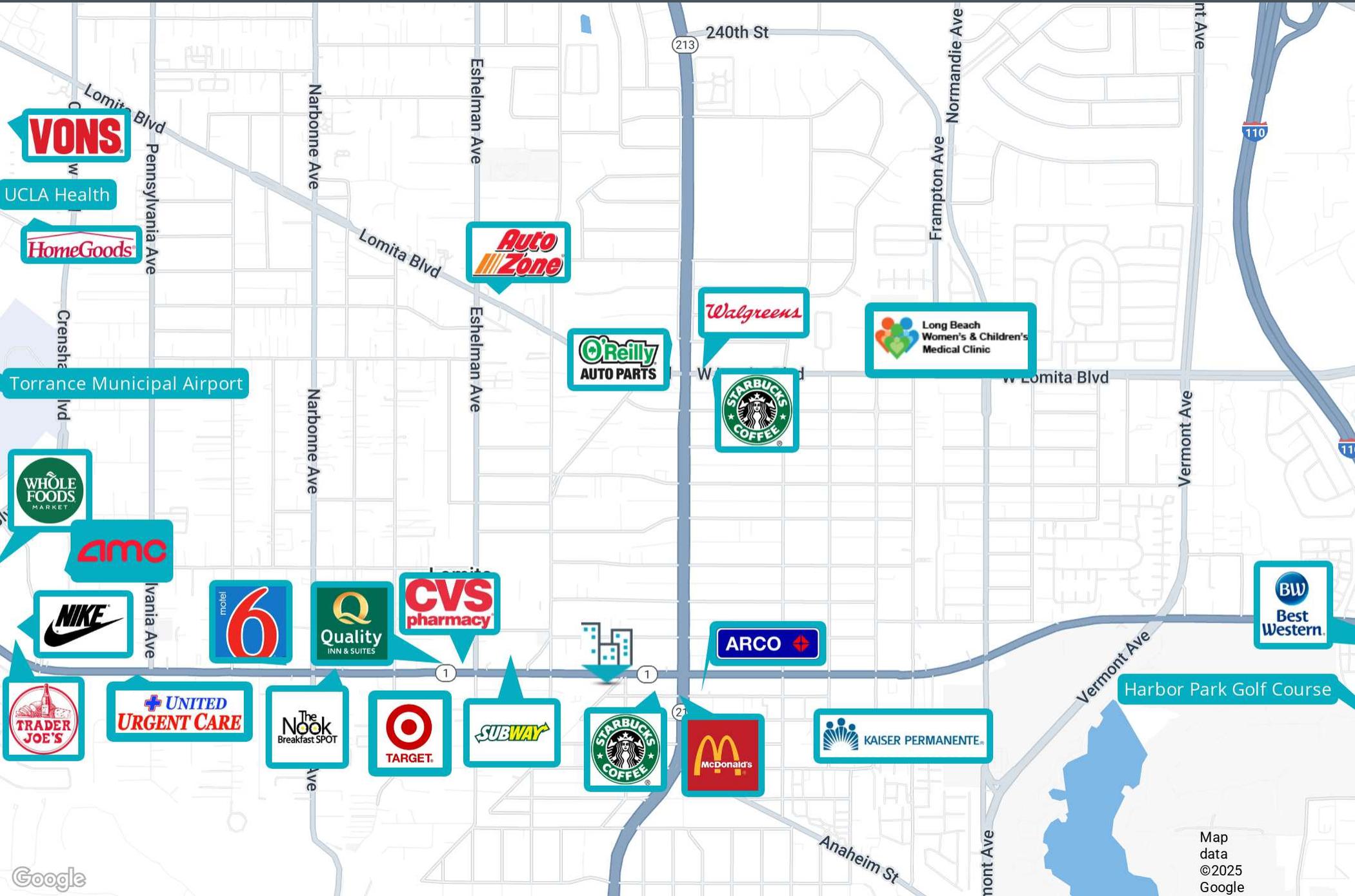
- Standalone building for maximum visibility and exclusivity.
- Patient-centric workflow optimized for privacy and operational clarity.
- High-traffic corridor with strong visibility and proximity to major hospitals.
- Vanilla shell flexibility with potential tenant improvement options available.

Lease Rate: \$3.95/SF/month + NNN (est. \$0.85/SF).
Available Space: 1,020 SF

ADDITIONAL PHOTOS



LOCATION MAP



MEET YOUR AGENT



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After eight years of property management in Oakland, Los Angeles, Redondo Beach, and Gardena, Elaine Kim transitioned into commercial real estate when she realized she would be able to help more people—in addition to her family—their personal and financial goals. She picked Centennial to work with because their ethos of “people over property” was evident in their achievements.

She has had hands-on experience converting and remodeling multifamily apartments. With a professional background in contracts, marketing, and entrepreneurship, as well as management and apartment ownership, she is well-positioned to guide you into greater returns and fewer headaches.

Elaine graduated from UC Berkeley where she majored in Music and English with collegiate honors. She gets her work ethic from her parents and her self-discipline from a desire to achieve the best results. She has an eye for detail that former coworkers would often call out.

She is married to muralist Dave Young Kim, and they have three children. They reside in South Bay Los Angeles. She loves reading (when she can), singing in classic rock cover bands, and researching ancestry.