



4437 Sepulveda Blvd

Torrance, CA 90505

\$ Price: \$5,400,000
2026 Forecast NOI: \$155,505

↕ Building Area: 4,600 SF

🏢 Property Type: Retail

📏 Land Area: 0.55 acres

📅 Year Built: 2004

P Parking: 31 Spaces

Property Description

Starbucks drive-thru anchored 100% occupied, four-tenant, NNN-leased retail center located in the highly desirable South Bay submarket of Torrance, California.

Location Description

Sepulveda and Anza intersection, one of Torrance's primary east-west & north-south thoroughfares. Close proximity to famous Del-Amo Fashion Center, beach cities and all four cities in Palos Verdes Peninsula.

Property Highlights

- Diversified mix of food and beverage tenants, providing stable, predictable cash flow.
- Premier location offers excellent visibility, strong daily traffic counts, and direct access to the affluent residential communities of the Beach Cities and Palos Verdes Peninsula.
- Less than one mile from Del Amo Fashion Center, 185,000 residents within a 3 mile radius.
- Fee simple interest in a well-maintained, architecturally attractive retail center.



Sheri Messerlian
310.436.1762
smesserlian@naicapital.com
CA DRE #00450571

Ilmar Kalviste
310.878.6923
ikalviste@naicapital.com
CA DRE #01331187

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

4437 Sepulveda Blvd

Torrance, CA 90505



Sheri Messerlian
310.436.1762
smesserlian@naicapital.com
CA DRE #00450571

Ilmar Kalviste
310.878.6923
ikalviste@naicapital.com
CA DRE #01331187

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

4437 Sepulveda Blvd

Torrance, CA 90505

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Sheri Messerlian
310.436.1762
smesserlian@naicapital.com
CA DRE #00450571

Ilmar Kalviste
310.878.6923
ikalviste@naicapital.com
CA DRE #01331187

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

Google Earth

Image Landsat / Copernicus
Image © 2025 Airbus