

**PACIFIC COMMERCE CENTER - BLDG. A**  
19210 S VERMONT AVE, SUITE 115, GARDENA, CA 90248

**CORPORATE OFFICE CONDO**



**PROPERTY HIGHLIGHTS**

Office Condo	<b>±3,868 SF</b>
Building Size	<b>±15,048 SF</b>
Sale Price	<b>\$1,850,000 (\$478/SF)</b>

- Great Owner-User Opportunity
- Existing Layout Includes 8 Offices, Conference Room, Kitchen, Open Area, and Reception
- Above-standard Finishes Throughout with Double Door Entry
- Well-Maintained and Move-in Ready Condition
- Expansive Window Line with Abundance of Natural Light
- Building Top Signage Available
- Built in 2008 with Durable CTU Construction
- 3/1000 Free Surface Parking
- LCM2 Zoning
- Close Proximity to Restaurants and Retail Amenities
- Excellent Access to the 405, 110, and 91 Freeways

**Contact Us Today!**

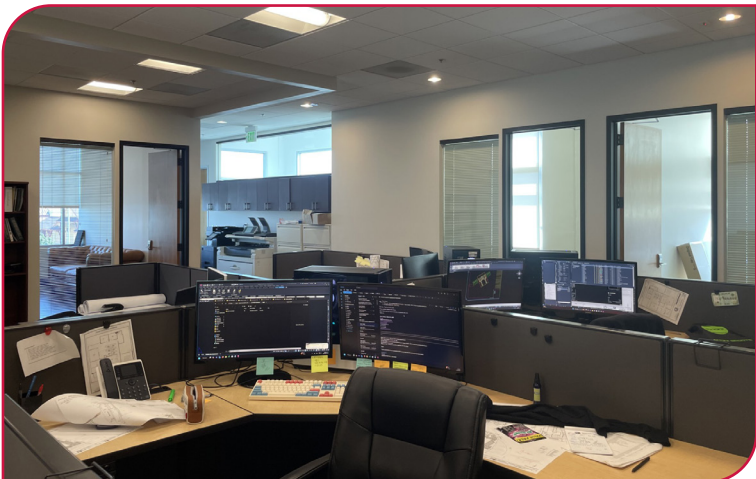
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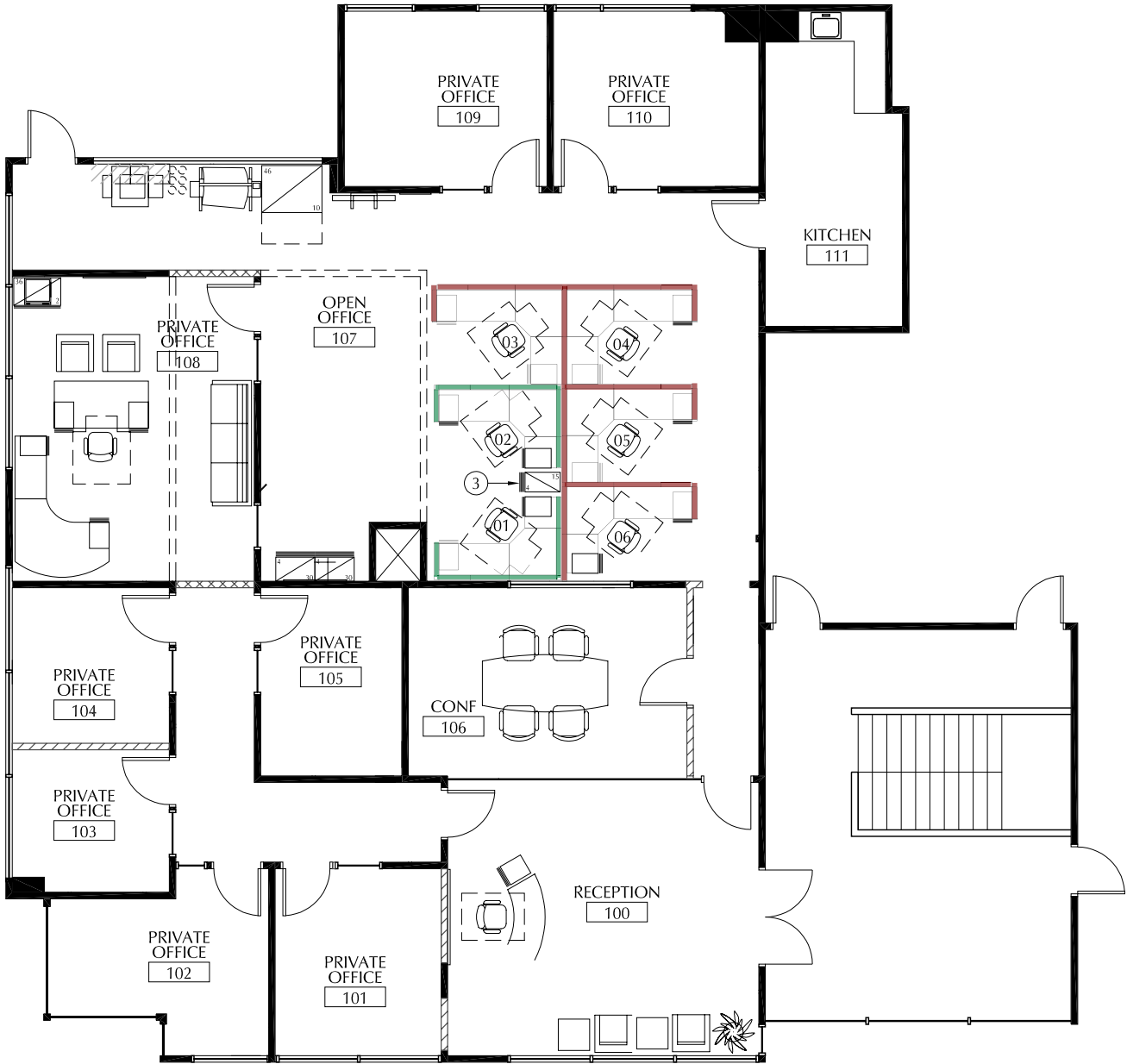
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**FLOOR PLAN**



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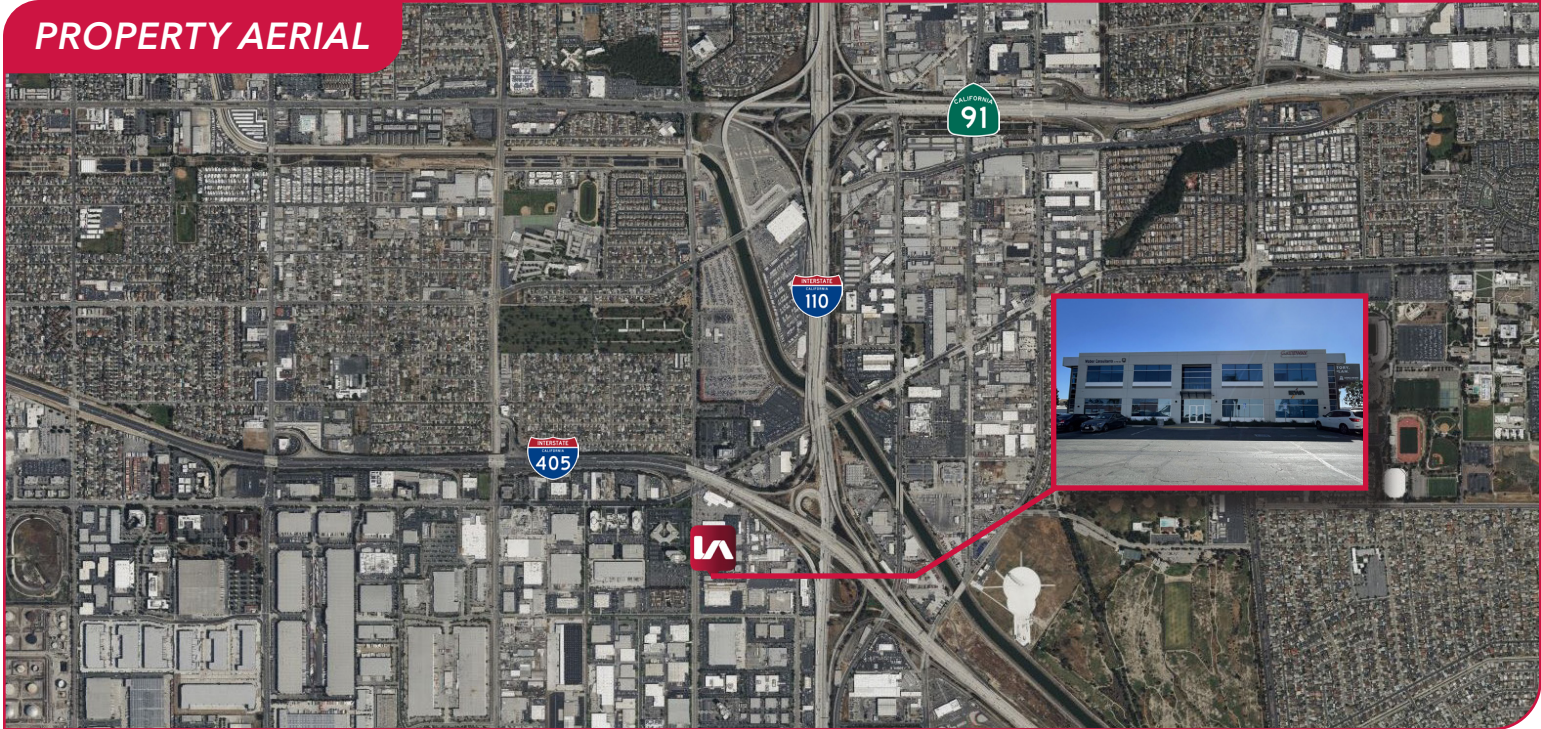
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**SELECTED AMENITIES WITHIN 5 MILES**

RESTAURANTS	BREWERIES	SHOPPING	ENTERTAINMENT
<b>BENIHANA</b> <b>BUFFALO WILD WINGS</b> <b>IN-N-OUT BURGER</b> <b>LONG BEACH FISH GRILL</b> <b>Luna Grill</b> <b>PF. CHANG'S</b> <b>sweetgreen</b>	<b>ABSOLUTION</b> <b>HERMOSA BREWING COMPANY</b> <b>STRAND Co</b> <b>PROJECT BARLEY</b> <b>MONKISH</b>	<b>WHOLE FOODS MARKET</b> <b>DEL AMO FASHION CENTER</b> <b>THE HOME DEPOT</b> <b>IKEA</b> <b>SOUTH BAY GALLERIA</b> <b>TARGET</b> <b>TRADER JOE'S</b>	<b>HUSTLER CASINO</b> <b>SKY ZONE TRAMPOLINE PARK</b> <b>TAM TORRANCE ART MUSEUM</b>
<b>LUCILLE'S SMOKEHOUSE BAR-B-QUE</b> <b>NORTH ITALIA</b> <b>SHAKE SHACK</b> <b>URBAN PLATES</b>	<b>COURTYARD BY MARRIOTT</b> <b>DOUBLETREE BY HILTON</b> <b>Marriott</b> <b>Residence INN. BY MARRIOTT</b> <b>SONESTA select</b> <b>extended STAY AMERICA</b>	<b>COSTCO WHOLESALE</b> <b>DeL Amo Plaza</b> <b>HomeGoods</b> <b>sam's club</b> <b>THE SHOPS AT SOUTHBAY PAVILION</b> <b>Walmart</b>	<b>MAVE'S TAVERN</b> <b>LA LAKERS</b> <b>SOUTH COAST BOTANIC GARDEN</b> <b>FITNESS</b> <b>planet fitness</b> <b>UFC GYM</b>
			<b>Orangetheory FITNESS</b> <b>South End RACQUET &amp; HEALTH CLUB</b> <b>the Y</b>

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