

For Lease

1219 LOMITA BLVD | HARBOR CITY, CA 90710

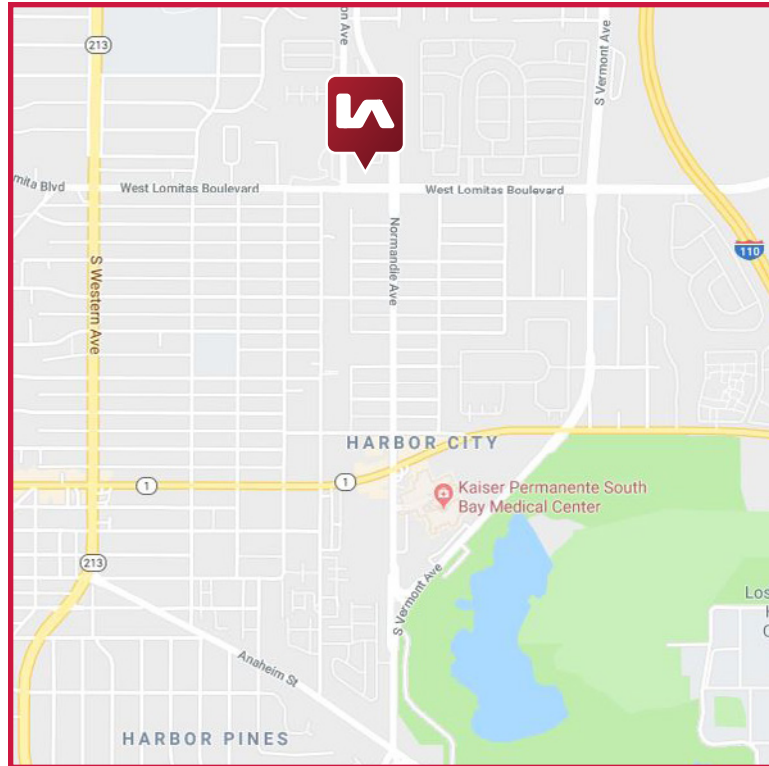
NEW RETAIL DEVELOPMENT FOR LEASE!



PROPERTY FEATURES

RATE: First Floor: \$3.00 / SF + NNN
Second Floor: \$2.00 / SF + NNN
NNN: ± \$0.55 / SF

- ▶ Two (2) Story Retail, Restaurant, Office & Medical Space For Lease
- ▶ Spaces Range From 892 SF & Higher
- ▶ Fast Food Restaurant Space Available
- ▶ Anchored by 7-11 Store
- ▶ High Traffic Counts & Strong Demographics



FOR MORE INFORMATION, PLEASE CONTACT:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

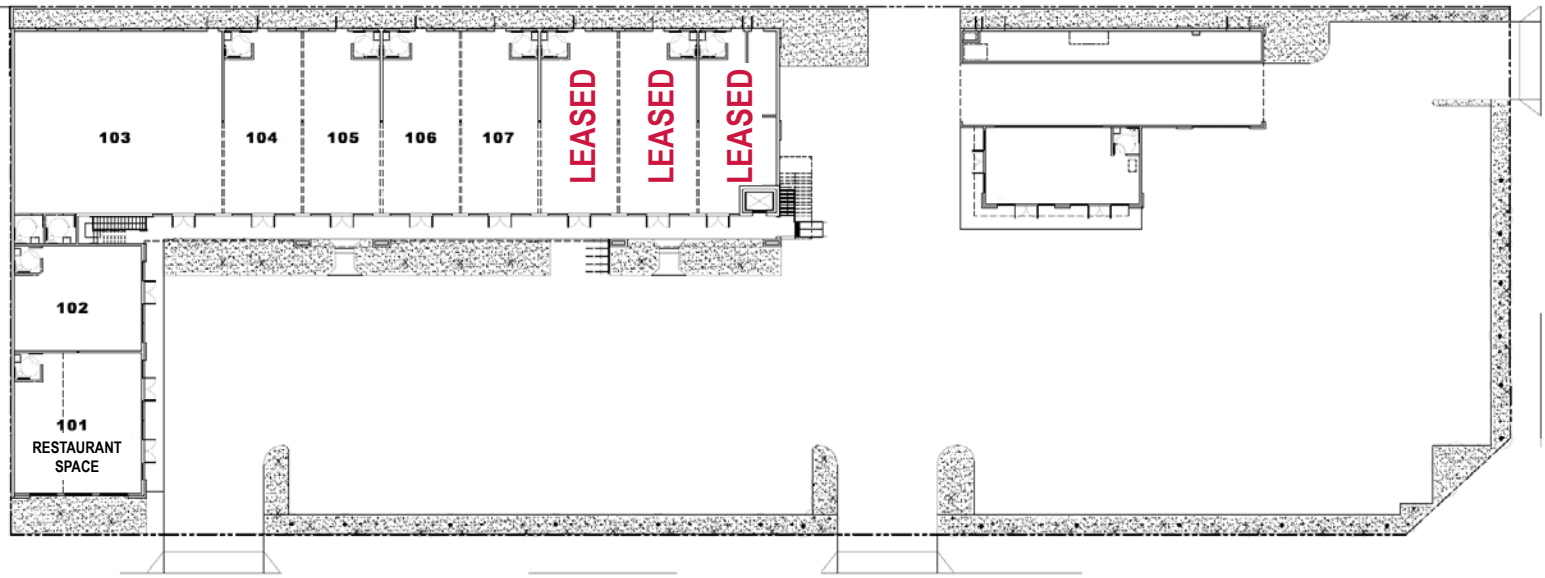
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LEE & ASSOCIATES
Los Angeles - Long Beach, Inc.
1411 West 190th Street, Suite 450
Gardena, CA 90248

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AVAILABLE SPACES

FIRST FLOOR

UNIT 101	1,213 SF	Restaurant Space
UNIT 102	892 SF	\$3.00 / SF + NNN
UNIT 103	1,121 SF	\$3.00 / SF + NNN
UNIT 104	1,121 SF	\$3.00 / SF + NNN
UNIT 105	1,121 SF	\$3.00 / SF + NNN
UNIT 106	1,121 SF	\$3.00 / SF + NNN
UNIT 107	1,121 SF	\$3.00 / SF + NNN
UNIT 108	1,121 SF	Leased
UNIT 109	1,121 SF	Leased
UNIT 110	788 SF	Leased

SECOND FLOOR

UNIT 201	2,984 SF	\$2.00 / SF + NNN
UNIT 202	1,131 SF	\$2.00 / SF + NNN
UNIT 203	1,131 SF	\$2.00 / SF + NNN
UNIT 204	1,131 SF	\$2.00 / SF + NNN
UNIT 205	1,131 SF	\$2.00 / SF + NNN
UNIT 206	1,131 SF	\$2.00 / SF + NNN
UNIT 207	1,131 SF	\$2.00 / SF + NNN
UNIT 208	1,020 SF	\$2.00 / SF + NNN

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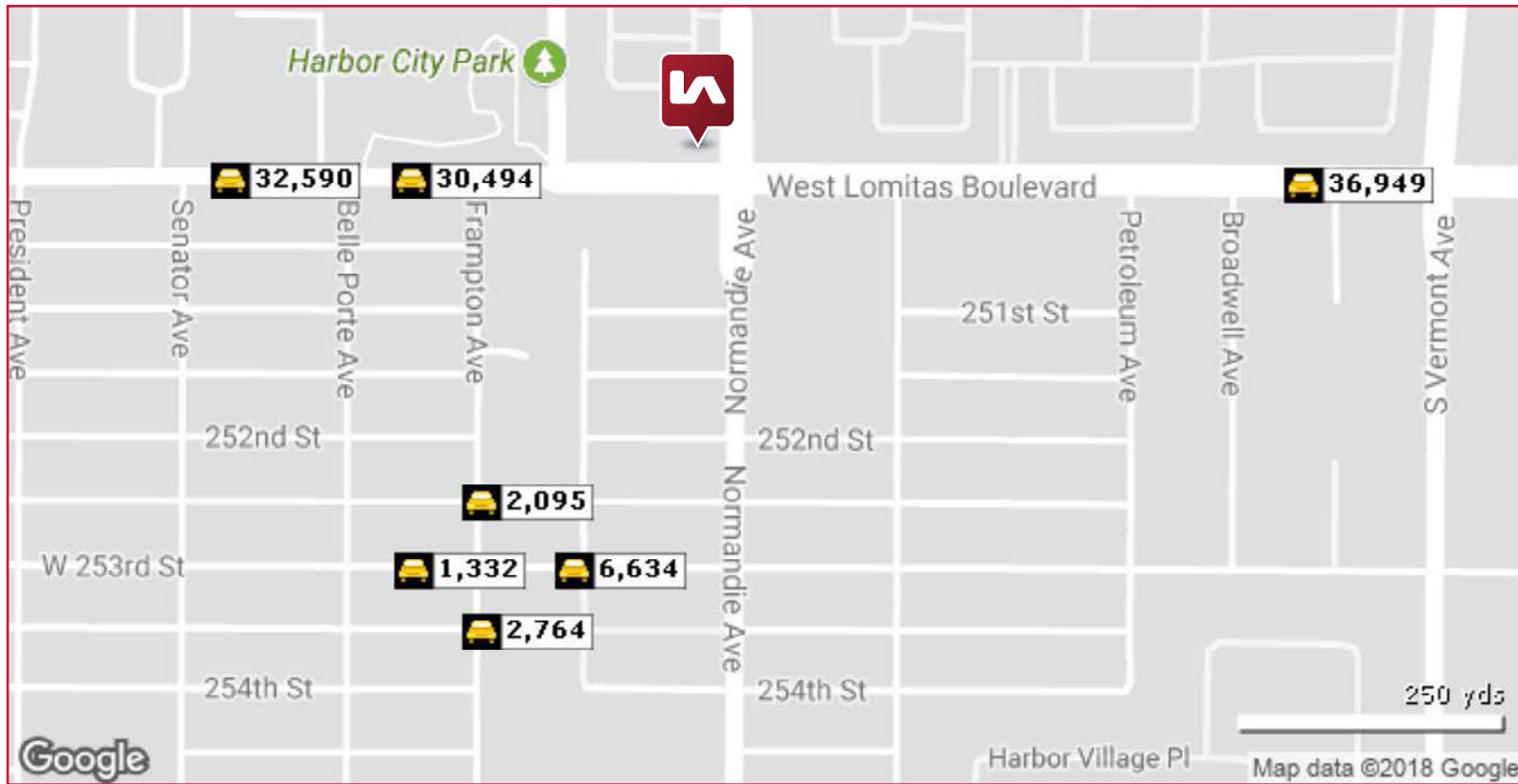
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DEMOGRAPHICS



2017 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	30,337	228,384	446,366
HOUSEHOLDS	10,395	72,514	148,119
GROWTH 2010 - 2017	4.41%	2.36%	2.81%
HOUSEHOLDS	10,395	72,514	148,119
MEDIAN AGE	37.80	37.80	39.00
MEDIAN HOUSEHOLD INCOME	\$57,000	\$67,674	\$72,088
AVERAGE HOUSEHOLD INCOME	\$76,878	\$87,243	\$94,526

2022 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	30,930	232,029	453,855
HOUSEHOLDS	10,588	73,651	150,556
GROWTH 2017 - 2022	1.95%	1.60%	1.68%
HOUSEHOLDS	10,588	73,651	150,556

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