

FOR SALE: .89 ACRES OF LAND IN UNIN. LA COUNTY, TORRANCE PO



Scan QR Code to view
walk-through video

951 West 223rd Street and 22209 South Vermont Avenue, Torrance, CA. 90502

AERIAL VIEW

- › Total square footage=
- › 38,866 square feet



UNIQUE FEATURES

PARCEL 1:

951 West 223rd Street

- › Street frontage
- › APN: 7344-004-021
- › Land: approx. 15,920 square feet
- › Zoning: LCM1

PARCEL 2:

22209 South Vermont Avenue

- › North of parcel 1
- › APN: 7344-004-011
- › Land: approx. 22,946 square feet
- › Zoning: LCM1

OFFERED AT:

\$105 per square feet \$4,100,000

OFFERING SUMMARY

For multi-family developers, industrial users or investors, here is a two parcel site which offers you strong upside potential for future development to higher and better uses. Parcel 1 features 55 feet frontage on 223 Street and has a depth of 290 feet. Parcel 2 is approximately 200 feet wide and 115 feet deep. Currently improved as a kennel operation. Site will be delivered vacant. Please call to arrange for an appointment to view the site.

LOCATION DESCRIPTION:

The main intersection is West 223rd Street and Vermont Ave. The site is West of the 110 freeway and just one block south of Harbor UCLA Medical Center.

ZONING INFORMATION:

For information regarding zoning: Visit Chapter 22.22 – INDUSTRIAL ZONES | Code of Ordinances | Los Angeles County, CA | Municode Library. **The property is located in the West Carson Transit Oriented (TOD) Specific Plan which is well suited for higher density housing and mixed uses surrounding existing major commercial employment and civic activity nodes.** This property is located in an area concentrated with residential, commercial and mixed use development served by high quality transit. These communities will help to reduce greenhouse gas (GHG) emissions, increase transit ridership, promote walking and biking, reduce vehicle miles traveled and facility housing and employment for residents. The intent of the specific plan is to expand opportunities for compact, infill development that is compatible with and supports the intensification of Harbor-UCLA, yet is sensitive to the existing single family neighborhoods. For more information see West Carson, Transit Oriented District Specific Plan.

APEX Commercial Real Estate Inc.

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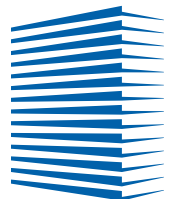
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APEX
Commercial Real Estate



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Bldg. facing 223rd Street



New development to West



New townhomes across



New homes across the street

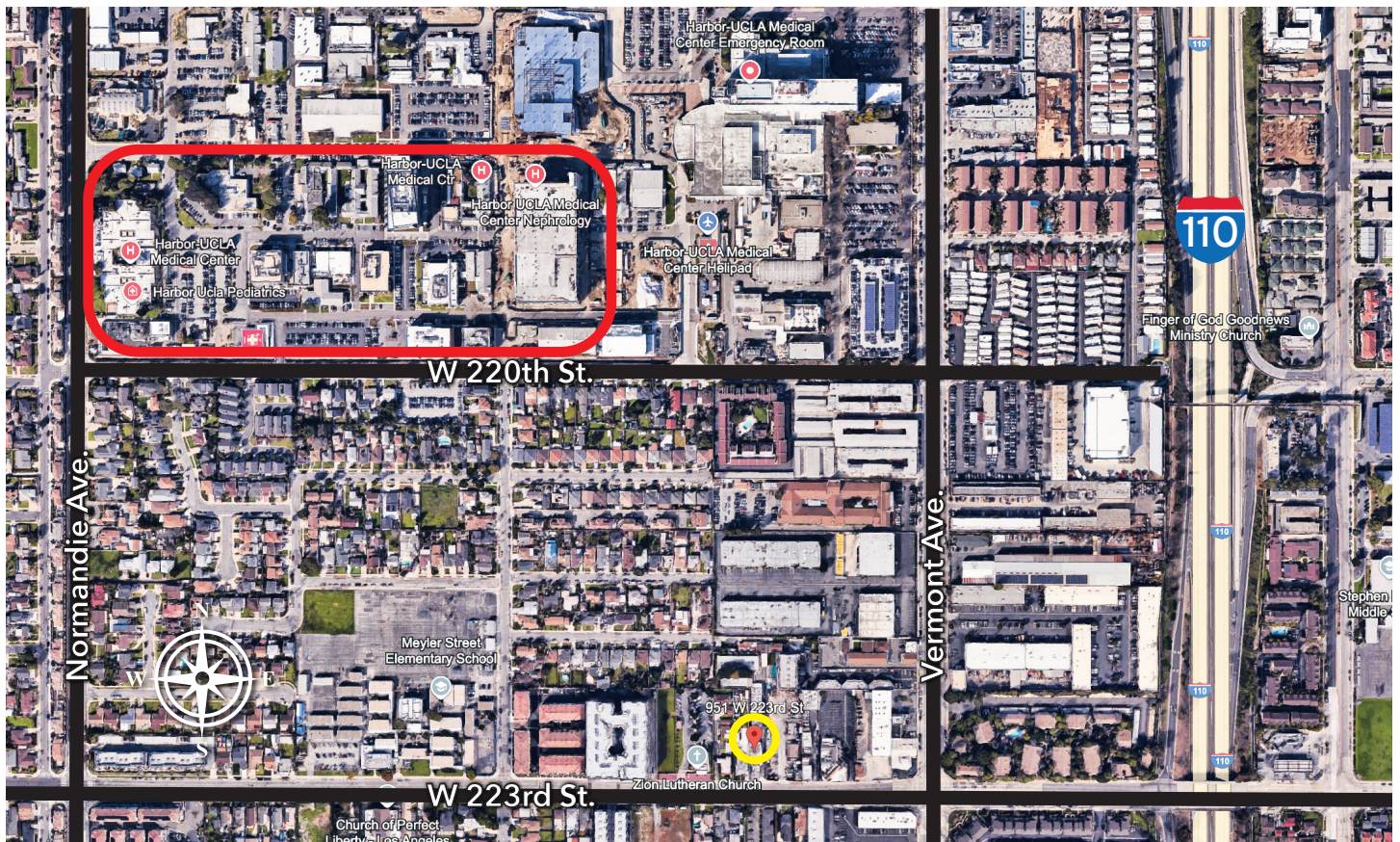


1.7 Billion Harbor UCLA expansion by 2027



Good food nearby

LOCATION MAP



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