

RETAIL PROPERTY FOR GROUND LEASE/LEASE

# 2073 Pacific Coast Highway

Lomita, CA 90717

2073 Pacific Coast Highway, Lomita, CA



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**HYDE**

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# Property Summary

2073 Pacific Coast Highway, Lomita, CA



## PROPERTY DESCRIPTION

Prime retail opportunity in the growing City of Lomita available for lease/ground lease. Strategically located at 2073 Pacific Coast Highway in Lomita, CA, this prime commercial property offers exceptional visibility and accessibility along one of the city's main retail corridors. The site benefits from strong daily traffic counts, providing excellent exposure for retail tenants, and is positioned near a signalized intersection for convenient access for both vehicles and pedestrians.

Situated adjacent to national and regional retailers, including the nearby Target Center, the property is well-positioned within a growing retail node in the South Bay. It also offers potential for a drive-thru component (tenant to verify with the City of Lomita), adding flexibility for a range of uses.

The space features a versatile layout and modern design, making it well-suited for retail or street retail tenants seeking a strong presence in a high-visibility location. Centrally located in the South Bay, the property draws from surrounding affluent communities including Rolling Hills Estates, Palos Verdes, and Torrance.

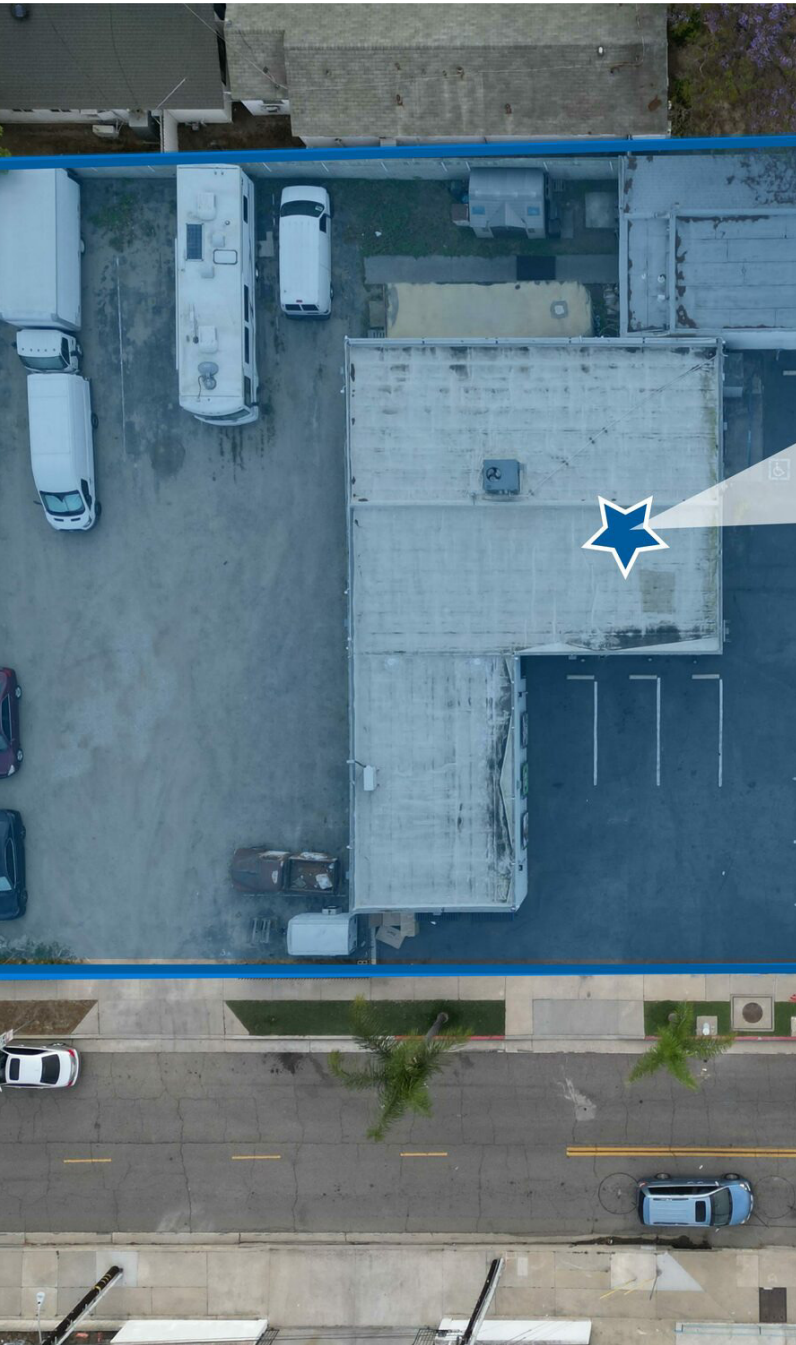
This is a rare opportunity for businesses looking to establish themselves in a high-traffic, high-demand corridor.

## PROPERTY HIGHLIGHTS

- Available for lease or ground lease
- Prime location on the main retail corridor Pacific Coast Highway
- High traffic counts for maximum visibility (±57,000 AADT)
- Potential to build a new drive-thru (tenant to confirm with City of Lomita)
- Signalized stop for convenient access
- Multiple Ingress/Egress points
- Located near newly built Target Center and other national and regional retailers
- Centrally located South Bay location drawing from surrounding affluent communities

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,748 SF
Lot Size:	15,241 SF
APNs	7375-023-001, 002, 003



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## LOCATION DESCRIPTION

The property is located near a variety of national retailers, including the new Target, providing a strong draw for foot traffic and potential customers. With frontage to Pacific Coast Highway (PCH) the area benefits from high traffic counts, ensuring excellent visibility for retail businesses. Moreover, the property's proximity to a signalized stop enhances accessibility and convenience for both pedestrians and drivers, making it an ideal location for retail ventures seeking maximum exposure and ease of access.

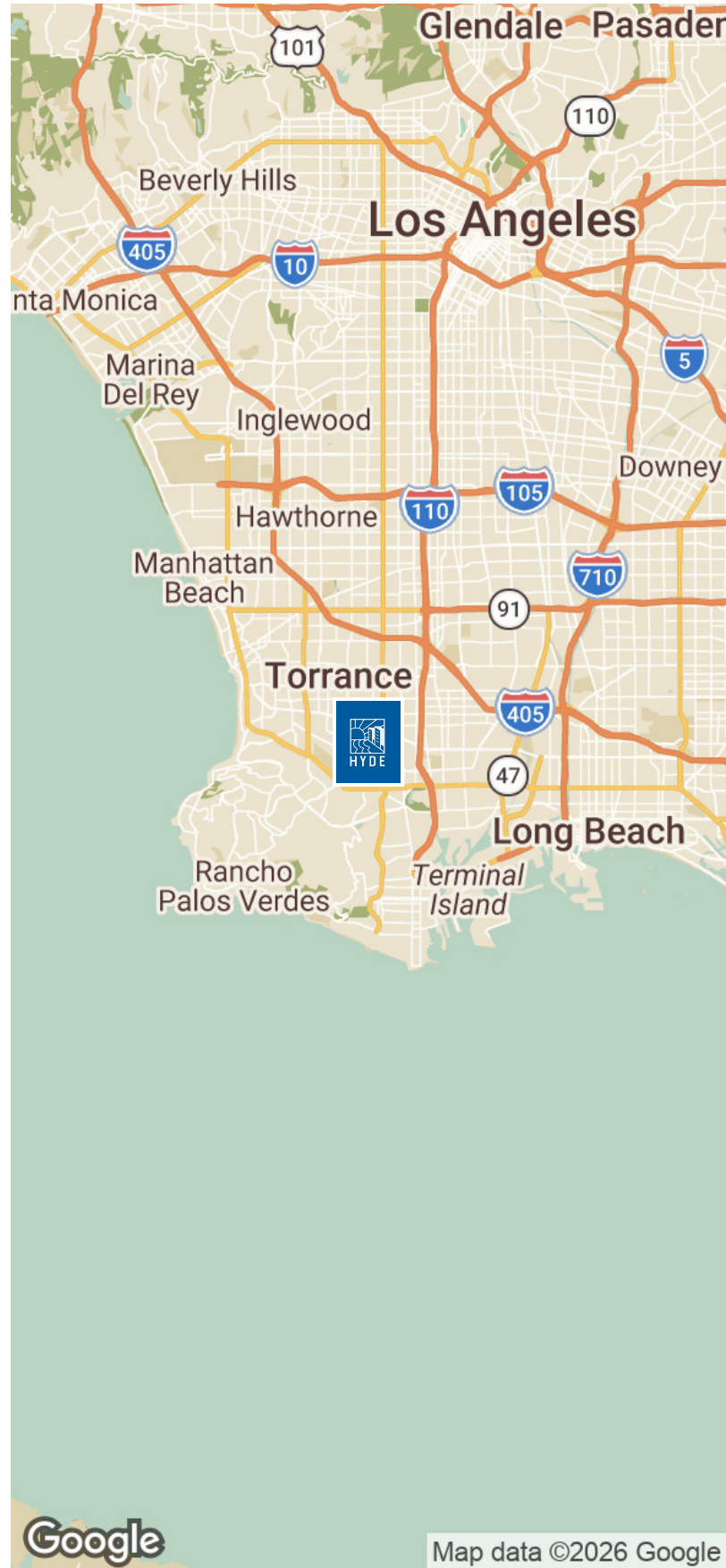
# Additional Photos



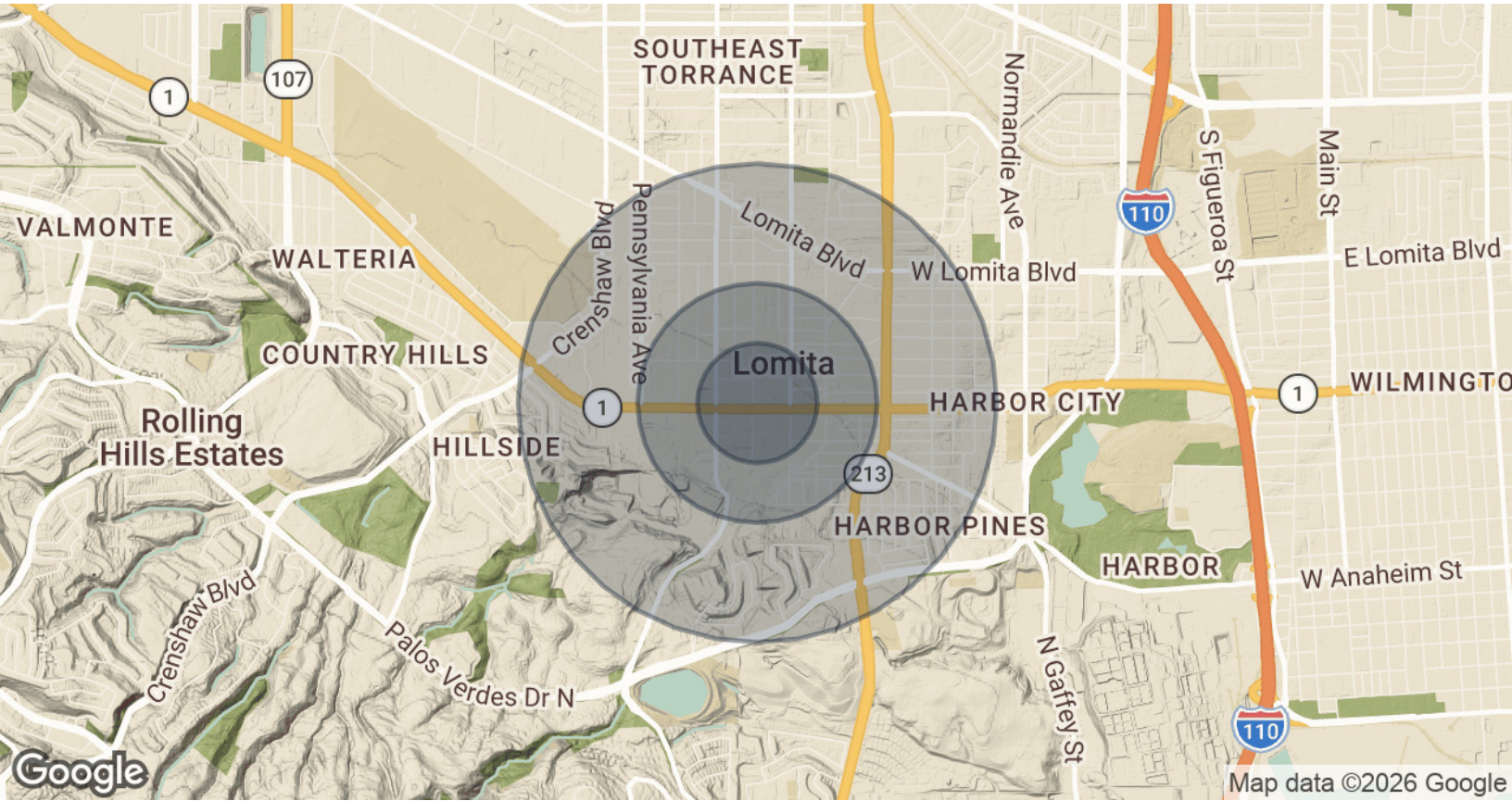
# Surrounding Retailers



# Regional Map



# Demographics Map & Report



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,903	9,326	30,664
Average Age	37.5	38.0	39.8
Average Age (Male)	39.7	39.0	39.5
Average Age (Female)	34.3	35.9	38.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,075	3,433	11,190
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$121,524	\$118,807	\$114,086
Average House Value	\$729,183	\$768,423	\$806,460

2023 American Community Survey (ACS)