

WAREHOUSE LIGHT INDUSTRIAL

23316 MARIPOSA AVE | TORRANCE PO, CA 90502

PRIME TORRANCE P.O. LOCATION



FOR SALE

1,728 SF BUILDING SIZE | 6,179 SF LOT
OFFICE | WAREHOUSE

IREA

**CHRIS
THOMPSON**

Senior Partner
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FOR SALE

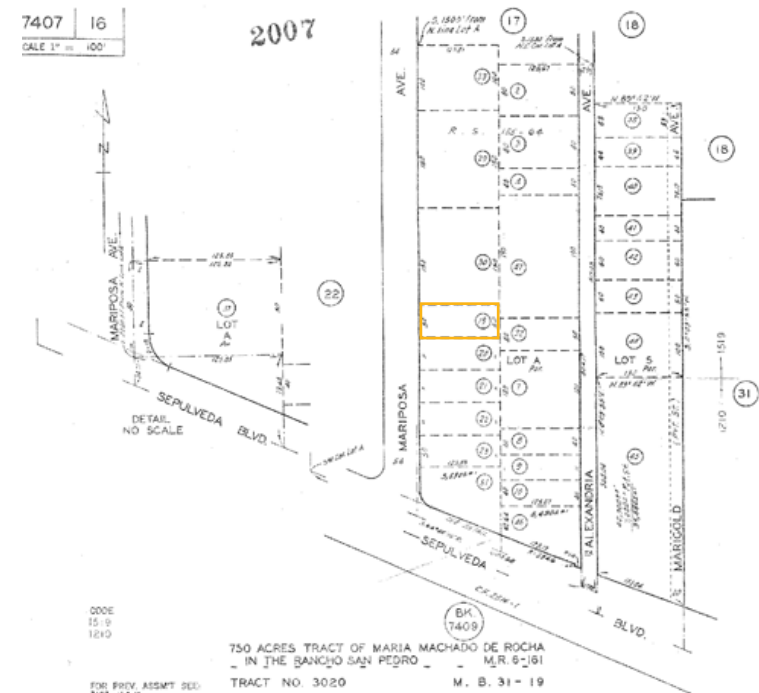
\$750,000
\$434.03/SF

To be delivered vacant at closing.
Do not disturb existing tenant.

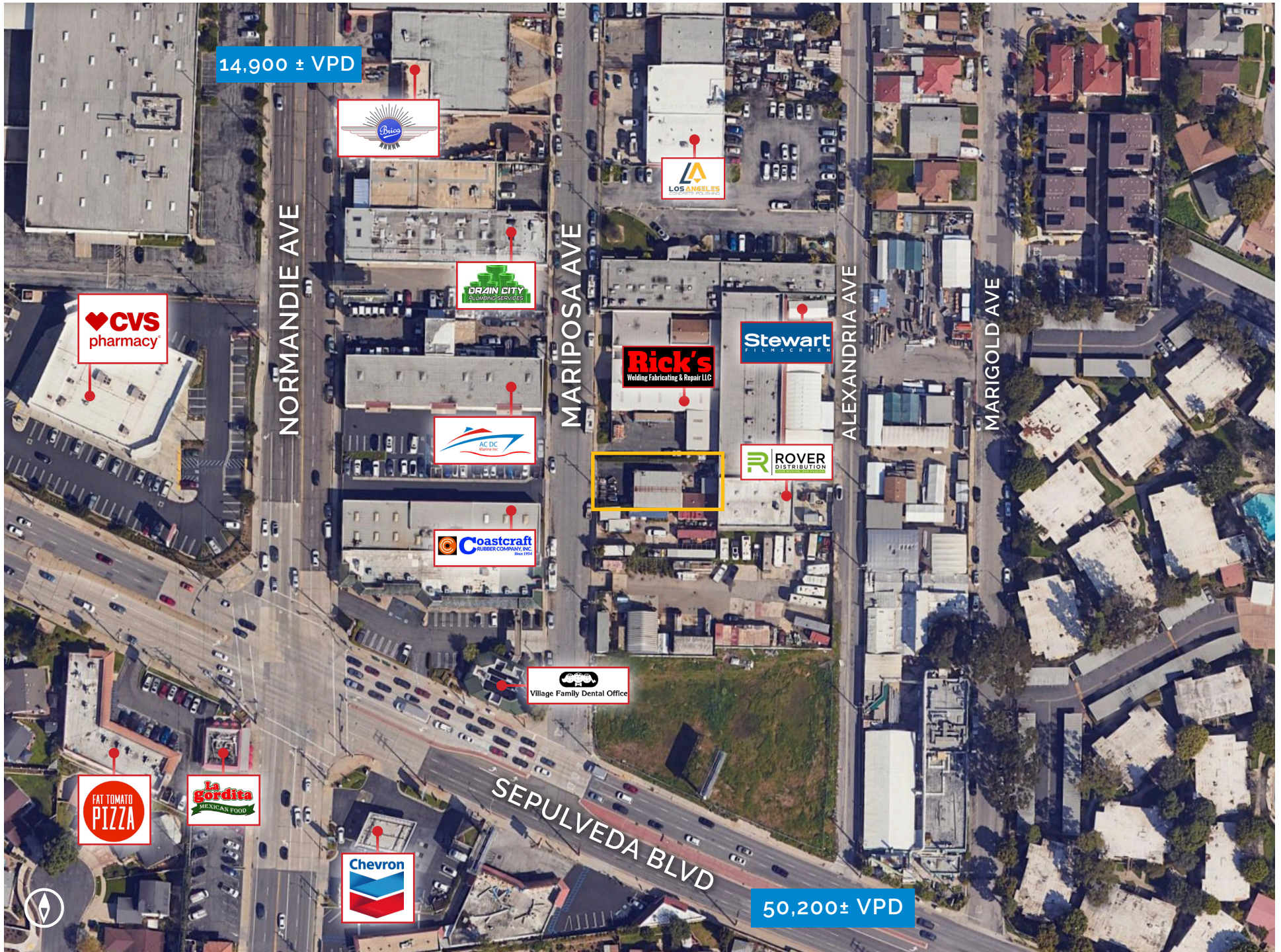


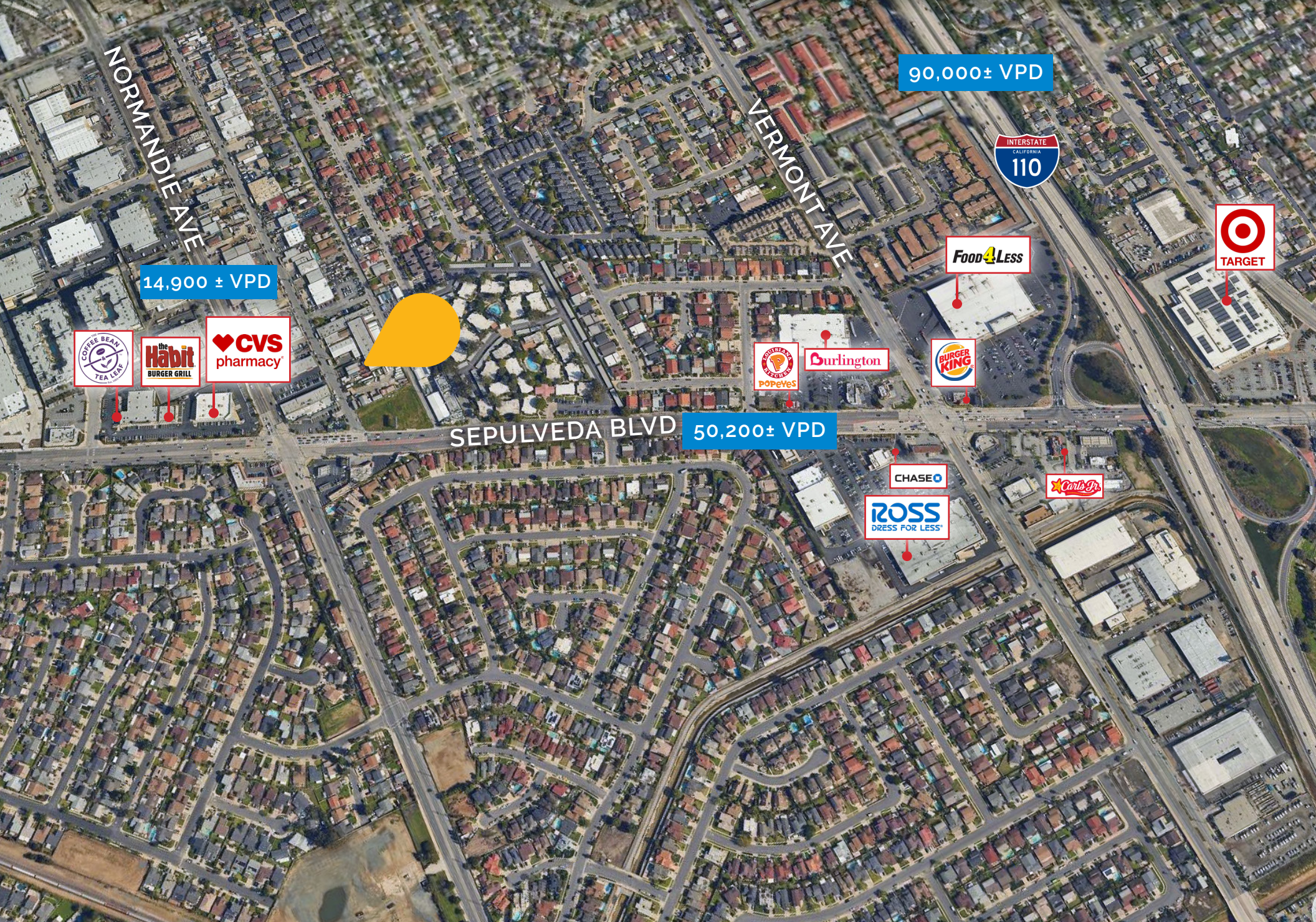
23316 Mariposa Ave
Torrance, CA 90502

Property Type	Commercial Warehouse
Zoning	LCM2*
Year Built	1962
Building Size	1,728 SF
Lot Size	6,179 SF











LONG BEACH PORT



TORRANCE COASTLINE



23316 MARIPOSA AVE - IREA



TORRANCE MEMORIAL



ROBINSON HELICOPTER



HONDA

ExxonMobil



HONDA
The Power of Dreams



Honeywell
Aerospace



lisi AEROSPACE

ABOUT TORRANCE, CA

Torrance, California, is one of the South Bay's most economically diverse and affluent communities, strategically located approximately 20 miles southwest of downtown Los Angeles. Home to more than 140,000 residents, the city benefits from a robust economy supported by healthcare, aerospace, manufacturing, retail, technology, and professional services sectors.

Major employers include Torrance Memorial Medical Center, Harbor-UCLA Medical Center, Honda's former North American headquarters operations, Robinson Helicopter Company, and numerous logistics and engineering firms. The city's proximity to the Ports of Los Angeles and Long Beach, Los Angeles International Airport, and major transportation corridors further strengthens its economic position.

Torrance also offers an exceptional quality of life, with award-winning schools, extensive park space, and access to beautiful Pacific coastline amenities. From a commercial real estate perspective, Torrance remains a highly desirable market due to its strong demographics, established business environment, and long-term economic stability. The city continues attracting corporate investment, workforce talent, and new business development throughout Southern California across multiple industry sectors annually.



Torrance's coastal setting is anchored by the picturesque Torrance Beach, one of Southern California's most scenic and less-crowded beachfront destinations. Stretching along the Pacific Ocean at the southern end of Santa Monica Bay, the beach offers wide sandy shores, walking and biking paths, volleyball courts, and excellent opportunities for surfing, swimming, and sunbathing. The nearby Esplanade provides panoramic ocean views and a popular route for walking, jogging, and cycling. With its relaxed atmosphere, beautiful sunsets, and proximity to the South Bay's dining and retail amenities, Torrance's beaches contribute significantly to the city's exceptional quality of life

TORRANCE HIGHLIGHTS

CITY HIGHLIGHTS



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- Diverse economic base supported by aerospace, healthcare, manufacturing, logistics, and professional services industries.
 - Home to major employers and corporate headquarters, providing a strong and stable employment market.
 - Affluent residential demographics with above-average household incomes and consumer spending power.
 - Strategic South Bay location offering excellent access to the Ports of Los Angeles and Long Beach, major freeways, and regional transportation networks.
 - Highly desirable business environment with strong retail demand, low vacancy rates, and sustained commercial real estate investment activity.

ECONOMICS



Torrance boasts one of Southern California's most diverse and resilient economies, anchored by aerospace, healthcare, manufacturing, retail, and logistics sectors. Its strategic location, affluent demographics, and strong employment base continue to support sustained economic growth and commercial investment activity.

AIRPORT



Los Angeles International Airport (LAX)

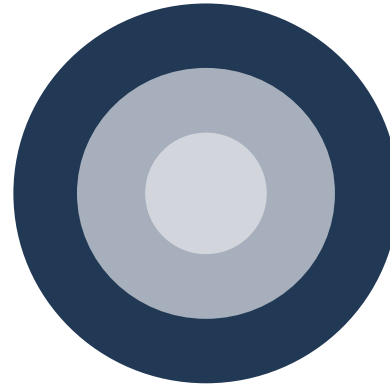
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- 5th busiest airport in the world
 - 408,000+ employees
 - Annual Economic Impact: \$60 billion annually;

DEMOGRAPHICS



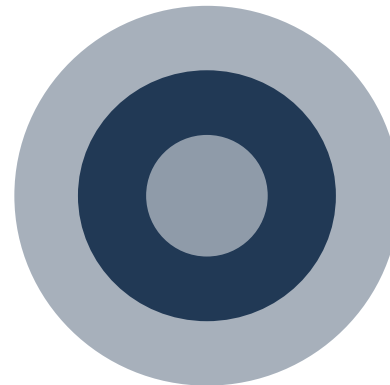
Household Average Income

1-Mile Radius	\$143,758
3-Mile Radius	\$134,019
5-Mile Radius	\$147,032



Household Median Income

1-Mile Radius	\$103,975
3-Mile Radius	\$103,804
5-Mile Radius	\$110,985



Population

1-Mile Radius	31,536
3-Mile Radius	230,222
5-Mile Radius	469,628

Households

1-Mile Radius	10,676
3-Mile Radius	75,549
5-Mile Radius	158,757

Workplace

Total Businesses	14,036
Total Employees	131,129

Housing

Med House Value	\$943,398
Median Rent	\$1,819
Persons/Household	2.99

Education

HS Degree+	82.5%
Bachelor's Degree+	32.6%



Unemployment Rate	
Households in Poverty	11.4%

OWNER/USER WAREHOUSE

23316 MARIPOSA AVE | TORRANCE PO, CA 90502

IREA

16501 Ventura Blvd, Ste 448
Encino, CA 91436
818.386.6888 | 310.328.5208
02113651



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