



**Address:** 777 W 190th St, Los Angeles, CA 90248  
**Cross Streets:** W 190th St/S Vermont Ave

M2 Zone Allows a Variety of Uses  
 Freeway Frontage - Signage Available  
 Fenced, Paved, and Lit  
 30,000 SF Build To Suit Possible  
 Available 8/1/2026

<b>Lease Rate/Mo:</b>	Negotiable	<b>Available Acres:</b>	10.50 Ac	<b>Gas:</b>	No	<b>Specific Use:</b>	Retail
<b>Lease Rate/SF:</b>	TBD	<b>Available SF:</b>	457,380 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	M2
<b>Lease Type:</b>	Net / Op. Ex: \$0.04	<b>Building SF:</b>	5,600 SF	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	5-10 Years	<b>Yard:</b>	Fenced / Paved	<b>Electric:</b>	Yes	<b>Market Area:</b>	Torrance
<b>Sale Price/SF:</b>	NFS			<b>Fiber:</b>	No	<b>APN:</b>	6121-021-010
<b>Sale Price:</b>	NFS						

**Listing Company:** The Klabin Company  
**Agents:** [Frank Schulz 310-329-9000](#), [Todd Taugner 310-329-9000](#), [David Prior 310-329-9000](#), [Nicholas Buss 310-329-9000](#)

**Listing #:** 66058ff442f5767b06c0065c **Listing Date:** 03/28/2024 **FTCF:** CB250N150S000/A0AA

**Notes:** OpEx: \$.04 psf/month. Lessee to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



**KLABIN.COM**

19700 S. VERMONT AVENUE, SUITE 100  
 TORRANCE, CA 90502

DRE 00824993

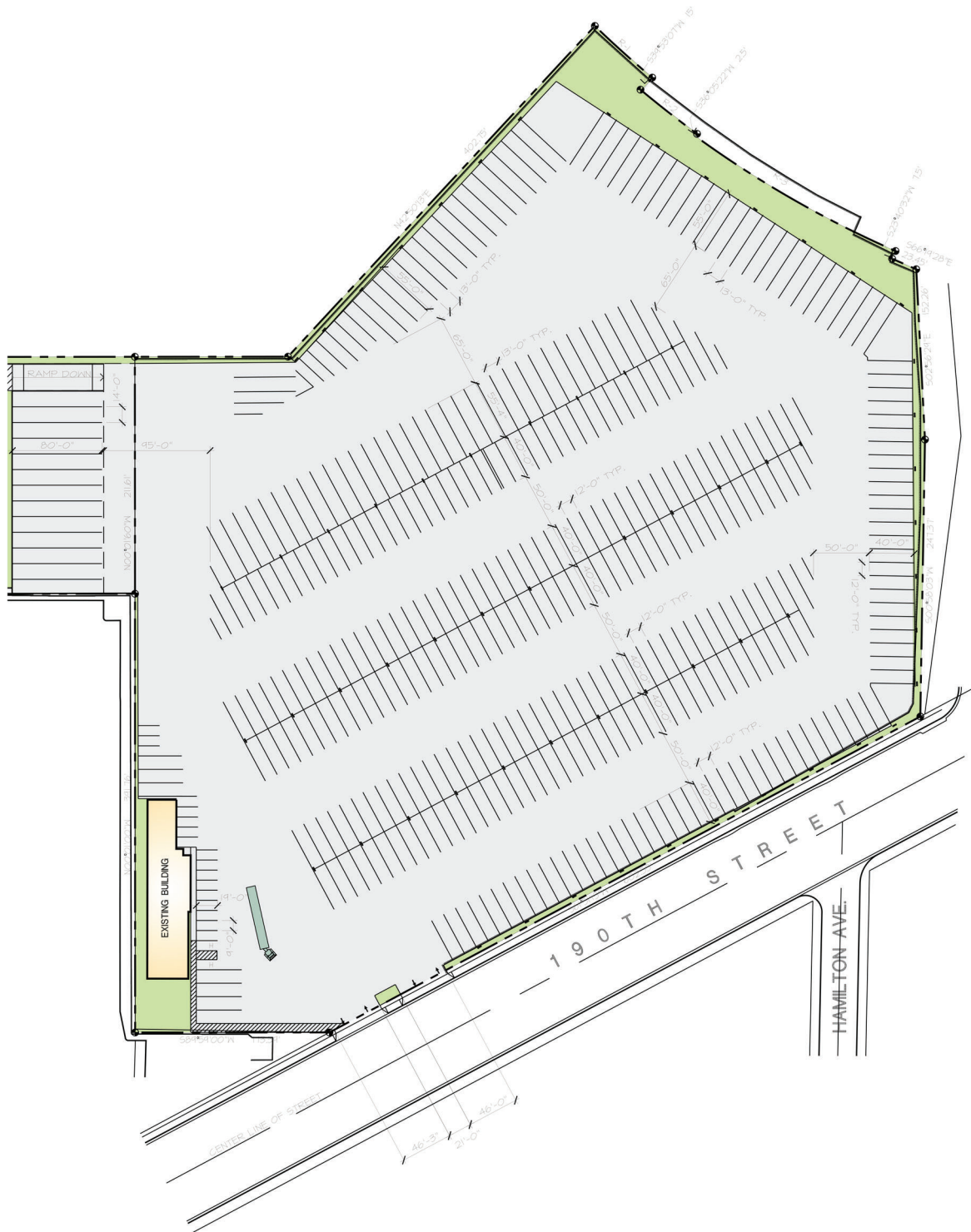
**310.329.9000**





SITE PLAN

LAND FOR LEASE



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