



4437 Sepulveda Blvd

Torrance, CA 90505

\$ Price: \$5,400,000
2026 Forecast NOI: \$157,500

↕ Building Area: 4,600 SF

🏢 Property Type: Retail

📏 Land Area: 0.55 acres

📅 Year Built: 2004

P Parking: 31 Spaces

Property Description

Starbucks drive-thru anchored 100% occupied, four-tenant, NNN-leased retail center located in the highly desirable South Bay submarket of Torrance, California.

Location Description

Sepulveda and Anza intersection, one of Torrance's primary east-west & north-south thoroughfares. Close proximity to famous Del-Amo Fashion Center, beach cities and all four cities in Palos Verdes Peninsula.

Property Highlights

- Diversified mix of food and beverage tenants, providing stable, predictable cash flow.
- Premier location offers excellent visibility, strong daily traffic counts, and direct access to the affluent residential communities of the Beach Cities and Palos Verdes Peninsula.
- Less than one mile from Del Amo Fashion Center, 185,000 residents within a 3 mile radius.
- Fee simple interest in a well-maintained, architecturally attractive retail center.



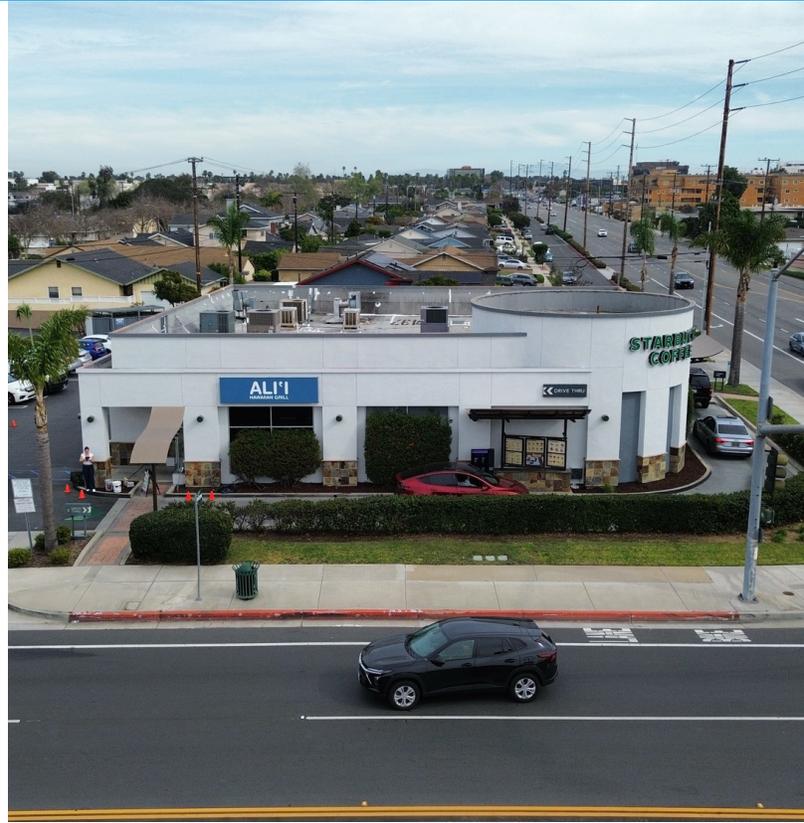
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