FOR SALE | $1,220,000

1903 Pacific Coast Highway, Lomita CA 90717

FULLY LEASED NNN RETAIL / OFFICE PROPERTY



100% LEASED

7.0% ACTUAL CAP RATE

$85,407.60 ANNUALIZED NOI

Two leased suites + billboard income

Approx. 2,294 SF building | 5,706 SF lot

Turnstone Realty | Bobby Babai, MBA | Broker | CA DRE #01467440 |

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THE INVESTMENT

Fully leased income property on PCH

Turnstone Realty presents a two-unit commercial investment at the signalized intersection of Pacific Coast Highway and Walnut Street. KANZEN MEAL (U.S.A.), INC. and Yadidi Law Firm lease 100% of the building, complemented by annual billboard income from OUTFRONT Media LLC. Please do NOT disturb tenants.

$85,407.60

ANNUALIZED NET OPERATING INCOME

Tenant and premises	Lease term	Monthly rent	Annual rent
KANZEN MEAL (U.S.A.), INC. 1901 PCH | Approx. 1,736 SF	Initial Term: 3 years 8/1/2026 - 7/31/2029	$5,121.20	$61,454.40
Yadidi Law Firm, P.C. 1905 PCH | Approx. 558 SF	Initial Term: 3 years 10/1/2026 - 9/30/2029	$1,646.10	$19,753.20
OUTFRONT Media LLC Two 12 × 24 ft poster panels	5-year automatic extension 11/5/2026 - 11/4/2031	$350.00[1]	$4,200.00
TOTAL		**$7,117.30[1]**	**$85,407.60**

7.0% Actual Cap Rate

$85,407.60 annualized NOI ÷ $1,220,000 asking price.

The owner confirms that tenants reimburse all property operating expenses. Expense recoveries therefore offset operating expenses, and annualized NOI equals base rent. The Actual Cap Rate uses this owner-confirmed basis; collections and expense records have not been independently audited.

[1] Billboard rent is payable annually in advance. Monthly billboard and total figures are equivalents. Rents are effective November 5, 2026; annualized amounts exclude later increases and do not represent trailing twelve-month receipts.

7.0% Annualized Cap Rate Based on Rents Effective November 5, 2026

Property at a glance

Building	Land	Parking	Parcel
Approx. 2,294 SF	Approx. 5,706 SF	5 spaces + 1 ADA	7375-021-006

Roof replaced about August 2024; insulation and radiant barrier installed about August 2025; parking seal-coated and restriped about August 2025; and painted exterior about September 2026.

LEASE STRUCTURE

Scheduled growth in rent

Tenant	Contractual increases	Extension terms
1901 PCH – KANZEN MEAL	8/1/2026: $5,121.20/month/NNN 8/1/2027: $5,300.44/month/NNN 8/1/2028: $5,485.96/month/NNN	One 1-year option at $5,760.26/month/NNN
1905 PCH – Yadidi Law Firm	Initial Term: 3 years 10/1/2026: $1,646.10/month/NNN 10/1/2027: $1,703.71/month/NNN 10/1/2028: $1,763.34/month/NNN	One 1-year option at $1,851.50/month/NNN
OUTFRONT Media	$4,200/year/gross effective 11/5/2026; no further fixed-term increase stated	Month-to-month after 11/4/2031; either party may terminate with 30 days' written notice

Both suite lease renewal options are personal to the named tenant, subject to lease conditions and written exercise 9–6 months before original expiration. Option rents are excluded from committed-term income.

Operating expense recoveries

Retail tenant	Expense share	Initial monthly estimate[1]
1901 PCH - KANZEN MEAL (subsidiary of Nissin Foods)	76%	$1,302.00
1905 PCH - Yadidi Law Firm (personal injury attorneys)	24%	$418.50
TOTAL	100%	**$1,720.50**

[1] Initial common area operating expense estimates stated in the leases. Actual billings are subject to lease provisions and reconciliation.

Water and industrial waste charges are separate from common area operating expenses. Initial estimates are $121.92 for KANZEN MEAL and $35.00 for Yadidi Law Firm. Water is proportionally allocated and reconciled; applicable industrial waste charges are reimbursable. Utilities and maintenance obligations are governed by each lease and addendum.

Billboard income

OUTFRONT maintains the sign faces and structure and carries required insurance. Its extended term runs through November 4, 2031. The amendment permits landlord termination for specified expansion or renovation circumstances with 60 days' prior written notice and a copy of building permits. Digital signs require written landlord consent and rent negotiations.

1901 PCH / APPROXIMATELY 1,736 SF

Test kitchen and office

KANZEN MEAL (U.S.A.), INC. (subsidiary of Nissin Foods)

Permitted Use: Administrative office with an ancillary test kitchen research and development facility. Not open to the public and no customers.

Existing kitchen infrastructure

Ventilation and fire protection

11-foot Type I hood and 4-foot fryer hood; dishwasher hood; fire suppression serving both hoods.

Utilities and mechanical systems

750-gallon in-ground grease interceptor; 120/208V, three-phase electrical service; high-output natural gas. A 15-ton HVAC system serves the kitchen and a 2.75-ton system serves the lobby.

Interior improvements

FRP wall panels, ceramic tile flooring, Ethernet cabling, built-in storefront furniture, new ceiling tiles and LED panel lights.

Signage

Triple signage availability, subject to applicable approvals. Since this is a private test kitchen, tenant has chosen not to install signage.







PLEASE DO NOT DISTURB TENANT

1905 PCH / APPROXIMATELY 558 SF

Satellite law office

Yadidi Law Firm

Permitted Use: Satellite law office / administrative office use.

Suite features

Split HVAC system • New ceiling tiles • New LED panel lights
120/208V, three-phase electrical service • Double signage box signs



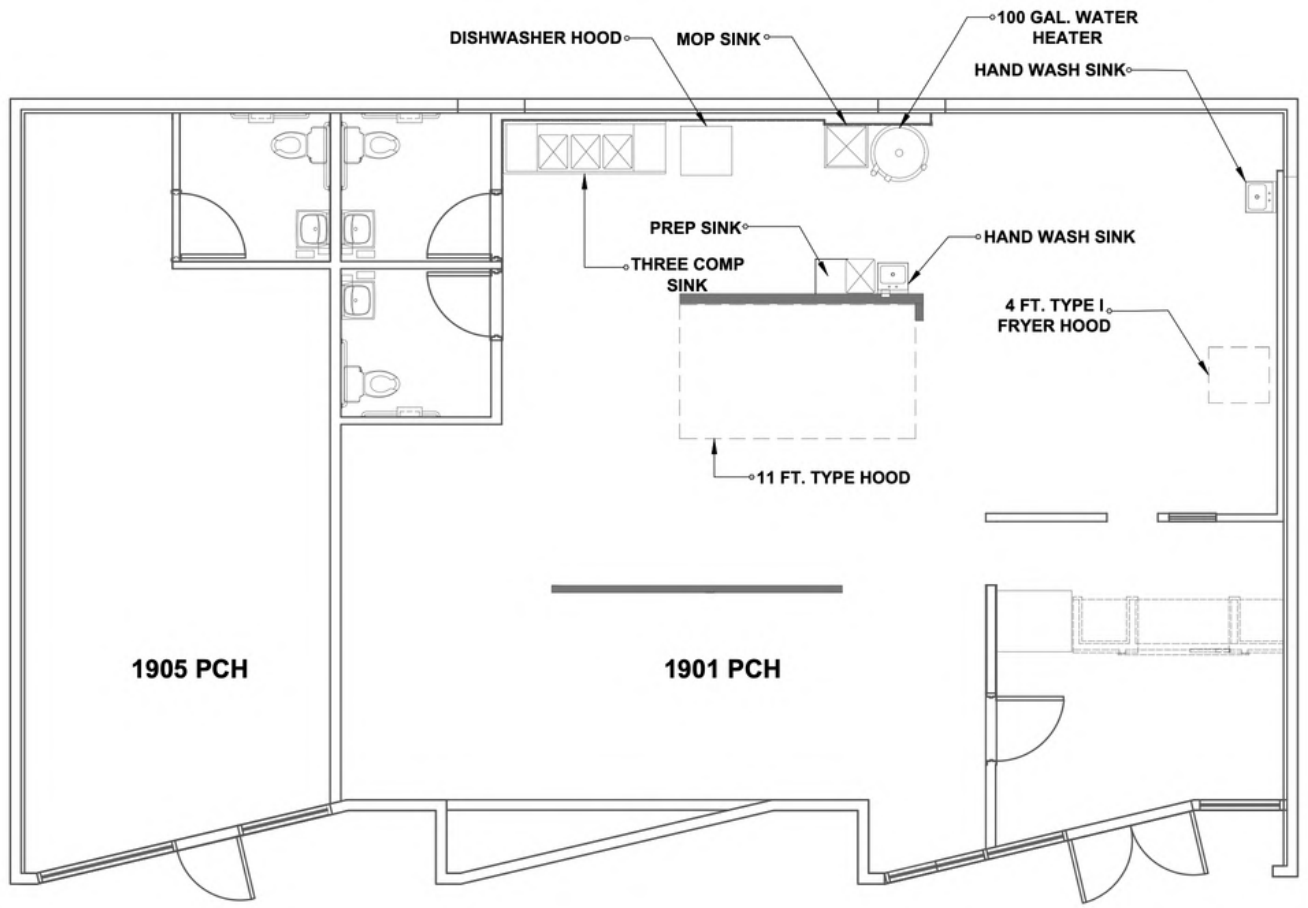


PLEASE DO NOT DISTURB TENANT

BUILDING LAYOUT

Total of two suites on Pacific Coast Highway

1901 PCH | Approximately 1,736 SF
1905 PCH | Approximately 558 SF



1901-1905 PACIFIC COAST HIGHWAY LOMITA, CA 90717
PROJECT ADDRESS

Approximately 2,294 SF total building area

Plan shown for general orientation only and not to scale. Dimensions, boundaries, fixtures and current layout require independent verification.

CONTACT

Please DO NOT disturb tenants.

To request more details or arrange a tour, contact:

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All rents, annualized income and the Actual Cap Rate are presented as of November 5, 2026. The owner confirms that tenants reimburse all property operating expenses. The 7.0% Actual Cap Rate is calculated using $85,407.60 annualized NOI and the $1,220,000 asking price.

Sources include the supplied sale brochure and photographs, KANZEN MEAL lease dated July 28, 2026, revised Yadidi Law Firm lease dated September 17, 2026, OUTFRONT Media amendment signed January 2017, and owner confirmations. Financial effective date: November 5, 2026.