

FOR SALE

2428 LOMITA BLVD
LOMITA, CA 90717

20,781 SF LAND

ONLY PERMITTED SELF-STORAGE FACILITY IN THE CITY OF LOMITA



100% OCCUPANCY | 6.29% CAP RATE | SIGNIFICANT RENT UPSIDE | REDEVELOPEMENT POTENTIAL



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THE OFFERING

LAREM Industrial Real Estate Specialist, Inc. as an exclusive broker, is pleased to present the unique opportunity to acquire the only Self-Storage facility permitted in the city of Lomita. 2428 Lomita Boulevard is comprised of two structures totaling 6,867 square feet of 100% occupied Self-Storage units situated on a 20,781 square foot land parcel zoned LOCG, Mixed-Use Overlay/Commercial General. The property is located between Crenshaw Boulevard and Pennsylvania Avenue on Lomita Boulevard. Current tenants are paying below market rents and have short term leases in place.

CURRENT RENT ROLL

Tenants	Monthly Rent	Annual Rent
38	\$11,000.00	\$132,000.00

PRO FORMA RENT ROLL

Tenants	Monthly Rent	Annual Rent
38	\$14,700.00	\$176,400.00





INCOME PERFORMA

Current	Pro Forma	
Annual Rent	\$132,000.00	\$176,400.00
Taxes	\$10,918.38	\$17,000.00
Insurance	\$8,500	\$8,500
Utilities	\$1,673.46	\$1,673.46
Landscaping	\$1,200.00	\$0.00
Management	\$6,000.00	\$6,000.00
Total Expenses	\$28,291.84	\$33,173.46
NOI	\$103,708.16	\$143,226.54
Cap Rate	6.29%	8.68%

FEATURES

-  **Property Type**
Self Storage Facility
-  **Address**
2428 Lomita Blvd
Lomita, CA 90717
-  **APN**
7376-001-001
-  **Year Built**
1973
-  **Number of Units**
37 Units, 1 Billboard
-  **2021 Daily Traffic Count**
Lomita Blvd: 37,226
Crenshaw Blvd: 62,670
-  **Site Area**
.48 Acres / 20,781 SF
-  **Zoning**
LOCG - Mixed Use Overlay/
Commercial General

DEMOGRAPHICS

-  **Population Density**
10,120.60 /SF Per Square
Mile
-  **Average Annual Income**
\$109,330
-  **Median Age**
39.5
-  **Average Home Value**
\$863,500

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LOCATION AERIAL



2928
Lomita
Blvd

KAIA
220 Apt
Units

US
STORAGE
Center

Sam's
CLUB

COSTCO
WHOLESALE

MCE

KAKUICHI

PELICAN

Public
Storage

TORRANCE
MEMORIAL

LEXUS
EXPERIENCE AMALIA
SOUTH BAY
LEXUS

LISI

amazon

3DEC

HOWMET
AEROSPACE

ZAMPERINI
FIELD
TORRANCE

LOWE'S

ROBINSON
CORPORATE CENTER

WHOLE FOODS MARKET
TRADER JOE'S
Peet's COFFEE
Starbucks
Smart & Final
CHASE
KOHLS
24 HOUR FITNESS
Mendocino Farms

TOYOTA

Ford

LAND-ROVER

Mercedes-Benz

BEST BUY

CRENSHAW BLVD

LOMITA BLVD

PACIFIC COAST HWY

2428 LOMITA BLVD

LOMITA CA 90717

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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