

OFFICE/RETAIL FOR SALE

17523 Crenshaw Blvd
Torrance, CA 90504

List Price \$1,250,000



Features

- Available 2,388 Sq. Ft.
- Approximate 6,761 Sq. Ft Lot
- Owner User or Investment
- Single Tenancy
- 1 Story
- Parking Type: 10 Surface Spaces
- Parcel #: 4091-009-008
- Year Built: 1951
- Zoning: C2
- Med Office/Flex/Retail



Highlights

- Front reception area
- Front showroom
- 3 Exam rooms
- 2 Offices
- 2 bathrooms
- Break area
- Storage room
- Office area



Description

This standalone former optometrist building is located in the heart of Torrance. The property is minutes from the 405 Freeway, located on Crenshaw about a block South of Artesia Blvd. Perfect for an owner user looking to open up their own business or as an investment.



Deborah Naumovski

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DRE# 01889637

2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year

DnG is the key
DG Real Estate
Needs

Gulshen Kaur

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DRE# 01889843

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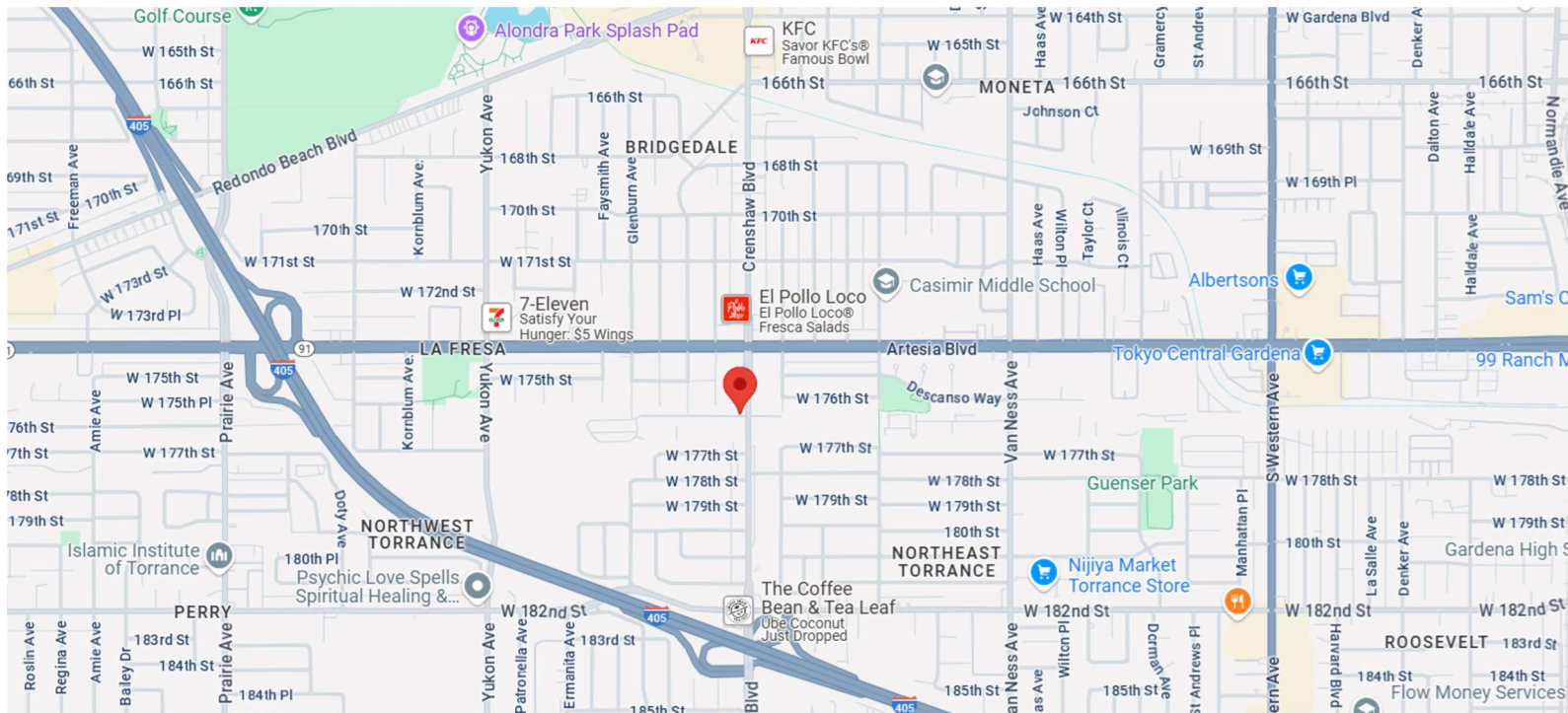
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525 S. Douglas St.
Suite 270

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Key Demographics

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Crenshaw Blvd	Artesia Blvd N	26,609	2025	0.02 mi
Artesia Blvd	Crenshaw Blvd E	20,979	2025	0.08 mi
Crenshaw Blvd	Artesia Blvd S	24,890	2025	0.14 mi
W Artesia Blvd	Wilkie Ave NW	29,004	2025	0.23 mi
Casimir Ave	W Artesia Blvd N	746	2025	0.27 mi
Casimir Ave	W Artesia Blvd S	1,472	2025	0.28 mi
W Artesia Blvd	Casimir Ave W	25,986	2025	0.37 mi
Crenshaw Blvd	170th St S	31,191	2025	0.37 mi
Artesia Blvd	Yukon Ave W	26,258	2025	0.39 mi
Crenshaw Blvd	181st St N	30,246	2025	0.39 mi



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Key Demographics

Population

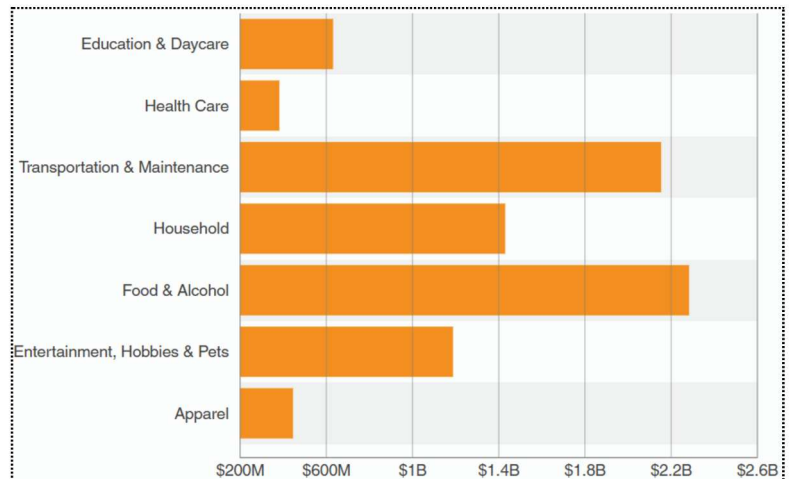
	2 miles	5 miles	10 miles
2020 Population	95,750	689,285	2,326,251
2024 Population	91,285	669,939	2,203,216
2029 Population Projection	88,198	649,922	2,125,694
Annual Growth 2020-2024	-1.2%	-0.7%	-1.3%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.7%
Median Age	41.3	40.3	37.7
Bachelor's Degree or Higher	32%	35%	26%
U.S. Armed Forces	31	872	1,738

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$106,054	\$117,058	\$101,580
Median Household Income	\$81,922	\$89,558	\$74,393
< \$25,000	4,179	30,553	124,579
\$25,000 - 50,000	5,305	33,853	120,470
\$50,000 - 75,000	5,250	33,526	106,246
\$75,000 - 100,000	4,278	29,469	87,848
\$100,000 - 125,000	3,538	25,198	68,588
\$125,000 - 150,000	2,248	17,816	46,535
\$150,000 - 200,000	3,487	23,803	60,102
\$200,000+	3,552	35,969	83,257

Households

	2 miles	5 miles	10 miles
2020 Households	33,747	238,235	738,469
2024 Households	31,836	230,186	697,624
2029 Household Projection	30,671	222,901	672,305
Annual Growth 2020-2024	0%	0.6%	0.2%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.7%
Owner Occupied Households	15,531	109,769	305,758
Renter Occupied Households	15,140	113,132	366,546
Avg Household Size	2.8	2.8	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$1.1B	\$8.5B	\$24.2B



Consumer Spending

5 miles Households

Radius	2 miles			5 miles			10 miles		
Expand All	Total Spendi...	Avg Household	Per Capita	Total Spendi...	Avg Household	Per Capita	Total Spendi...	Avg Household	Per Capita
Apparel	\$58,971,242	\$1,852	\$646	\$445,430,873	\$1,935	\$665	\$1,345,425,555	\$1,929	\$611
Entertainment, Hobbies & P...	\$154,532,009	\$4,854	\$1,693	\$1,187,963,449	\$5,161	\$1,773	\$3,338,522,140	\$4,786	\$1,515
Food & Alcohol	\$306,968,237	\$9,642	\$3,363	\$2,283,236,474	\$9,919	\$3,408	\$6,649,676,737	\$9,532	\$3,018
Household	\$191,886,233	\$6,027	\$2,102	\$1,429,910,061	\$6,212	\$2,134	\$3,869,963,508	\$5,547	\$1,757
Transportation & Maintenance	\$299,115,700	\$9,396	\$3,277	\$2,153,684,140	\$9,356	\$3,215	\$6,202,726,002	\$8,891	\$2,815
Health Care	\$51,583,209	\$1,620	\$565	\$382,261,018	\$1,661	\$571	\$1,071,715,848	\$1,536	\$486
Education & Daycare	\$80,424,173	\$2,526	\$881	\$631,251,983	\$2,742	\$942	\$1,672,294,308	\$2,397	\$759
Total Specified Consumer S...	\$1,143,480,803	\$35,918	\$12,526	\$8,513,737,998	\$36,986	\$12,708	\$24,150,324,....	\$34,618	\$10,961



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Financial Summary 5 Year

First Bank/SBA504

\$1,300,000 Sales Price
25 year amortization for both loans
6.37% SBA Rate 25 year term
7.52% First Bank Rate 5 year term
\$650,000 First Bank Loan amount
\$520,000 SBA Loan amount
\$130,000 Down Pmt
\$4,812 First Bank Pmt
\$3,469 SBA504 Pmt
\$8,281 total monthly payment
\$99,392 annual payment

First Bank Loan

\$1,300,000 Sales Price
7.52% Rate 5 year term, 25 year amortization
25% down
\$325,000 down
\$975,000 loan amount
\$7,218 approximate monthly payment
\$86,616 annual payment

Randall Louie
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Financial Summary 10 Year

First Bank/SBA504

\$1,300,000 Sales Price
25 year amortization for both loans
6.37% SBA Rate 25 year term
8.20% First Bank Rate 10 year term
\$650,000 First Bank Loan amount(50%)
\$520,000 SBA Loan amount(40%)
\$130,000 Down Pmt (10%)
\$5,103 First Bank Pmt
\$3,469 SBA504 Pmt
\$8,572 total monthly payment
\$102,864 annual payment

First Bank Loan

\$1,300,000 Sales Price
8.20% Rate 10 year term, 25 year amortization
25% down
\$325,000 down
\$975,000 loan amount
\$7,655 monthly payment
\$91,860 annual payment

*Rates are based on the U.S. Treasury's weekly average at the time of closing.
*Payment doesn't include taxes, fees and any 3rd party cost that are financed
*Payments are approximations



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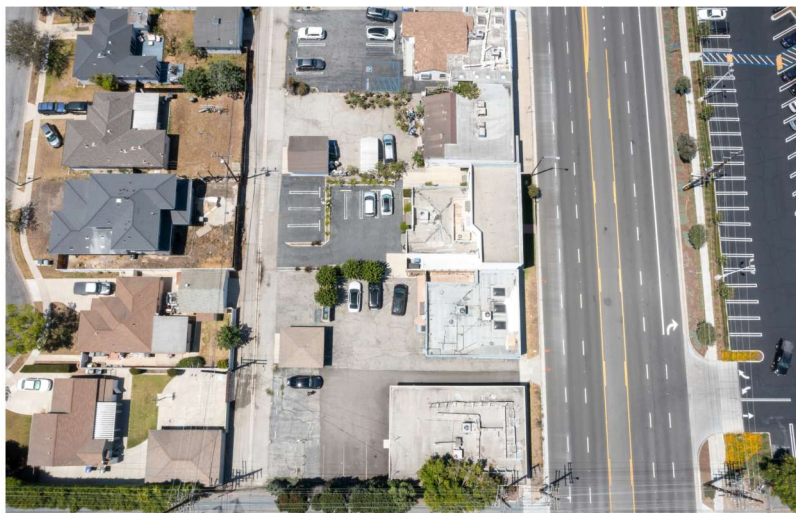
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