



2315 Pacific Coast Highway

Lomita, California 90717

OFFERED AT

\$2,200,000

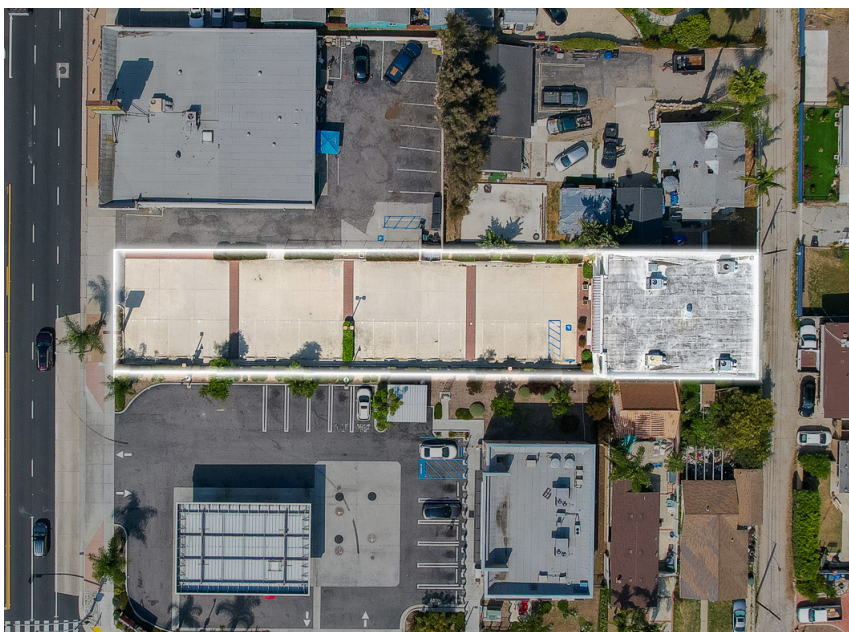
<p>5,500 sf BUILDING AREA</p>	<p>13,224 sf LOT AREA</p>	<p>20 PARKING</p>	<p>CC ZONING</p>	<p>Retail / Office USE TYPE</p>	<p>1987 YEAR BUILT</p>
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OVERVIEW

2315 Pacific Coast Highway is a 5,500 SF, two-story retail / office building on a 13,224 SF lot along one of the South Bay's most heavily trafficked commercial corridors. The property offers strong PCH visibility, a flexible two-story floor plan, and 20 surface parking spaces. Positioned in Lomita with steady tenant demand, the asset presents a rare opportunity for an owner-user, investor, or 1031 buyer seeking a well-located South Bay property with durable fundamentals and long-term upside.

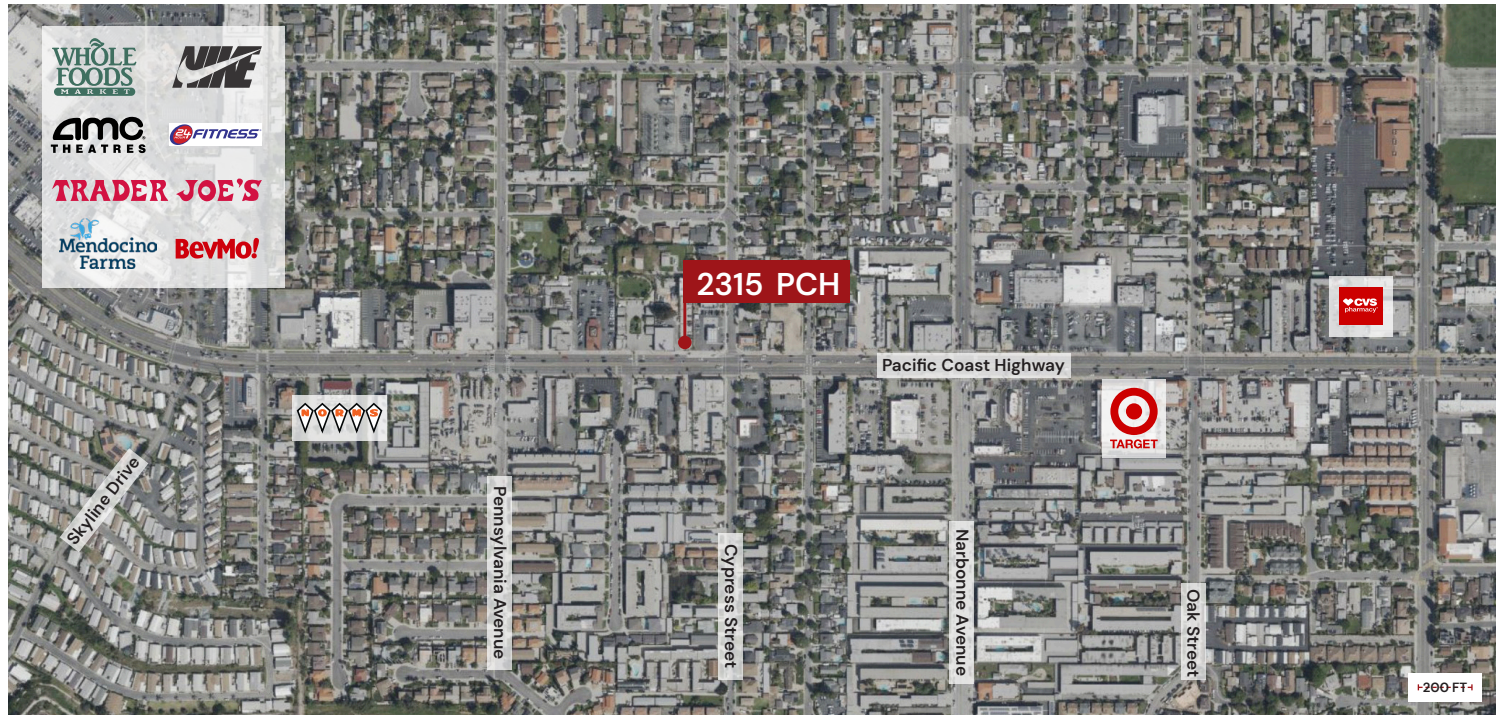
HIGHLIGHTS

- **Secure Parking** — 20 dedicated surface spaces — 3.6/1,000 ratio
- **Flexibility Use** — Flexible configuration suitable for a wide range of potential uses including retail, office, and Owner-Users
- **PCH Corridor** — Prime Pacific Coast Hwy frontage with high daily traffic counts
- **Below Market Rent** — 100% occupied with two month-to-month tenants. In-place annual gross rent of \$67,200 (~\$1/sf/mo) income



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