

**LYON STAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS



OFFERING MEMORANDUM

**2321 TORRANCE BLVD**

TORRANCE, CA 90501    \$2,400,000

CAMERON SAMIMI

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CaIDRE #02035763

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# PROPERTY INFORMATION



# THE OFFERING

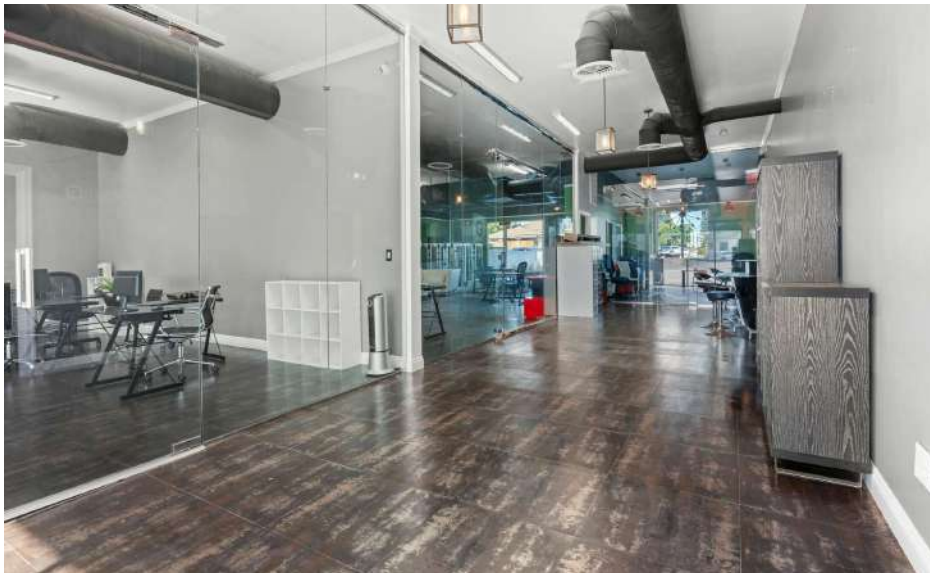


We are pleased to present this 6,175 sqft, two-story office building in the heart of Torrance, offering a prime opportunity for both owner-users and investors. Exempt under AB2097, it is not subject to typical density and parking requirements. This property qualifies for medical use, providing even more flexibility for potential tenants or owners. The property features a flexible layout with two large conference rooms, private offices, collaborative spaces, and abundant natural light from floor-to-ceiling glass panels. It includes a spacious executive office with an ensuite full bathroom, a kitchenette with a sink, built-in microwave, lounge area, and ample storage. The building also offers five shared restrooms (two on the first floor, three on the second), and the second floor is accessible via front and rear stairwells, making it ideal for subdivision into two separate units. With nine on-site parking spaces and ample street parking, plus approximately 45 feet of frontage along Torrance Blvd, this property is delivered vacant, providing immediate occupancy or leasing potential.

# PROPERTY INFORMATION

## PROPERTY DETAILS

Total Building Sqft.	6,175 SF
Total Lot Size	6,301 SF
Year Built	1985
Zoning	TOCC-GEN
APN	7354-014-014



### INVESTMENT HIGHLIGHTS

- The property qualifies for an exemption under AB2097, which removes typical density and parking requirements.
- Expansive two-story layout with high ceilings and exposed ducting that provide an open, modern feel.
- Glass-enclosed conference rooms and a mix of private offices throughout, creating an efficient, functional space.
- There are two (2) shared bathrooms on the first floor and (3) shared restrooms on the second floor.
- Second floor is accessible via front and rear stairwells, making it an easy subdivision into two units.
- Kitchenette area with sink, built-in microwave, and a lounge/seating area.
- 1.4 parking spaces per 1,000 SqFt (9 total) as well as ample street parking available.

# PROPERTY PHOTOS



2321 Torrance Blvd - Torrance, CA 90501

PROPERTY PHOTOS  
**PROPERTY PHOTOS**

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2321 Torrance Blvd - Torrance, CA 90501

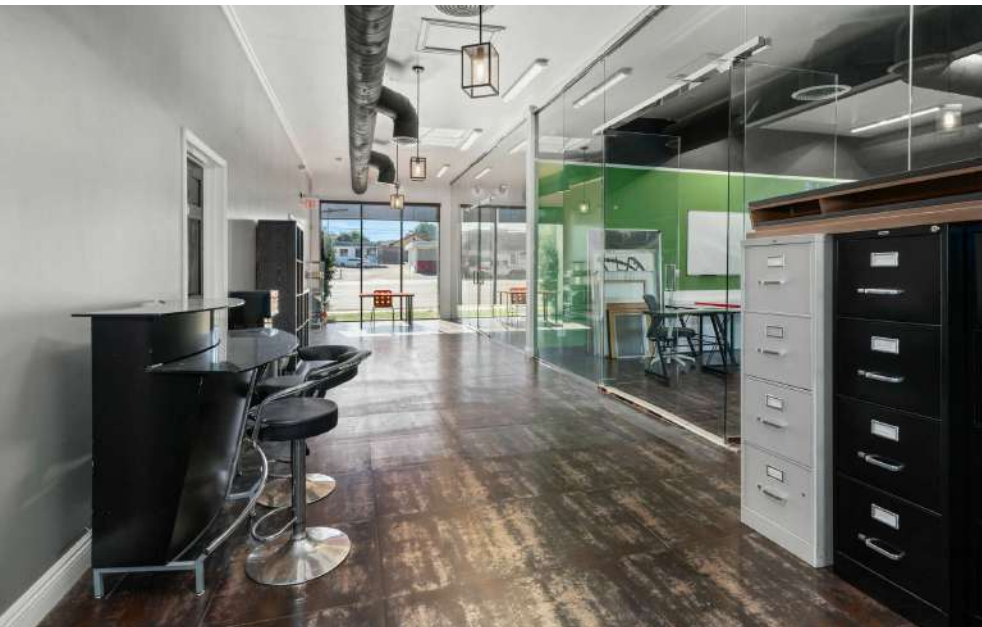


PROPERTY PHOTOS  
**PROPERTY PHOTOS**





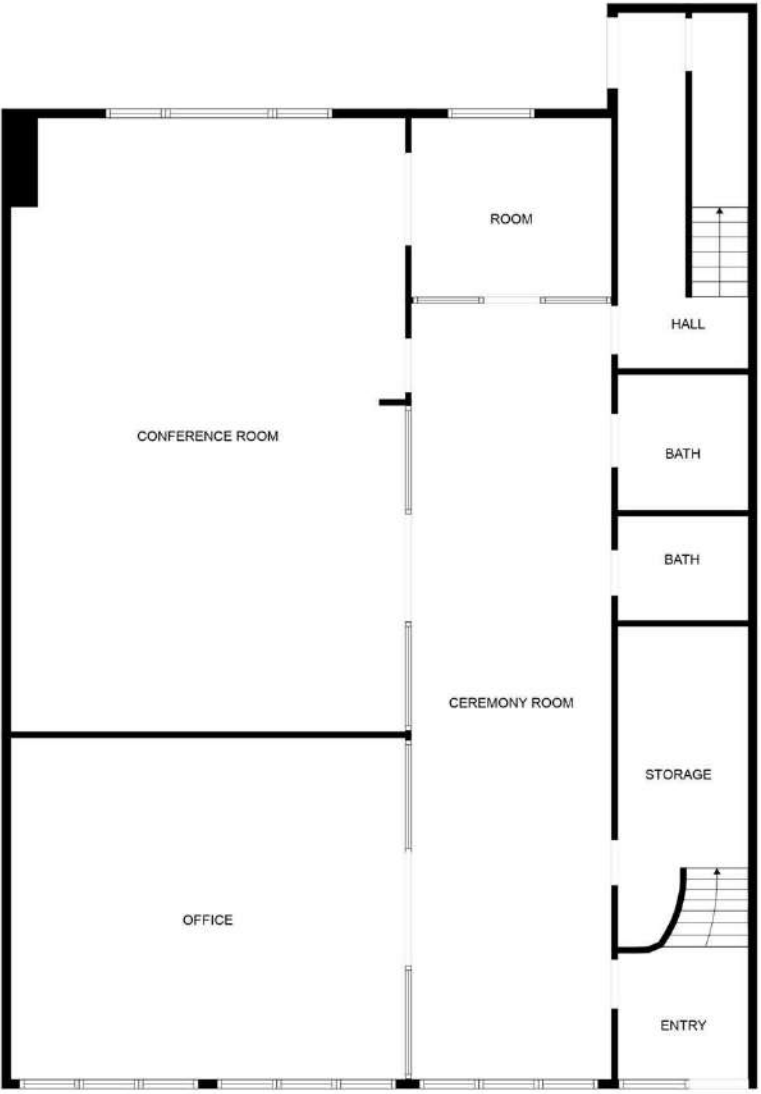
PROPERTY PHOTOS  
**PROPERTY PHOTOS**



# PROPERTY FLOOR PLANS



PROPERTY FLOOR PLANS  
**FIRST FLOOR**



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY FLOOR PLANS  
**SECOND FLOOR**



FLOOR 1



FLOOR 2

**ESTIMATED AREAS**

GLA BELOW GROUND: 181 sq. ft. EXCLUDED AREAS 0 sq. ft.  
 GLA FLOOR 2: 2464 sq. ft. EXCLUDED AREAS 0 sq. ft.  
 Total GLA 2645 sq. ft, total area 2645 sq. ft

# FINANCIAL ANALYSIS



2321 Torrance Blvd - Torrance, CA 90501

# FINANCIAL ANALYSIS

# FINANCIAL ANALYSIS

Property Address		Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>	\$2,400,000	<b>Scheduled Gross Income:</b>	\$180,000		\$180,000		
<b>Down Payment:</b>	30.0% \$720,000	<b>Vacancy Rate Reserve:</b>	\$0	0% *1	\$0	0% *1	
<b>Number of units:</b>	1	<b>Gross Operating Income:</b>	\$180,000		\$180,000		
<b>Cost per Unit:</b>	\$2,400,000	<b>Expenses:</b>	\$45,189	25% *1	\$45,189	25% *1	
<b>Current GRM:</b>	13.33	<b>Net Operating Income:</b>	\$134,811		\$134,811		
<b>Market GRM:</b>	13.33	<b>Loan Payments:</b>	\$12,036		\$12,036		
<b>Current CAP:</b>	5.62%	<b>Pre Tax Cash Flows:</b>	-\$9,621	-1.34% *2	-\$9,621	-1.34% *2	
<b>Market CAP:</b>	5.62%	<b>Principal Reduction:</b>	\$20,631		\$20,631		
<b>Year Built / Age:</b>	1985/2004	<b>Total Return Before Taxes:</b>	\$11,009	1.53% *2	\$11,009	1.53% *2	
<b>Approx. Lot Size:</b>	6,301						
<b>Approx. Gross RSF:</b>	6,175						
<b>Cost per Net RSF:</b>	\$388.66						

\*1 As a percent of Scheduled Gross Income  
\*2 As a percent of Down Payment

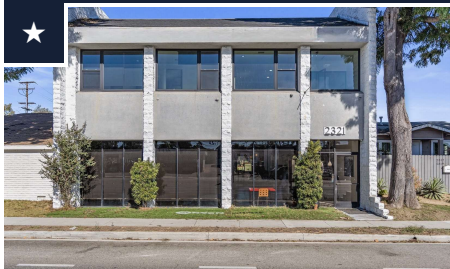
Proposed Financing				Scheduled Income						
<b>First Loan Amount:</b>	\$1,680,000	<b>Amort:</b>	30	<b># of Units</b>	<b>Offices/Baths</b>	<b>Notes</b>	<b>Current Income</b>		<b>Market Income</b>	
<b>Terms:</b>	6.00%	<b>Fixed:</b>	5				<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>
<b>Payment:</b>	\$10,072	<b>DCR:</b>	11.20							
<b>Annualized Expenses</b>				1	7+6	Vacant	\$15,000	\$15,000	\$15,000	\$15,000
*Estimated										
<b>New Taxes (New Estimated):</b>				\$28,800						
<b>Maintenance (Annual):</b>				\$5,000						
<b>Insurance (\$1.25/SF):</b>				\$7,719						
<b>Utilities (0.40/SF):</b>				\$2,470						
<b>Landscaping (\$100/mo):</b>				\$1,200						
<b>Trash (\$/Month)</b>				NA						
<b>Total Expenses:</b>				\$45,189						
<b>Expenses as %/SGI</b>				25.11%						
<b>Per Net Sq. Ft:</b>				\$7.32						
<b>Per Unit</b>				\$45,189						
<b>Total Scheduled Rent:</b>							\$15,000		\$15,000	
							\$0		\$0	
							\$0		\$0	
<b>Monthly Scheduled Gross Income:</b>							\$15,000		\$15,000	
<b>Annualized Scheduled Gross Income:</b>							\$180,000		\$180,000	
Utilities Paid by Tenant:							Gas & Electric			

# SALE COMPARABLES



# SALE COMPARABLES

# SALE COMPS



**★ 2321 TORRANCE BLVD**  
Torrance, CA 90501

Price: \$2,400,000 Bldg Size: 6,175 SF  
Lot Size: 6,301 SF Year Built: 1985



**1 24430 HAWTHORNE BLVD**  
Torrance, CA 90505

Price: \$2,829,927 Bldg Size: 8,718 SF  
Lot Size: 17,158 SF Year Built: 1974



**2 4232 ARTESIA BLVD**  
Torrance, CA 90504

Price: \$3,675,000 Bldg Size: 6,288 SF  
Lot Size: 13,939 SF Year Built: 1970



**3 3631 NEWTON**  
Torrance, CA 90505

Price: \$1,050,000 Bldg Size: 2,078 SF  
Lot Size: 5,728 SF Year Built: 1961





# SALE COMPARABLES

# SALE COMPS



**4**  
2305 TORRANCE BLVD  
Torrance, CA 90501

Price: \$1,400,000 Bldg Size: 2,160 SF  
Lot Size: 8,346 SF Year Built: 1974



**5**  
2430 TORRANCE BLVD  
Torrance, CA 90501

Price: \$1,700,000 Bldg Size: 3,783 SF  
Lot Size: 6,970 SF Year Built: 1964



**6**  
2912 COLUMBIA ST - BLDG B-4  
Torrance, CA 90503

Price: \$3,230,000 Bldg Size: 7,180 SF  
Lot Size: 607,182,840 SF Year Built: 2007



**7**  
2950 COLUMBIA ST - BLDG A-2  
Torrance, CA 90503

Price: \$3,100,000 Bldg Size: 6,815 SF  
Lot Size: 13,765 SF Year Built: 2007



# SALE COMPARABLES

## SALE COMPS



**2942 COLUMBIA ST - BLDG A-3**  
Torrance, CA 90503

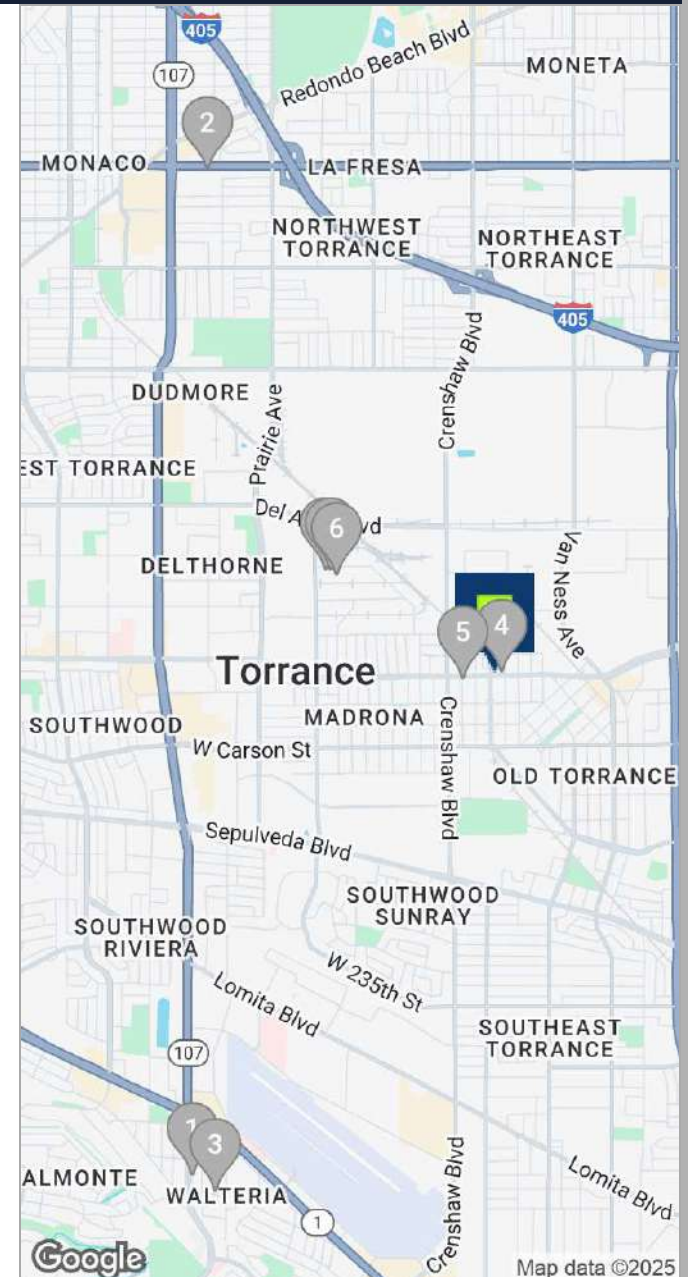
Price:	\$3,373,425	Bldg Size:	6,815 SF
Lot Size:	13,765 SF	Year Built:	2007



# SALE COMPARABLES

# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	<b>2321 Torrance Blvd</b> Torrance, CA	\$2,400,000	6,175 SF	6,301 SF
1	<b>24430 Hawthorne Blvd</b> Torrance, CA	\$2,829,927	8,718 SF	17,158 SF
2	<b>4232 Artesia Blvd</b> Torrance, CA	\$3,675,000	6,288 SF	13,939 SF
3	<b>3631 Newton</b> Torrance, CA	\$1,050,000	2,078 SF	5,728 SF
4	<b>2305 Torrance Blvd</b> Torrance, CA	\$1,400,000	2,160 SF	8,346 SF
5	<b>2430 Torrance Blvd</b> Torrance, CA	\$1,700,000	3,783 SF	6,970 SF
6	<b>2912 Columbia St - Bldg B-4</b> Torrance, CA	\$3,230,000	7,180 SF	607,182,840 SF
7	<b>2950 Columbia St - Bldg A-2</b> Torrance, CA	\$3,100,000	6,815 SF	13,765 SF
8	<b>2942 Columbia St - Bldg A-3</b> Torrance, CA	\$3,373,425	6,815 SF	13,765 SF
<b>AVERAGES</b>		<b>\$2,544,794</b>	<b>5,480 SF</b>	<b>75,907,814 SF</b>



2321 Torrance Blvd - Torrance, CA 90501

# SALE COMPARABLES

# SALE COMPS ANALYSIS

*Closed*

Address	Price	Yr. Built	RSF	Lot SF	Price/SF	Price/ SF Lot	COE	Notes
24430 Hawthorne Blvd	\$2,829,927	1974	8,718	17,158	\$324.61	\$164.93	12/30/2022	Office park, not a comp - plaza, large lot
4232 Artesia Blvd	\$3,675,000	1970	6,288	13,939	\$584.45	\$263.65	2/14/2023	(10) private offices, conference room and kitchen, Not a comp - way more parking
3631 Newton	\$1,050,000	1961	2,078	5,728	\$505.29	\$183.31	5/2/2023	Not a comp - small building
2305 Torrance Blvd	\$1,400,000	1974	2,160	8,346	\$648.15	\$167.75	4/3/2024	100% Leased/Multi Tenancy, small building, big lot - not really comparable
2430 Torrance Blvd	\$1,700,000	1964	3,783	6,970	\$449.38	\$243.90	4/30/2024	Single tenancy/Owner user
2912 Columbia St - Bldg B-4	\$3,230,000	2007	7,180	13,939	\$449.86	\$231.72	5/3/2024	Vacant upon sale/Single tenancy, better parking ratio
2950 Columbia St - Bldg A-2	\$3,100,000	2007	6,815	13,765	\$454.88	\$225.21	6/28/2024	Medical/Single tenancy, better parking ratio
2942 Columbia St - Bldg A-3	\$3,373,425	2007	6,815	13,765	\$495.00	\$245.07	9/16/2024	0% leased, better parking ratio
<b>Average - ALL COMPS</b>		<b>1968</b>	<b>5,695</b>	<b>12,275</b>	<b>\$471.45</b>	<b>\$203.96</b>		
<b>2321 Torrance Blvd, Torrance, CA 90501</b>	<b>\$2,400,000</b>	<b>1985/2004</b>	<b>6,175</b>	<b>6,301</b>	<b>\$388.66</b>	<b>\$380.89</b>	<b>N/A</b>	<b>Vacant</b>

# LEASE COMPARABLES



# LEASE COMPARABLES

## LEASE COMPS



**3931-3969 ARTESIA BLVD**  
Torrance, CA 90504

Lease Rate: \$34.20 /SF/yr    Lease Type: NNN  
Space Size: 1,077 SF



**2501 ARTESIA BLVD**  
Redondo Beach, CA 90278

Lease Rate: \$20.04 /SF/yr    Lease Type: NNN  
Space Size: 1,824 SF



**14623 HAWTHORNE BLVD**  
Lawndale, CA 90260

Lease Rate: \$27.72 /SF/yr    Lease Type: Full Service  
Space Size: 1,115 SF



# LEASE COMPARABLES

## LEASE COMPS



**15900 CRENSHAW BLVD**  
Gardena, CA 90249

Lease Rate: \$34.08 /SF/yr    Lease Type: NNN  
Space Size: 1,230 SF



**15901 HAWTHORNE BLVD**  
Lawndale, CA 90260

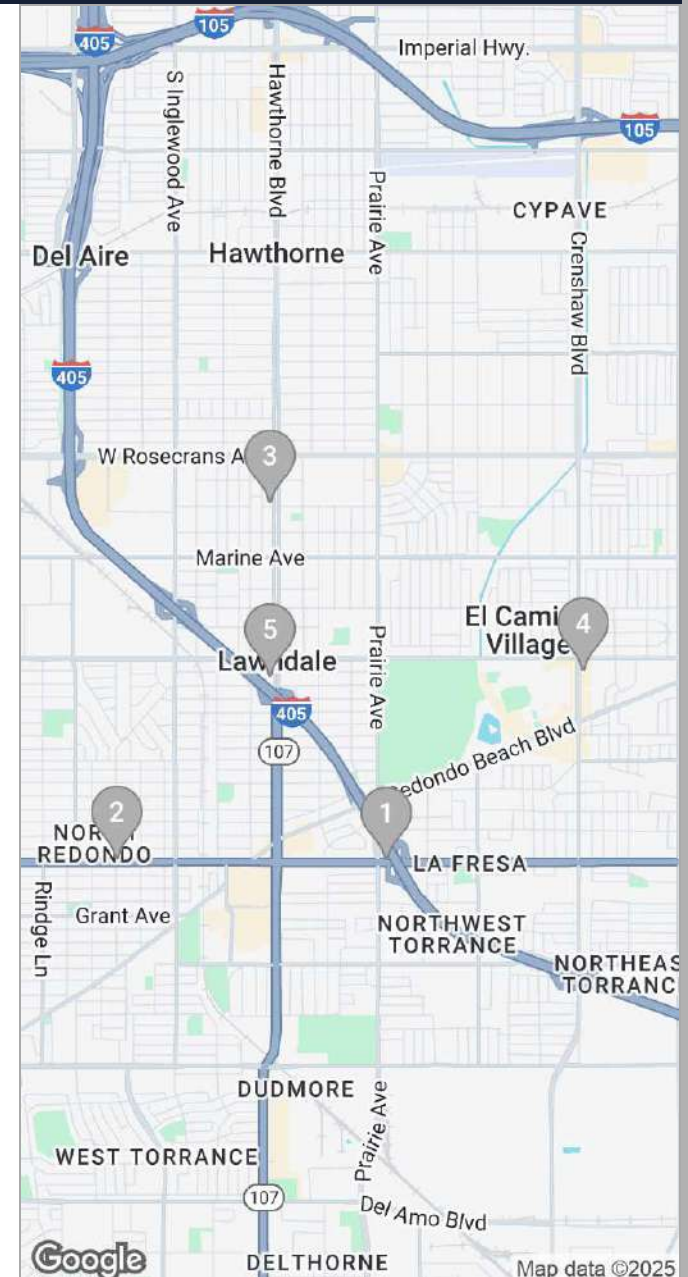
Lease Rate: \$24.00 /SF/yr    Lease Type: Full Service  
Space Size: 4,534 SF



# LEASE COMPARABLES

## LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
1	<b>3931-3969 Artesia Blvd</b> Torrance, CA	\$34.20 /SF/yr	NNN	1,077 SF
2	<b>2501 Artesia Blvd</b> Redondo Beach, CA	\$20.04 /SF/yr	NNN	1,824 SF
3	<b>14623 Hawthorne Blvd</b> Lawndale, CA	\$27.72 /SF/yr	Full Service	1,115 SF
4	<b>15900 Crenshaw Blvd</b> Gardena, CA	\$34.08 /SF/yr	NNN	1,230 SF
5	<b>15901 Hawthorne Blvd</b> Lawndale, CA	\$24.00 /SF/yr	Full Service	4,534 SF
<b>AVERAGES</b>		<b>\$28.01 /SF/YR</b>		<b>1,956 SF</b>





# LOCATION OVERVIEW



2321 Torrance Blvd - Torrance, CA 90501

# LOCATION OVERVIEW LOCATION MAP



## LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.



The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace.

# LOCATION OVERVIEW

## HAWTHORNE MALL



This latest redevelopment blueprint includes what the mall owners are calling a "power center" (which seems to just be an outdoor mall), office space, and residential units atop the compound's "walkable outdoor retail strips." Courtyards and parks would be interspersed throughout the retail area and on rooftops. In all, the new development would hold 600 residences, 500,000 square feet of space for retail, 800,000 square feet of office space, and almost 5,900 parking spots for cars. Hotels would be prioritized in the north end of town, nearest Los Angeles International Airport, and the boulevard would be upgraded. John Oshimo of GRC Associates Inc., a consulting firm that helped create the vision for the boulevard, said the overhaul should include walkable plazas, public art, extended bike lanes, revitalization of poorly maintained buildings, and educational uses like libraries. "How do we make this a healthier area? Improving the quality of life for Hawthorne residents as well as visitors?" Oshimo said. "Outdoor plazas, outdoor gathering spaces, seating areas, and just more outdoor space along the boulevard. ... We're trying to get healthier markets and improve access to healthy food."



A pair of warehouses in Hawthorne will become the future headquarters of Ring, the home security startup recently purchased by Amazon. Ring will join SpaceX, Tesla, Urth Caffe and other big-name tenants bringing a “new energy” to the city, which was once a center for aerospace. Some 250 employees will relocate to the 62,000-square-foot campus early next year. The company is “proud to join the list of innovative, forward-thinking companies that call Hawthorne home,” Ring founder Jamie Siminoff said in a statement. “Our new space will allow Ring to grow as we work to make our neighborhoods safer.” Hawthorne was eyed by Ring for its proximity to Los Angeles International Airport, the Metro Green Line, the city’s diverse housing supply and an array of eateries and breweries. Hawthorne “has become a hotbed for technology companies seeking sustainable alternatives to creative office space in El Segundo and LA’s Westside,” developer Zach Vella said in a statement.

LOCATION OVERVIEW  
**HOLLYWOOD PARK**



Hollywood Park spans approximately 300 acres and is central to the Westside, South Bay and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the project is anchored by a 500,000 s.f. retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in-class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.

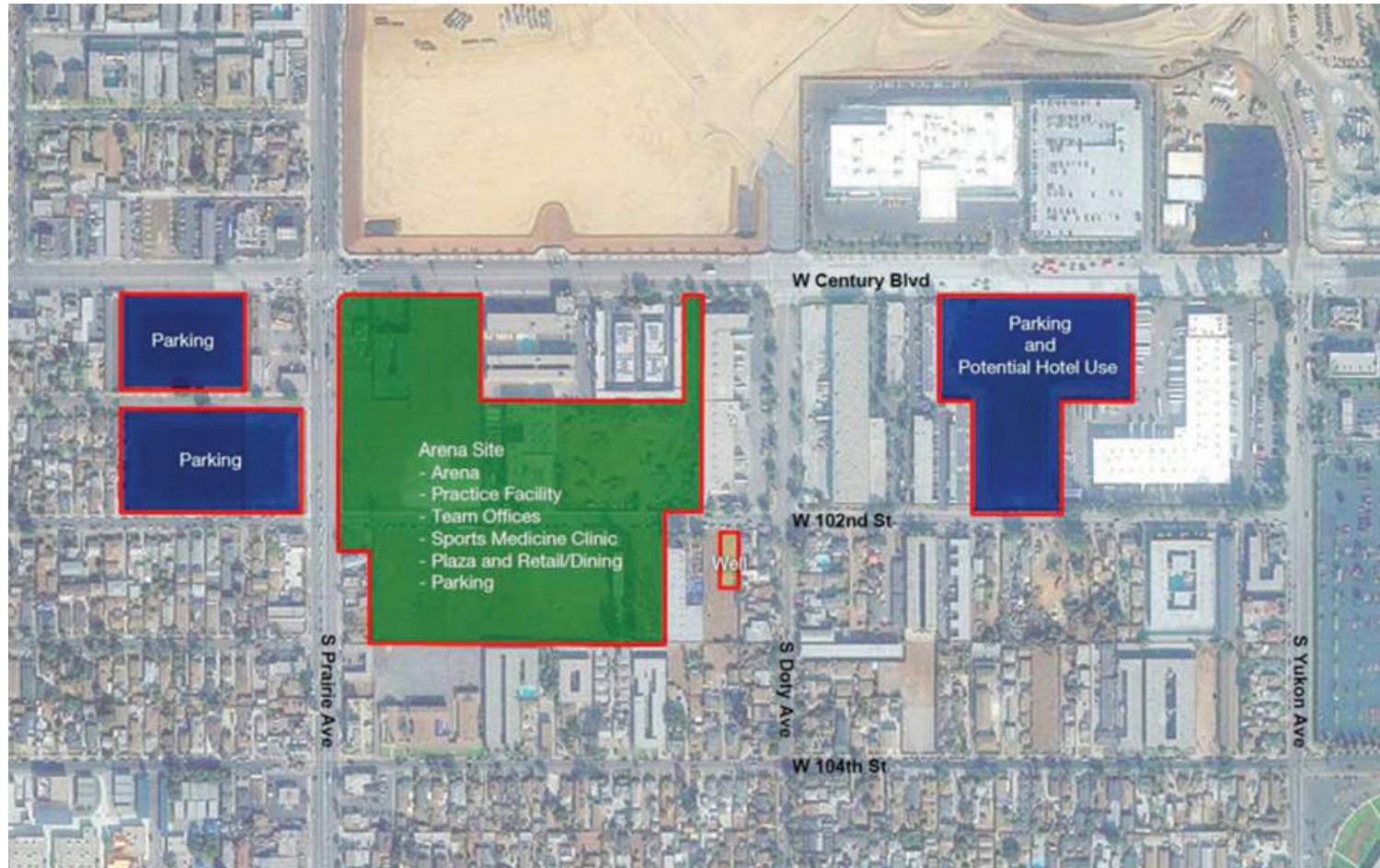
LOCATION OVERVIEW  
**SOFI STADIUM**



The new home for the Los Angeles Chargers and Rams is currently the largest stadium in the NFL. Costing upwards of \$5 billion, the 3 million square foot stadium is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the Summer Olympics in 2028.

# LOCATION OVERVIEW

## INTUIT DOME



The NFL stadium isn't the only professional sporting arena bound for Inglewood. The Los Angeles Clippers will move out of Downtown LA's Staples Center and into the South Los Angeles city. Construction the brand new Intuit Dome broke ground in 2021, and should be ready for the 2023 season. The city released a document that spells out it would seat 18,000 fans and would be joined by a new practice facility, retail space, and outdoor plazas with basketball courts that are open to the public.



EXCLUSIVELY MARKETED BY

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