

FOR SALE

20,781 SF LAND

2428 LOMITA BLVD

LOMITA, CA 90717



LEASED INVESTMENT / REDEVELOPMENT OPPORTUNITY



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THE OFFERING





LAREM Industrial Real Estate Specialist, Inc. as an exclusive broker, is pleased to present the opportunity to acquire 2428 Lomita Boulevard, a 20,781 square foot commercially zoned land parcel in the city of Lomita. The income producing property is located on Lomita Boulevard between Crenshaw Boulevard and Pennsylvania Avenue. The existing 6,867 square foot building is comprised of thirty-six storage units and a billboard in the northwest corner of the property. Zoned LOGC (Mixed Use/Commercial General).



PROPERTY OVERVIEW

- | | |
|---|---|
|  Property Type
Self Storage Facility |  Cap Rate
6% |
|  Address
2428 Lomita Blvd
Lomita, CA 90717 |  Current Occupancy Rate
95% |
|  APN
7376-001-001 |  Number of Units
36 Storage Units, 1 Billboard |
|  Year Built
1973 |  2021 Daily Traffic Count
Lomita Blvd: 37,226
Crenshaw Blvd: 62,670 |
|  Zoning
LOGC - Mixed Use/
Commercial General |  Site Area
.48 Acres / 20,781 SF |

MARKET OVERVIEW

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

RENT UPSIDE, REPOSITIONING, AND REDEVELOPMENT OPPORTUNITIES

2428 LOMITA BLVD, LOMITA, CA 90717

LOCATION AERIAL



2928 Lomita

KAIA
220 Apt
Units

US
STORAGE
Center

VONS

Sam's
CLUB

COSTCO
WHOLESALE

MCE

KAKUICHI

PELICAN

Public
Storage

LEXUS
EXPERIENCE AMALGO
SOUTH BAY
LEXUS

LISI

amazon

3DEC

HOWMET
AEROSPACE

TORRANCE
MEMORIAL

ROBINSON
RECYCLING COMPANY

LOWE'S

ZAMPERINI
FIELD
TORRANCE

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

TOYOTA

Ford

LAND-ROVER

Mercedes-Benz

BEST BUY

PARCEL MAP

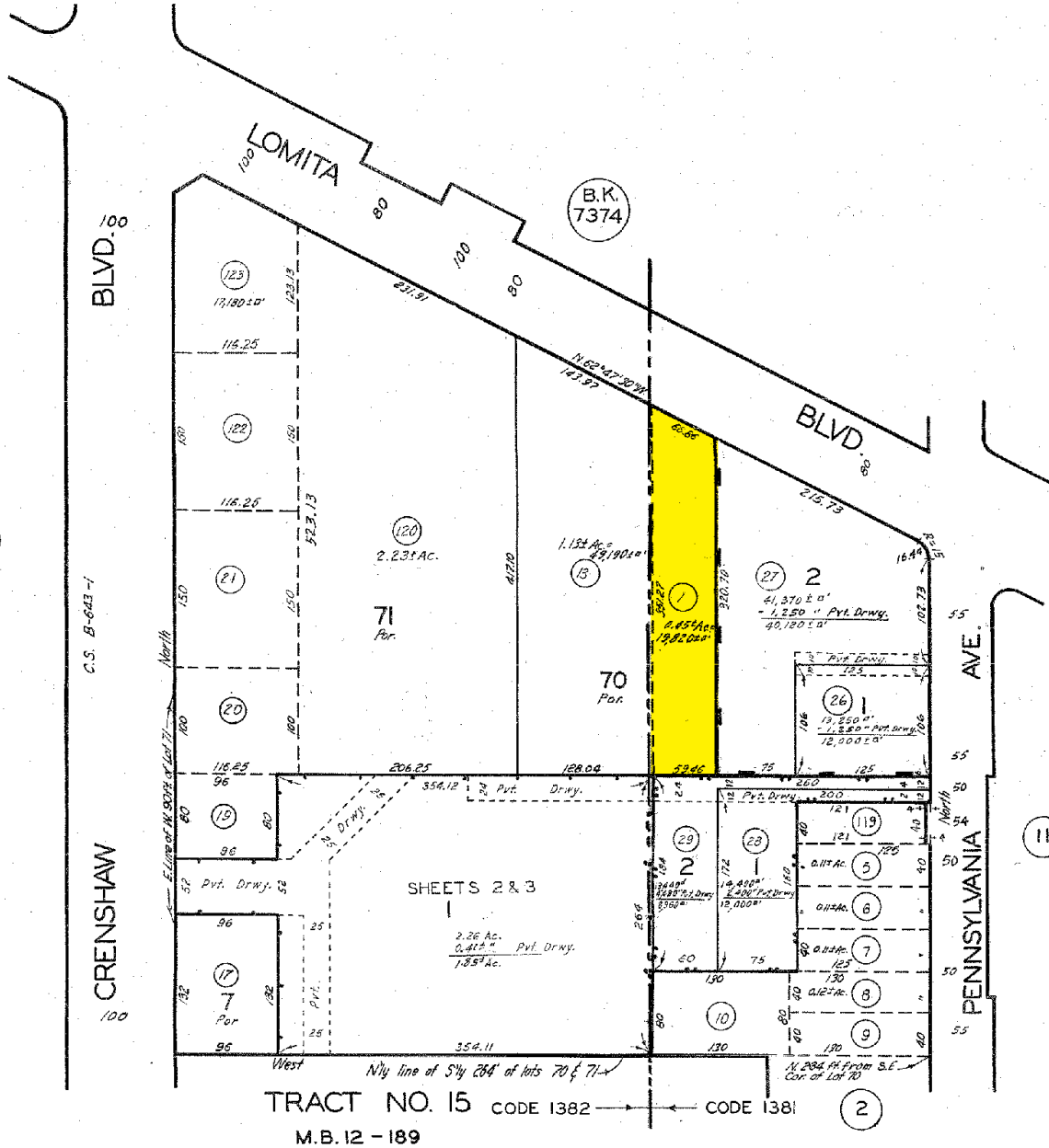
7376 | SHEET 1 | 2004
SCALE 1" = 100'

CONDOMINIUM
TRACT NO. 36962
M. B. 1055 - 78 - 79
PARCEL MAP
P. M. 172 - 96 - 97
PARCEL MAP
P. M. 131 - 46 - 47

B.K.
7377



FOR PREV. ASSM'T. SEE:
7378-1



1 - 5 - 65 REVISD
3-5-60
3-22-60
4-27-60
2-1-60
2-2-61
9-7-63 P
8-10-64
710528
810121201
812051MA-85
851021104-86
8708275003001
871205
9012092010001-14
5702207003001-14
2002071004003001-27
2003092904001001-26

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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