



SUSGENIX

# Torrance, California

**18183 VAN NESS AVE  
TORRANCE, CA 90504**

Located on a busy, signalized corner in Torrance with strong daily traffic and excellent exposure.

Second-generation dental/medical space – medical use only, featuring an existing medical build-out with cosmetic upgrades. Well suited for dental, medical, wellness, skincare, or specialty healthcare users, with free-rent incentives available for medical tenants.

Offers excellent visibility, 24 on-site parking spaces, and strong surrounding demographics.

For information on leasing opportunities call us to learn more!

**Leasing Department**



+1 (213) 516-4205 Ext. 103





# Property Highlights

A well-located, signalized-corner property in Torrance with a strong tenant mix, including:

- BYB English School
- Excellence Real Estate
- Dr. Yeh, DDS
- Hata Gift Shop

This stable lineup supports a thriving mix of service and office-based users.

Excellent visibility with frontage along Van Ness & W 182nd

Ample parking with 24 dedicated spaces

Strategically located near dense residential and employment zones





# Leasing Plan

## Discover Sakura Square – A Curated Leasing Opportunity

Sakura Square offers a thoughtfully designed leasing plan that brings together four dynamic categories: **Food, Wellness/Medical, Retail, and Cultural.**

This well-balanced tenant mix is ideal for businesses seeking a vibrant, community-focused environment.

Whether you're a restaurateur, healthcare provider, boutique retailer, or cultural brand, Sakura Square is your destination for visibility, synergy, and success.



# Floor Plan



## Available Spaces

### Suite 18195 - VACANT

★ Former Medical / Dental Space

**Size:** 1,096 SF

**Lease Type:** NNN Lease

**Property Type:** Retail

**Condition:** Excellent

**AVAILABLE SOON FOR LEASING**

### Key Features:

- Prominent corner visibility at a busy signalized intersection along Van Ness Ave.
- Modern Japanese-inspired renovations underway to enhance curb appeal and tenant branding.
- Ample parking with 24 dedicated spaces for tenants and customers.
- Easy access to major roads and freeways, with strong commuter and local traffic.
- Close to public transit and community amenities supporting daily foot traffic.
- Complementary tenant mix designed for retail, food, wellness, and cultural uses.



# Floor Plan



## Available Spaces

### Suite 18195 – VACANT

**Size:** 1,096 SF

**Lease Type:** NNN Lease

**Property Type:** Retail

**Condition:** Excellent

**AVAILABLE SOON FOR LEASING**

### Suite 18191 – VACANT

**Size:** 1,062 SF

**Lease Type:** NNN Lease

**Property Type:** Retail

**Condition:** Excellent

**AVAILABLE SOON FOR LEASING**

### Suite 18187 – VACANT

**Size:** 1,405 SF

**Lease Type:** NNN Lease

**Property Type:** Retail

**Condition:** Excellent

**AVAILABLE SOON FOR LEASING**

### Suite 18183 – VACANT

**Size:** 1,436 SF

**Lease Type:** NNN Lease

**Property Type:** Retail

**Condition:** Excellent

**AVAILABLE SOON FOR LEASING**

### Key Features:

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SUITE 18183  
BYB ENGLISH SCHOOL

SUITE 18187  
EXCELLENCE REAL  
ESTATE

SUITE 18191  
HATA GIFT SHOP

SUITE 18195  
DR YEH DENTIST