

1627 W Carson St, Torrance, CA 90501

ASKING PRICE: \$1,400,000

SUBJECT PROPERTY
3,500 SF BUILDING | 11,120 SF LOT



**THREE UNIT STORE FRONT
RETAIL WITH GREAT PARKING.**

For More Information, Please Contact:

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- Large Gated Parking Lot.
- Delivered Vacant-Great for Owner User.
- One Unit is Built Out as a Commercial Kitchen with Existing Hood System.
- High-Demand Retail Property with Small Unit Sizes.
- High Visibility location.
- Population of over 33,000 within 1 mile.
- Favorable Zoning for Future Development.



INVESTMENT HIGHLIGHTS



Occupancy:
Delivered Vacant



Parking Spaces:
15



Total Building Size:
3,500 sq.ft



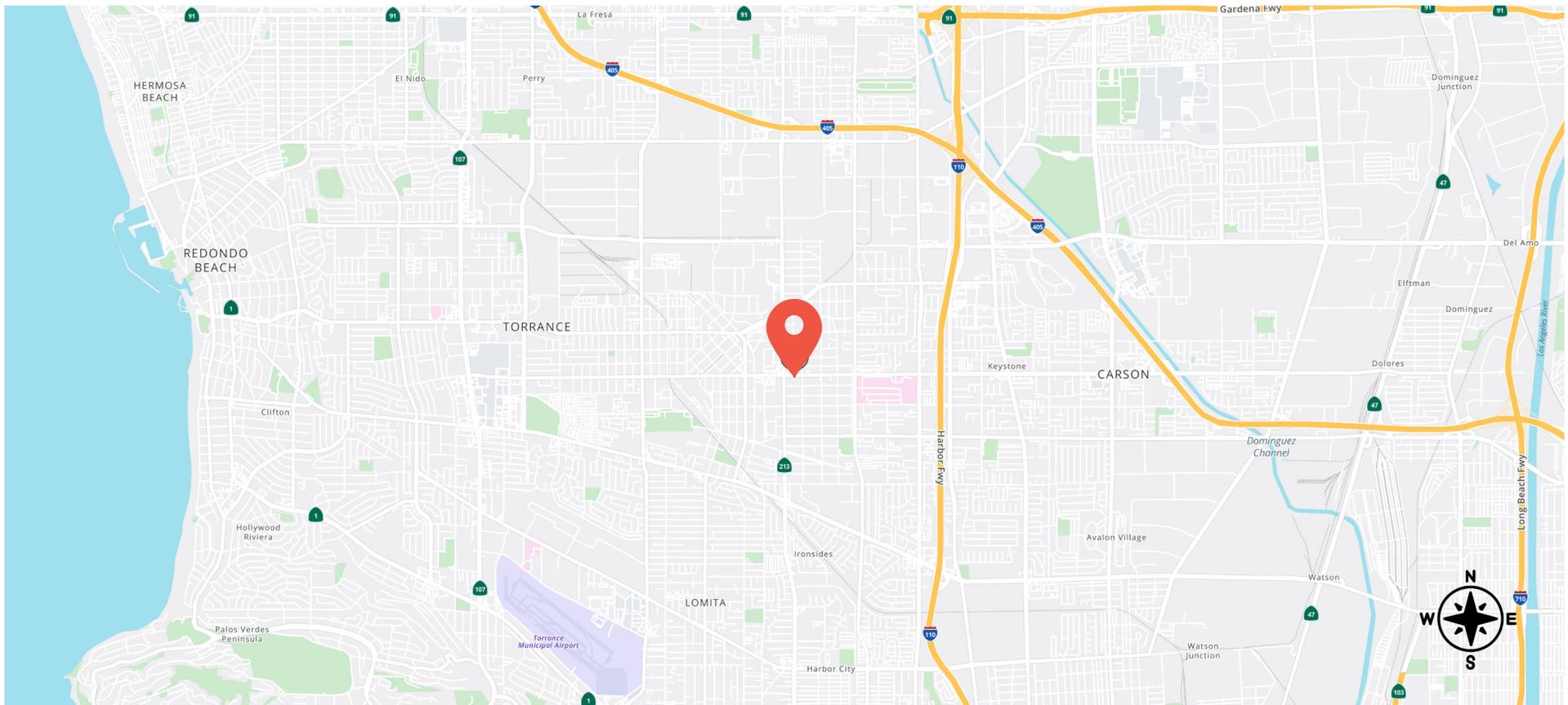
Unit Sizes:
900 sq.ft
1,700 sq.ft
900 sq.ft



Number of Units:
3



Lot Size:
11,201 sq.ft





Address:	1627 W Carson St, Torrance, CA 90501 (City of L.A. Jurisdiction)
Building Size:	3,500 sf
Lot Size:	11,201 sf
Year Built:	1954

Zoning:	C2
Number of Units:	3
Occupancy:	Vacant
Parking:	15 spaces
Average Unit Size:	900 SF 1,700 SF 900 SF

APN:	7349-033-024
Population within 1 mile radius:	33,000
Population within 3 mile radius:	200,000
Avg. Household income in 3 mi radius:	\$113,035

1627 W CARSON ST TORRANCE, CA 90501



PROPERTY DESCRIPTION

This three-unit retail property is strategically positioned within the strong commercial corridor of Harbor Gateway South. Although the property carries a Torrance mailing address, it is located within the jurisdiction of the Los Angeles, providing access to the City's economic base and regulatory framework while benefiting from South Bay consumer traffic.

The improvements consist of an approximately 3,500 square foot retail building situated toward the front of a generous 11,200 square foot lot. The expansive lot allows for secure parking, storage, operational staging, or potential reconfiguration to enhance value over time (subject to buyer verification of zoning and municipal requirements).

The property is currently configured as three separate units, all of which are owner-occupied and will be delivered vacant at the close of escrow—presenting a rare opportunity for an owner-user seeking immediate occupancy or an investor pursuing market-rate lease-up in a supply-constrained submarket.

One unit is built out with a commercial kitchen, including a restaurant-grade hood system, making it well-suited for food production, catering, ghost kitchen operations, or traditional restaurant use (subject to permits and approvals). The remaining two units are currently utilized as workshop space and offer flexible configurations adaptable to retail, creative studio, light industrial, service-oriented retail, or contractor uses.

The rear portion of the property is gated and secured, enhancing functionality and security while supporting a range of operational uses. With its flexible layout, vacant delivery, and strategic South Bay-adjacent location, the property offers both immediate usability and long-term repositioning potential within a highly trafficked commercial corridor.

LOCATION DESCRIPTION

The Property is prominently situated on the north side of Carson Street, just east of Western Avenue, within the highly active Harbor Gateway commercial corridor. This location benefits from strong visibility and convenient access to two primary thoroughfares that connect the South Bay to greater Los Angeles, supporting consistent vehicular traffic and consumer flow throughout the day.

The surrounding trade area is anchored by a diverse mix of national and established local retailers, creating a synergistic retail environment that drives repeat traffic and sustained demand. Further enhancing the location's strength is its proximity—less than one mile—to Harbor-UCLA Medical Center, one of the region's major healthcare and employment hubs. The medical center generates a steady influx of employees, patients, and visitors, contributing to daytime population density and supporting food, service, and convenience-oriented retail uses.



Harbor Gateway is a strategically positioned infill submarket within the Los Angeles, serving as a vital connector between the South Bay and greater Los Angeles. Bordered by Torrance, Gardena, and Carson, the area benefits from its proximity to major employment hubs, dense residential neighborhoods, and key regional transportation corridors.

Historically characterized by a strong industrial and workforce presence, Harbor Gateway has evolved into a dynamic mixed commercial district supported by logistics facilities, office users, medical services, and neighborhood-serving retail. The submarket's accessibility to the I-110 (Harbor Freeway), I-405, and State Route 91 enhances its appeal to businesses requiring efficient regional connectivity, while also supporting steady consumer traffic for retail and service-oriented properties.

The area maintains a consistent and reliable daytime population driven by nearby distribution centers, light manufacturing facilities, office buildings, and healthcare institutions, including Harbor-UCLA Medical Center. This employment base supports food, convenience, automotive, medical, and service-related retail uses throughout the corridor.

From an investment perspective, Harbor Gateway offers compelling fundamentals: infill positioning, limited developable land, strong traffic counts along primary arterials such as Carson Street and Western Avenue, and proximity to the affluent South Bay communities. The submarket continues to attract owner-users and value-oriented investors seeking functional properties with flexible zoning and long-term appreciation potential.

With its blend of workforce density, retail synergy, and regional connectivity, Harbor Gateway represents a resilient and strategically located commercial environment within the greater Los Angeles market.



RENT ROLL:

ADDRESS	UNIT SIZE	OCCUPANCY	MOST RECENT USE
1627 Carson St.	900 sf	Delivered Vacant at COE	Workshop
1629 Carson St.	1,700 sf	Delivered Vacant at COE	Workshop
1631 Carson St.	900 sf	Delivered Vacant at COE	Commercial Kitchen

ESTIMATED EXPENSES:

Property Tax:	\$17,500
Insurance:	\$5,000
Utilities:	\$2,400
Maintenance and Repairs:	\$3,600
Trash:	\$1,500
TOTAL:	\$30,000

EXCLUSIVELY PRESENTED BY :



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