



25246 BIGELOW RD.

TORRANCE, CA 90505





EXCLUSIVELY LISTED BY:



AUSTIN ZAHN

Vice President - BRE 01936451

310.613.1251 | Austin@LyonStahl.com

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THE PROPERTY



25246 BIGELOW RD.
TORRANCE, CA 90505



PROPERTY OVERVIEW

25246 Bigelow Rd., (Walteria) Torrance

4-Unit Investment Opportunity in Prime Residential Pocket

Proudly presenting 25246 Bigelow Rd, a well-located 4-unit investment opportunity situated in the highly sought after Walteria neighborhood in South Torrance. This property presents a rare chance to own multifamily real estate in an area with extremely limited supply. Positioned near the Rolling Hills Estates border, the location is hard to beat—minutes from top-rated schools, Whole Foods, Trader Joe's, Costco, Home Depot, and Rolling Hills Country Club.

The property consists of four units: two 1-bedroom units and two 2-bedroom units, offering a balanced and desirable unit mix. It has been well maintained, with a new roof (24), new double pane windows, new electrical main and sub panels, SB721 complaint and features on-site parking for each unit, a community laundry room, and usable green space, enhancing long-term tenant appeal. With strong fundamentals, an irreplaceable location, and enduring rental demand, this is a compelling long-term investment in one of the South Bay's most stable submarkets.

Whether you are a seasoned investor, a 1031 exchange buyer, or a South Bay-focused owner seeking a stable long-term hold, this property presents a compelling blend of location, income stability, and appreciation potential.





PROPERTY HIGHLIGHTS

 4 Units

 79 WALKSCORE

 (2) 2 BD | 1 BA
(2) 1 BD | 1 BA

 IMMEDIATE CASH FLOW

 MINUTES FROM SHOPPING CENTERS

 STRONG LOCAL JOB GROWTH

 GREAT RESTAURANTS

 STRONG SCHOOL DISTRICT





THE FINANCIALS



25246 BIGELOW RD.
TORRANCE, CA 90505



RENT ROLL

CURRENT

MARKET

# OF UNITS	BDRMS/BATHS	MONTHLY RENT/AVERAGE	TOTAL MONTHLY INCOME	MONTHLY RENT/UNIT	TOTAL INCOME
1	2/1	\$ 2,400.00	\$ 2,400.00	\$ 2,650	\$ 2,650
1	1/1	\$ 2,195.00	\$ 2,195.00	\$ 2,250	\$ 2,250
1	2/1	\$ 2,550.00	\$ 2,550.00	\$ 2,650	\$ 2,650
1	1/1	\$ 2,195.00	\$ 2,195.00	\$ 2,250	\$ 2,250
Total Scheduled Rent:			\$9,340		\$9,800
Laundry			\$100		\$150
Garages			\$0		\$0
Monthly Scheduled Gross Income:			\$9,440		\$9,950
Annualized Scheduled Gross Income:			\$113,280		\$119,400
Utilities Paid by Tenant:		Gas & Electric			



FINANCIAL SUMMARY

Price:	\$1,880,000	SF Lot Size:	6,029 SF
Address:	25246 Bigelow Rd.	Current CAP Rate:	4.10%
City, State, Zip:	Torrance, CA 90505	Market CAP Rate:	4.42%
County:	Los Angeles	Current GRM:	16.60
Year Built:	1966	Market GRM:	15.75
Number of Units:	4	Cost per Net RSF:	\$665.25
Building Size:	2,826 SF	Price / Unit:	\$470,000



FINANCIAL SUMMARY

SCHEDULED INCOME SUMMARY	CURRENT	MARKET
Monthly Scheduled Gross Income:	\$9,440	\$9,950
Annualized Scheduled Gross Income:	\$113,280	\$119,400
ANNUALIZED EXPENSES	CURRENT	MARKET
New Taxes (1.110087%)	\$ 20,869.64	\$ 20,869.64
Insurance (\$1.20/SF)	\$ 3,391.20	\$ 3,391.20
Utilities (\$1000/unit)	\$ 4,000.00	\$ 4,000.00
Maintenance (4%)	\$ 4,531.20	\$ 4,776.00
Total Expenses:	\$32,792	\$33,037
Expenses as %/SGI	28.95%	27.67%
Per Net Sq. Ft:	\$5.44	\$5.48
Per Unit:	\$8,198	\$8,259
ANNUALIZED OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$ 113,280	\$ 119,400
Vacancy Rate Reserve:	\$ 3,398 3% ¹	\$ 3,582 3% ¹
Gross Operating Income:	\$ 109,882	\$ 115,818
Expenses:	\$ 32,792 29% ¹	\$ 33,037 28% ¹
Net Operating Income:	\$ 77,090	\$ 82,781
1: As a percentage of scheduled gross income		

THE COMPARABLES



25246 BIGELOW RD.
TORRANCE, CA 90505



OFFERED AT \$1,880,000

* 25246 Bigelow Rd.
Torrance, CA 90505
4 units
\$470,000/unit
2,826 sqft
6,029 sqft lot
Current GRM: 16.60
Current CAP Rate: 4.10%



CLOSED: \$1,840,000

1 25232 Bigelow
Torrance, CA 90505
4 units
\$460,000/unit
2,826 sqft
6,011 sqft lot
\$651.10/sqft
Built in 1966



PENDING: \$1,985,000

2 2859 W 235th St
Torrance, CA 90505
4 units
\$496,250/unit
4,756 sqft
6,529 sqft lot
\$417.37/sqft
Built in 1964



SOLD: \$1,488,000

3 24205 Ward St
Torrance, CA 90505
2 units
\$800,000/unit
2,970 sqft
5,983 sqft lot
\$501.01/sqft
Built in 1966



SOLD: \$2,300,000

4 3908 -3910 Newton St
Torrance, CA 90505
2 units
\$1,180,000/unit
2,963 sqft
4,958 sqft lot
\$776.24/sqft
Built in 2024



PENDING: \$1,840,000

**25232 Bigelow
Torrance, CA 90505**

4 units \$460,000/unit
2,826 sqft 6,011 sqft lot
\$651.10/sqft Built in 1966



PENDING: \$1,985,000

**2859 W 235th St
Torrance, CA 90505**

4 units \$496,250/unit
4,756 sqft 6,529 sqft lot
\$417.37/sqft Built in 1964

Torrance
Christmas Lights



SOLD: \$1,488,000

**24205 Ward St
Torrance, CA 90505**

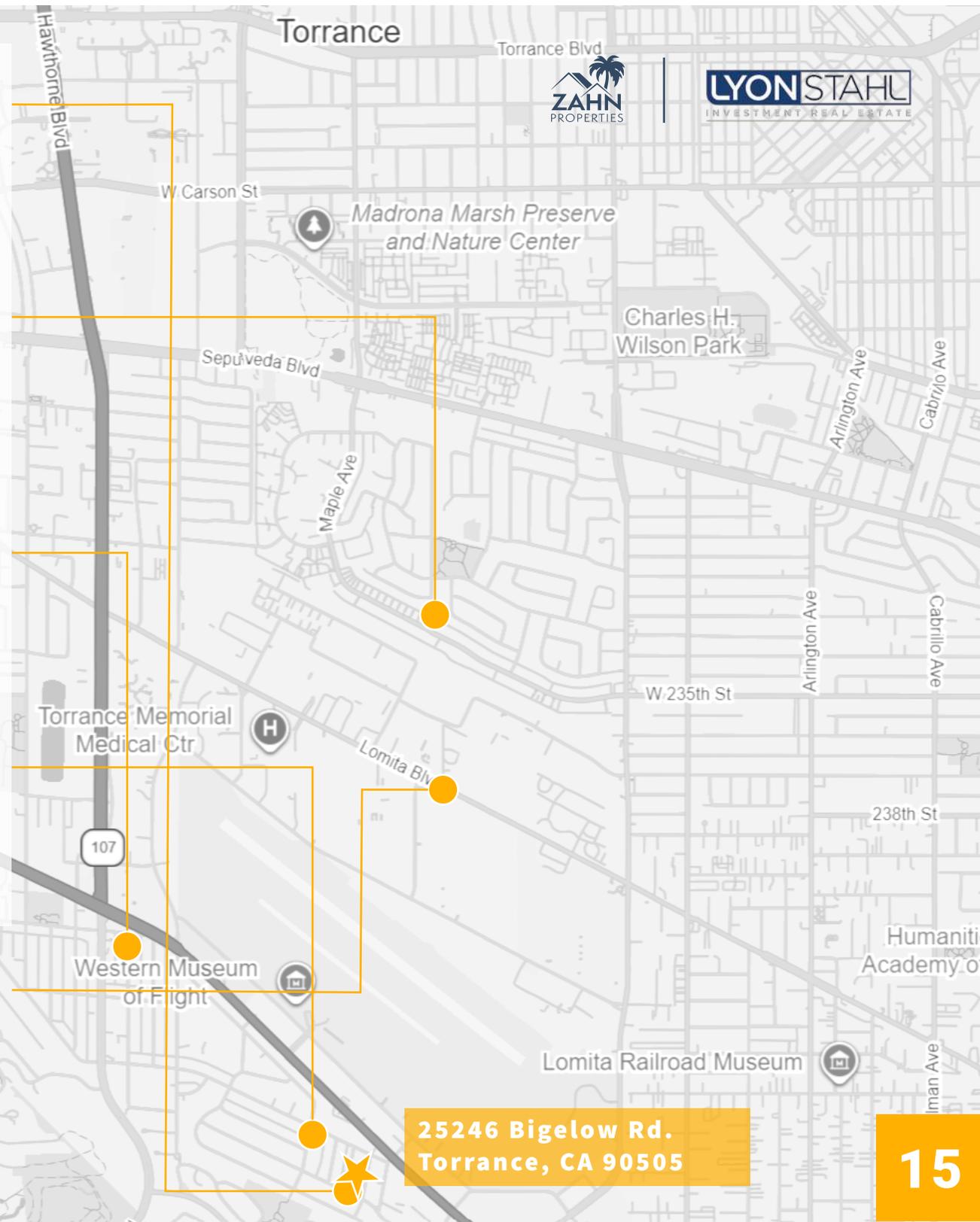
2 units \$800,000/unit
2,970 sqft 5,983 sqft lot
\$501.01/sqft Built in 1966



SOLD: \$2,300,000

**3908 -3910 Newton St
Torrance, CA 90505**

2 units \$1,180,000/unit
2,963 sqft 4,958 sqft lot
\$776.24/sqft Built in 2024



**25246 Bigelow Rd.
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THE LOCATION



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TORRANCE

RESTAURANTS:

1. Benihana - Torrance
2. Urban Plates
3. Lucille's Smokehouse Bar-B-Que
4. P.F. Chang's
5. Lazy Dog Restaurant & Bar
6. Torrance Tavern
7. BlueSalt Fish Grill - Torrance
8. Primo Italia
9. The San Franciscan
10. North Italia Del Amo

SHOPPING:

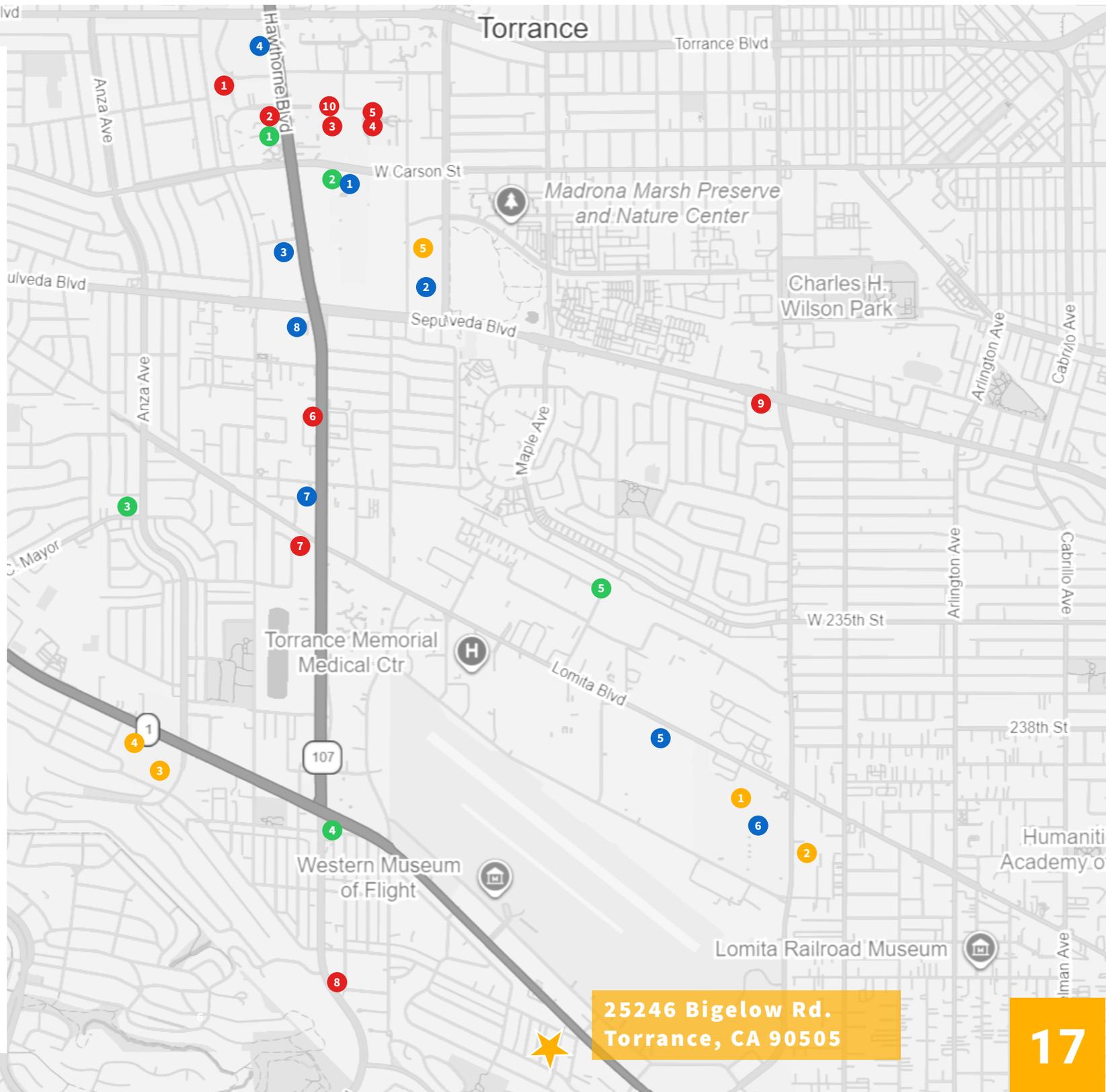
1. Del Amo Sjøpping Center
2. Target
3. Walmart
4. Village Del Amo
5. Costco
6. Torrance Crossroads
7. World Market
8. Tokyo Central Torrance

FITNESS/GYM:

1. 24 Hour Fitness
2. D1 Training Torrance
3. Iron Works Fitness Studio
4. Orangetheory Fitness
5. Torrance Training Lab

GROCERY STORES

1. Vons
2. Aldi
3. Sprouts
4. H Mart
5. Ralphs



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