



MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

FOR LEASE
LOMITA VILLAGE CENTER

1929 E Pacific Coast Highway | Lomita, CA

Lomita Village Center: "A Safe, Convenient, Family Community Center"



LEASING HIGHLIGHTS

- » 15-year diverse national credit tenants (Papa John's, Subway, Western Dental, Sally Beauty & more)
- » High visibility and located alongside world famous
- » Pacific Coast Highway with (±60,000 vehicles per day)
- » Safe, convenient, neighborhood community friendly area
- » Community center offering convenient professional services
- » Ethnically diverse dining haven
- » Professionally managed
- » Ample and convenient parking
- » Half Mile from Rolling Hills Country Club And minutes from affluent Torrance, Palos Verdes
- » Nearby residential and middle school (i.e. 1 block from Alexander Fleming Middle School (1,500 students))



SITE PLAN



SUITE	TENANT	RENT (PSF)
1963A	Papa John's	
1963B	Orange Sushi	
1961	Lomita Family Dental	
1959	Filipino Restaurant	
1949A	Available 842 SF	\$3.00
1949B	Chinese Restaurant (Sichuan Cuisine)	
1947	Pho Restaurant	
1945	Pho Poke Bowl	
1943	Available 1,000 SF	\$3.00
1941	Subway	
1939	Available 1,260 SF	\$3.00
1935	Japanese BBQ	
1933	Hair Story Five	
1931	Available 2,200 SF	\$2.75
1929B	Available 1,748 SF	\$2.75
1929A	Western Dental	

POTENTIAL TENANTS

1949 A

- » Cupcake
- » Insurance or Tax
- » Cell phone repair shop (UBREAKIFIX)
- » Threading

1943 & 1939

- » Frozen Yogurt/ ice cream
- » Cell phone shop
- » Financial services
- » Nail salon
- » Educational services (Kumon)

1931 & 1929 B

- » Med Spa
- » Specialty Fitness (Pilates, Yoga)
- » Pet Services
- » Bakery/Coffee Bar

NEW B OF A ATM



SURROUNDING TENANTS



TRAFFIC COUNTS

Pacific Coast Hwy - ±60,000 VPD

Walnut Street - ±3,600 VPD

Eshelman Ave - ±5,000 VPD

LOMITA, CA

Lomita is a city in Los Angeles County. Though the city is mainly made up of homes, there are various amenities along Pacific Coast Highway, traveling straight through town. Residents and guests enjoy access to restaurants, grocery stores, popular retailers, and more including city's parks and local museums.

Public transportation gives residents convenient access to neighboring areas, such as Long Beach. Located just eight miles southeast of Lomita, Long Beach boasts beautiful sandy beaches where swimming, boating, and fishing are more than welcomed.

WHY LOMITA? WHY NOW?

Lomita is home to over 200,000 residents with anticipation for growth. As the population in Los Angeles continues to increase, people looking to move to the area are searching for smaller communities outside the hustle and bustle of the city life such as Lomita. With this comes increased demand for retail, restaurants, and activities in the neighborhood.

Now is the time to invest! The price per square food at Lomita Village Center is lower than the majority of surrounding cities. Lomita is a safe, convenient location for any tenant wanting to expand or move into the Los Angeles area.

33,398



2019 Household
Population

\$95,372



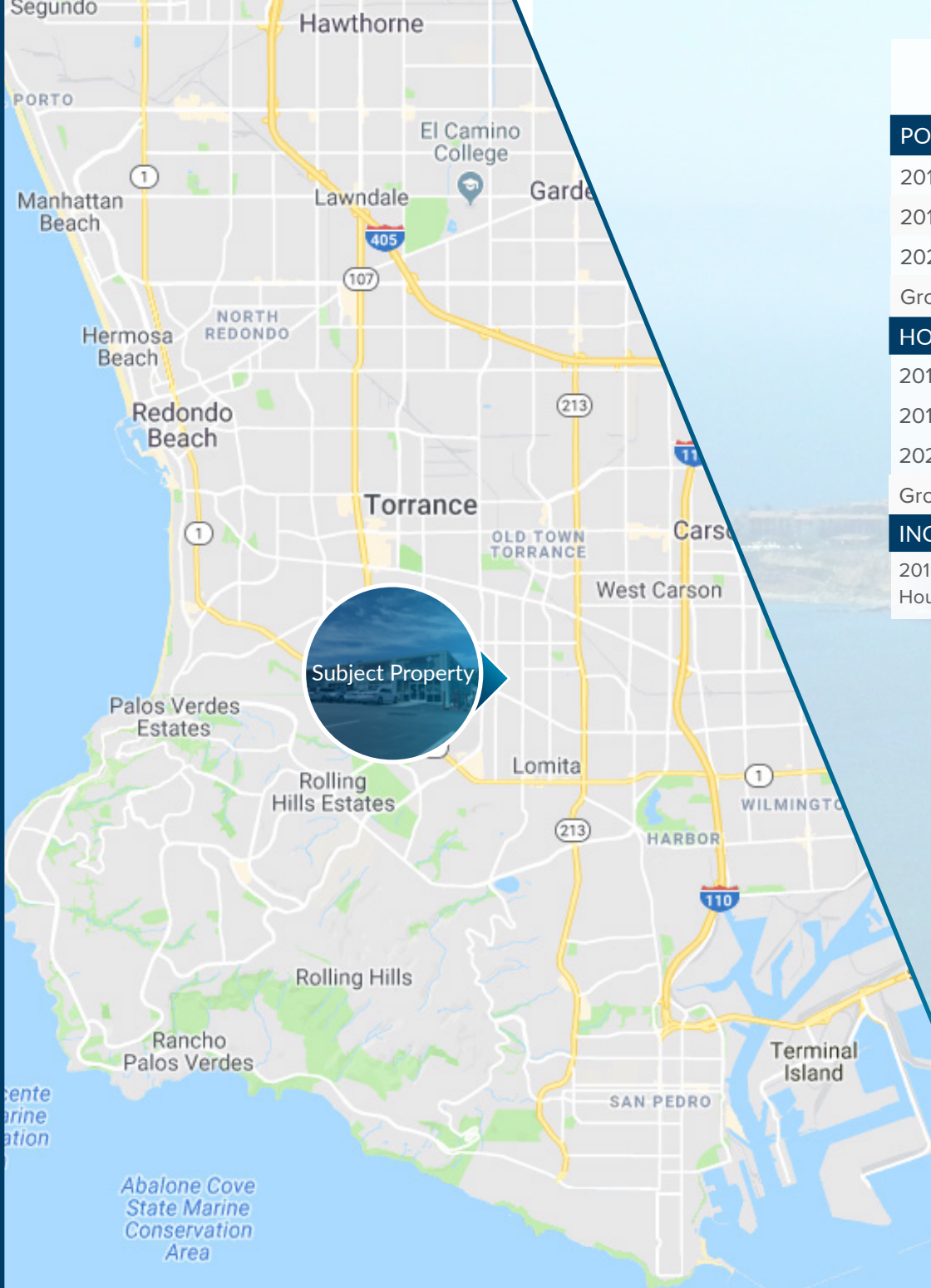
2019 Average
Household Income

2.69%



Future Household
Growth





DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2010 Census	32,312	193,907	435,266
2019 Estimate	33,398	201,292	452,693
2024 Projection	34,300	207,126	465,937
Growth 2019-2024	2.70%	2.90%	2.93%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2010 Census	11,873	65,472	150,757
2019 Estimate	12,252	67,824	156,326
2024 Projection	12,581	69,764	160,801
Growth 2019-2024	2.69%	2.86%	2.86%
INCOME	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$95,372	\$110,773	\$115,583

EXCLUSIVE LEASING AGENTS



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