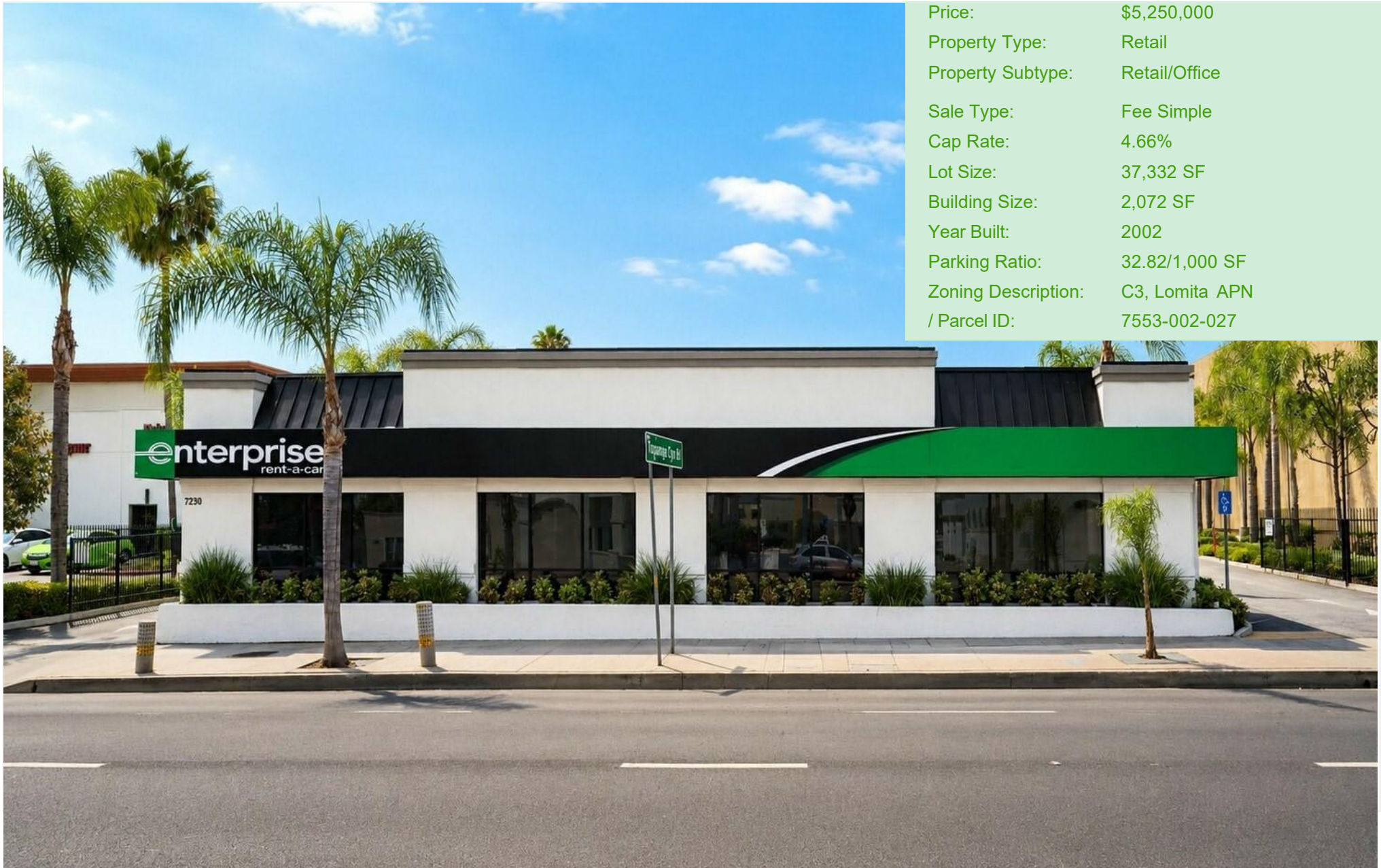


2230 Pacific Coast Hwy



Presented By:
HR Property Group



Price:	\$5,250,000
Property Type:	Retail
Property Subtype:	Retail/Office
Sale Type:	Fee Simple
Cap Rate:	4.66%
Lot Size:	37,332 SF
Building Size:	2,072 SF
Year Built:	2002
Parking Ratio:	32.82/1,000 SF
Zoning Description:	C3, Lomita APN
/ Parcel ID:	7553-002-027

2230 Pacific Coast Hwy

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Property Details



Enterprise Rent-A-Car

This offering presents a rare opportunity to acquire a single-tenant triple net-leased investment occupied by Enterprise Rent-A-Car, an investment-grade tenant (S&P: A- | Moody's: A3 | Morningstar DBRS: A), along one of Southern California's most heavily traveled coastal corridors, benefiting from outstanding visibility and approximately 78,000 vehicles passing daily. Enterprise has operated at this location on the famous Pacific Coast Highway for more than twenty-five years and has just extended its lease until 2037 with two five-year options.

Unlike typical retail NNN leases offering flat ten percent increases every five years, this agreement provides annual three (3%) percent rent bumps throughout the term. Offered at a 4.95 cap on 2027's annual rent, the yield compounds to roughly 5.57 percent by year five and approximately 5.75 percent by year six. Additionally, the five-year renewal options contain fair market value adjustments with a 104% minimum floor (up to 110% cap, compounding at 3% annually thereafter).

The site sits on roughly 0.84 acres along one of Southern California's most heavily traveled coastal arterials. The site is anchored by major surrounding retailers including Target, CVS, and Dollar Tree, while directly serving the affluent communities of the Palos Verdes Peninsula, Rolling Hills, and Torrance. For a longer-horizon owner, the lease also preserves the right to recapture the parcel for redevelopment on forty-eight months' notice, offering exceptional long-term optionality for high-density infill land along Pacific Coast Highway.

Enterprise Rent-A-Car, founded in 1957, is one of the largest transportation and mobility companies in the world, operating alongside National Car Rental and Alamo Rent A Car across thousands of locations. Enterprise is a privately held company and an investment-grade tenant.

<https://www.loopnet.com/Listing/2230-Pacific-Coast-Hwy-Lomita-CA/41562581/>

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Lease Summary

PREMISES	Approximately 2,072 SF
LAND	37,332 SF
PARKING	68 Stalls
TENANT	ENTERPRISE-RENT-A-CAR (Corporate)
START DATE	August 2001
NEW TERM	July 2025 – March 2037
BASE RENT	\$19,802.76
NNN EXPENSES	100% paid by Tenant
RENEWAL OPTIONS	Two (2) – Five-Year Options @ FMV (minimum 104% increases)
OPTION BASE RENT	Rent for the remaining years of each Renewal Option shall increase by 3% annually.

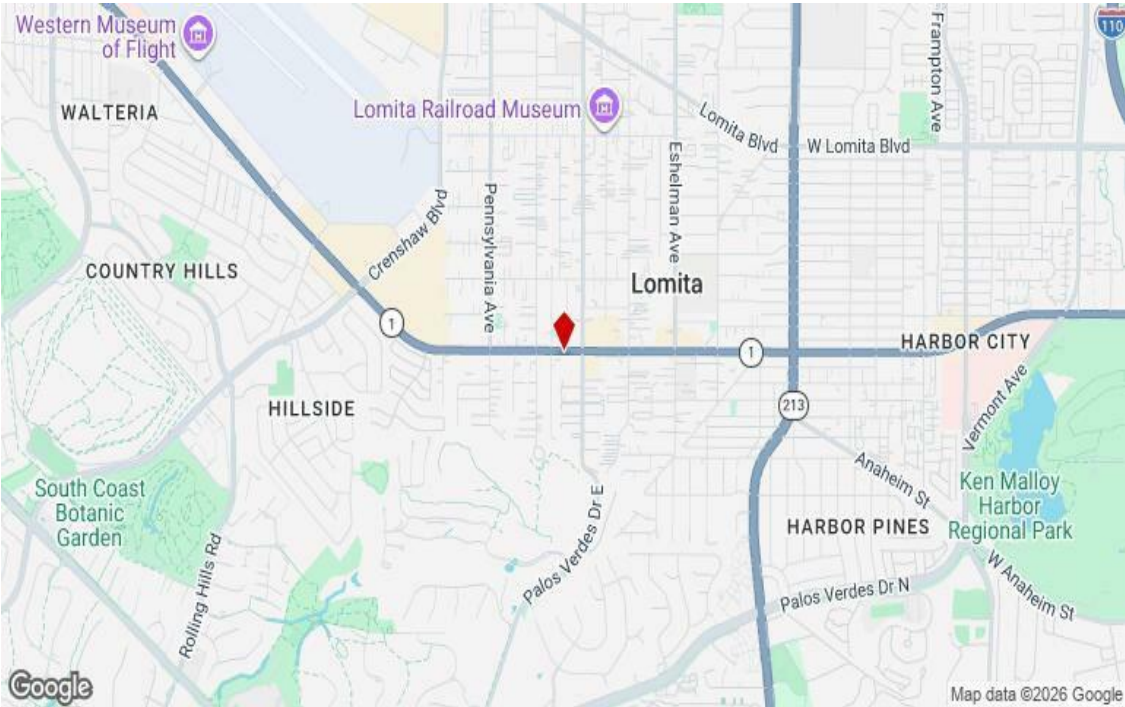
Rent Schedule

Period	Annual Base Rent	Monthly Installment
Current through 03/31/2027	\$237,633.12	\$19,802.76
04/01/2027 to 03/31/2028	\$244,762.11	\$20,396.84
04/01/2028 to 03/31/2029	\$252,104.98	\$21,008.75
04/01/2029 to 03/31/2030	\$259,668.13	\$21,639.01
04/01/2030 to 03/31/2031	\$267,458.17	\$22,288.18
04/01/2031 to 03/31/2032	\$275,481.92	\$22,956.83
04/01/2032 to 03/31/2033	\$283,746.37	\$23,645.53
04/01/2033 to 03/31/2034	\$292,258.76	\$24,354.90
04/01/2034 to 03/31/2035	\$301,026.53	\$25,085.54
04/01/2035 to 03/31/2036	\$310,057.32	\$25,838.11
04/01/2036 to 03/31/2037	\$319,359.04	\$26,613.25

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Location



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$131,360	\$135,219	\$122,858
Median Household Income	\$96,878	\$104,737	\$93,282
< \$25,000	2,960	17,905	58,743
\$25,000 - 50,000	4,137	20,016	63,587
\$50,000 - 75,000	3,721	19,613	65,243
\$75,000 - 100,000	3,364	17,310	54,681
\$100,000 - 125,000	2,325	15,740	47,326
\$125,000 - 150,000	2,045	12,192	35,037
\$150,000 - 200,000	3,173	18,643	49,656
\$200,000+	5,799	34,234	80,850

Population

	2 miles	5 miles	10 miles
2020 Population	75,735	453,330	1,359,069
2025 Population	74,448	443,662	1,318,303
2030 Population Projection	74,080	441,011	1,307,622
Annual Growth 2020-2025	-0.3%	-0.4%	-0.6%
Annual Growth 2025-2030	-0.1%	-0.1%	-0.2%
Median Age	44	43	40.2
Bachelor's Degree or Higher	39%	39%	33%
U.S. Armed Forces	31	797	1,838

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Property Photos



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