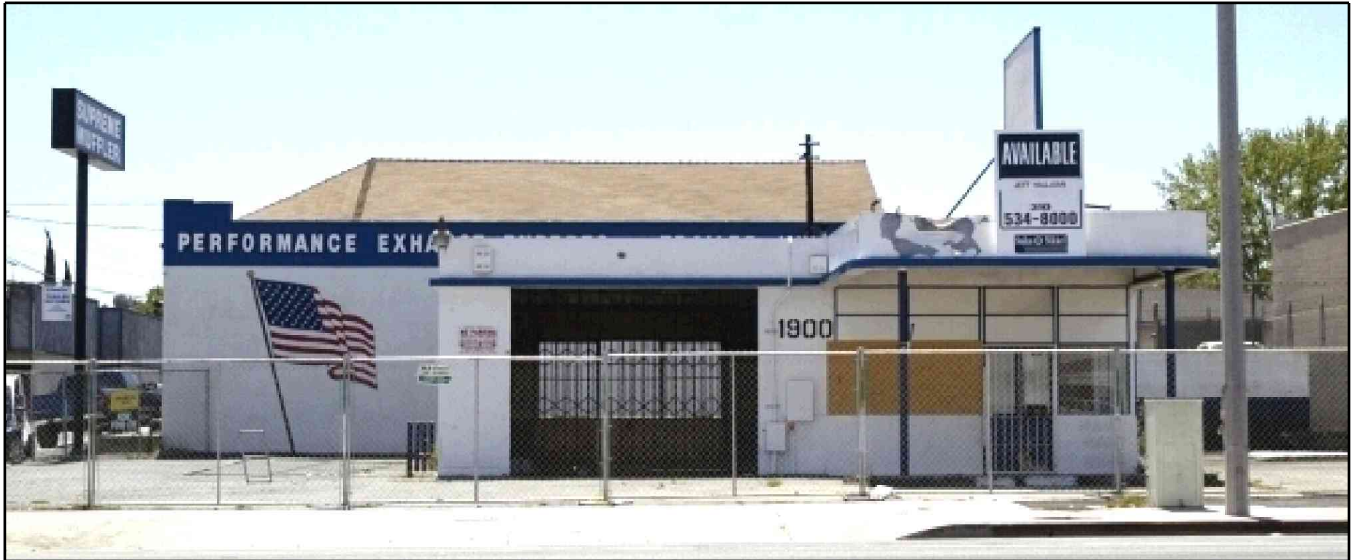


**LAND**

**FOR LEASE  
OR SALE**

AVAIL SF: 6,107

ACRES: 0.14



ADDRESS 1900 W PACIFIC COAST HY, LOMITA CA ZIP 90717

**GREAT COMMERCIAL DEVELOPMENT SITE  
SIGNALIZED CORNER  
TREMENDOUS DAILY TRAFFIC COUNT**

LEASE RENTAL \$ 3,054 /mo Gross 0.499 Net \_\_\_\_\_ Term 3-5 YEARS  
SALE PRICE \$ 485,000 Price/SF \$ 79.50 Tax \$ 4,000 Yr 2004-2005  
Terms SUBMIT Possession Immediate  
Avail SF 6,107 Dim 102 X 60 Assessor's Parcel # 7553-012-006  
Min. SF 6,107 Add'l St. Ded. NONE Sewer Lines Yes - ON PROPERTY  
Fenced N Paved Y Rail NONE Water Lines Yes - ON PROPERTY  
Net Avail SF 6,107 Gas Lines Yes - ON PROPERTY  
Build To Suit POSSIBLE General Topography FLAT  
Easements NONE Bldg(s) SF & Description 790 SQUARE FEET OF METAL  
Thomas Bk Pg# 793-H5 Zone CG CLAD BUILDING  
Soil Report Y Environmental Report(s) YES  
AGENT Jeff Hallaian (310)534-8000 Region S Listing # 1049346  
FIRM Sojka-Nikkel Commercial 04/30/04  
FTCF AP250N000S300/OAA Notes \_\_\_\_\_

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS  
This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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