

# FOR LEASE



2244 PACIFIC COAST HWY | LOMITA, CALIFORNIA

## OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.00 SF/month (NNN)
Building Size:	17,490 SF
Available SF:	1,300 – 2,250 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$3.00 SF/month	1,300 SF
Suite 107	\$2.50 SF/month	2,250 SF

## PROPERTY HIGHLIGHTS

- All Newly Renovated Building
- Prime Endcap Space Available
- 51,185 Vehicles Per Day!
- 5/1000 Parking Surface & Underground lots.
- New Elevator - Parking Garage to 2nd Floor
- Landlord Will Custom Design Your Space!
- Call Today for a Tour!

## PROPERTY OVERVIEW

Suite 102 Ideal for Cafe, Bakery, Pizza, Take Out, Beauty Supply, Bridal, Jewelry, and General Retail Use.

Suite 107 ideal for Fitness, Gym, Children Play Center, Education, Showroom, and Restaurant Food Uses Ok. Includes 700SF Bonus outdoor patio!

Join other great tenants here such as Krak Boba, Chloe Nails, Chloe Hair, Premier Vision Optometrist, Veda Wellness Spa, Petite Toiles Dance School, Angels LA Lashes, Doggy-Cat Wash, Tomoda Dental, Gakken Tutor School, Raffia Music Studio, and a satellite Sheriff's office. Shadow Anchored by CVS and Target Center.

EXCLUSIVELY LISTED BY:

### Todd Rizzardi

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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

[www.naicapital.com](http://www.naicapital.com)

# PROPERTY PHOTOS



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# PROPERTY PHOTOS

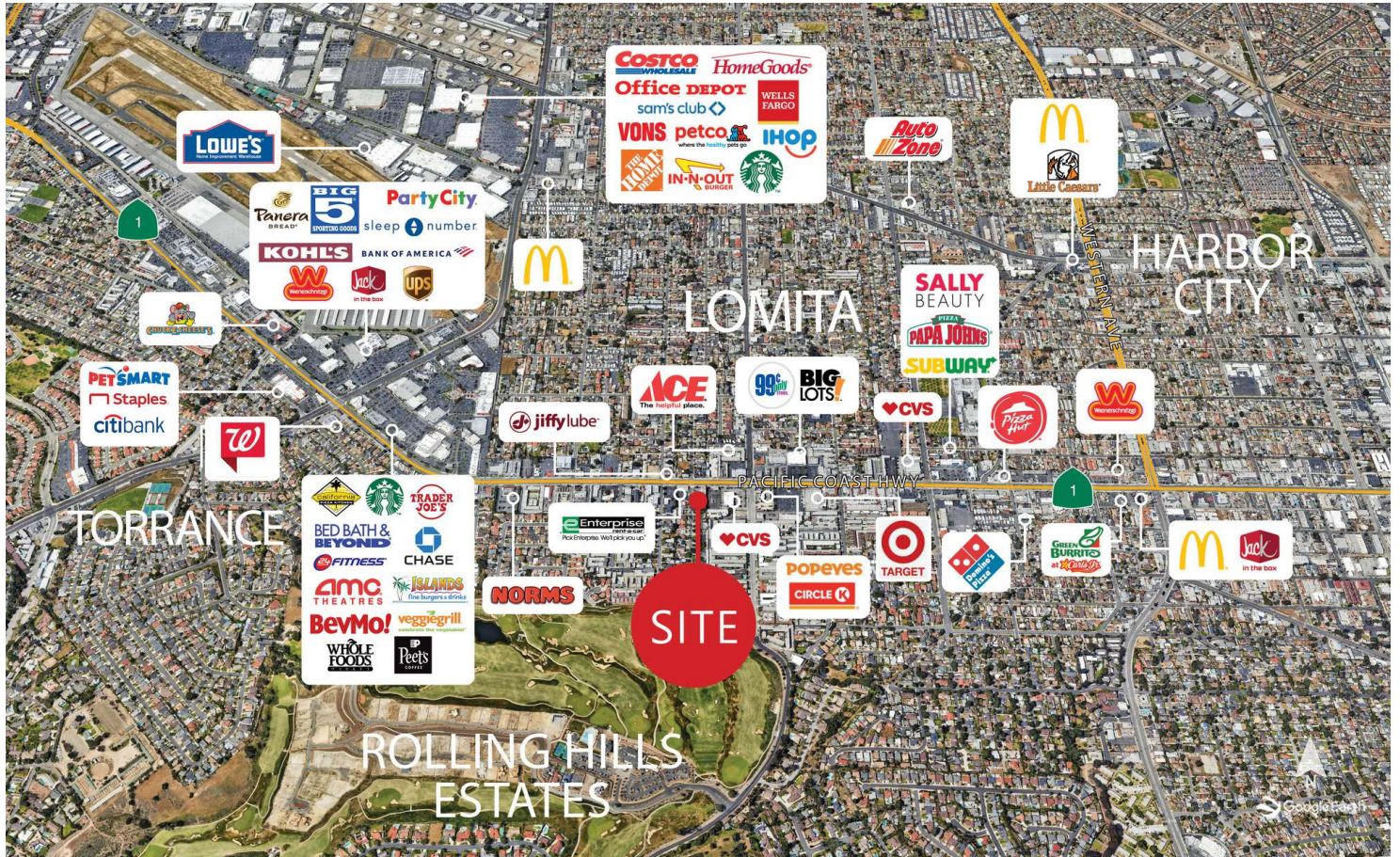


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# RETAILER MAP

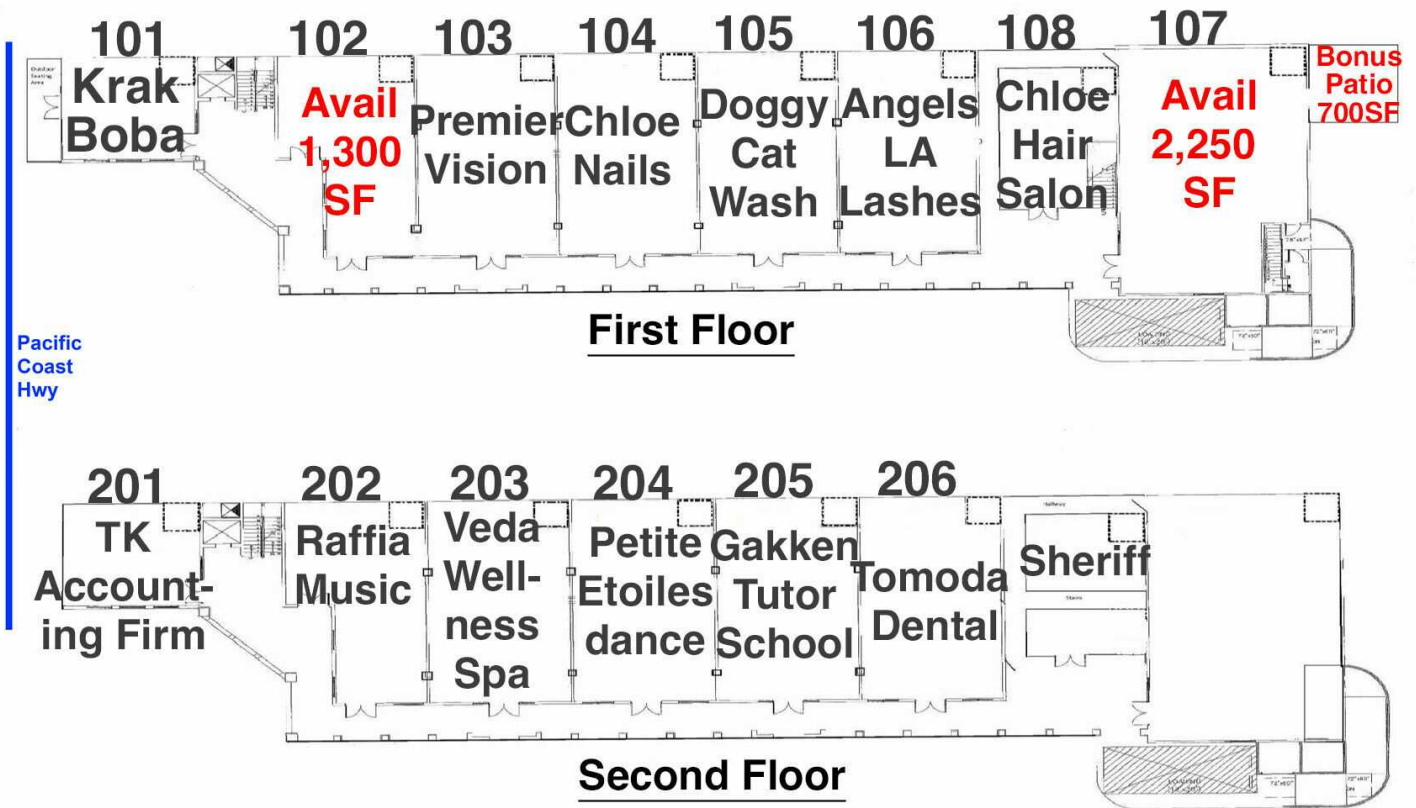


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# SITE PLANS

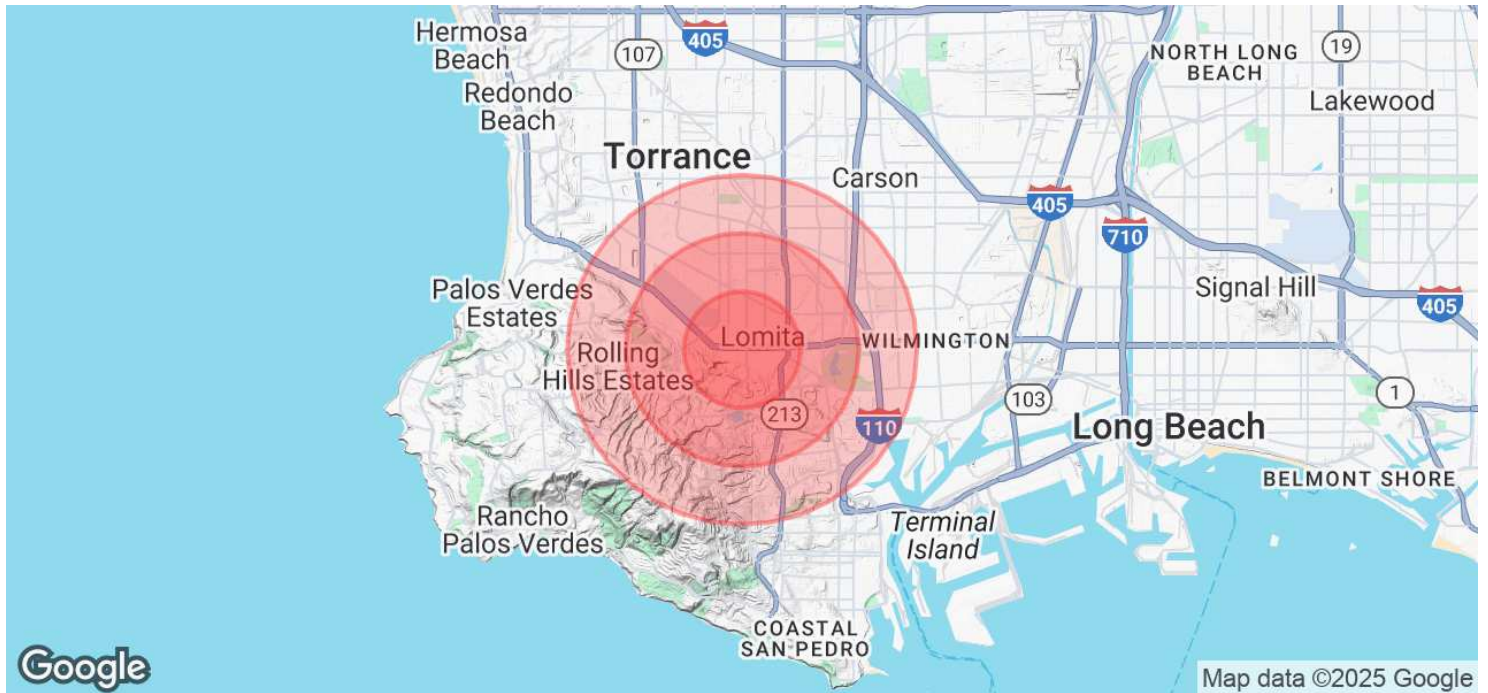


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# DEMOGRAPHICS REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	25,374	81,073	170,194
Average Age	38.0	38.9	39.0
Average Age (Male)	38.6	38.1	38.3
Average Age (Female)	37.4	39.5	39.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	9,753	29,198	60,895
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$81,946	\$90,248	\$91,885
Average House Value	\$589,417	\$603,744	\$577,896

2020 American Community Survey (ACS)

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