

OFFERING MEMORANDUM

958 W 222ND ST

TORRANCE, CA 90505 2 UNITS

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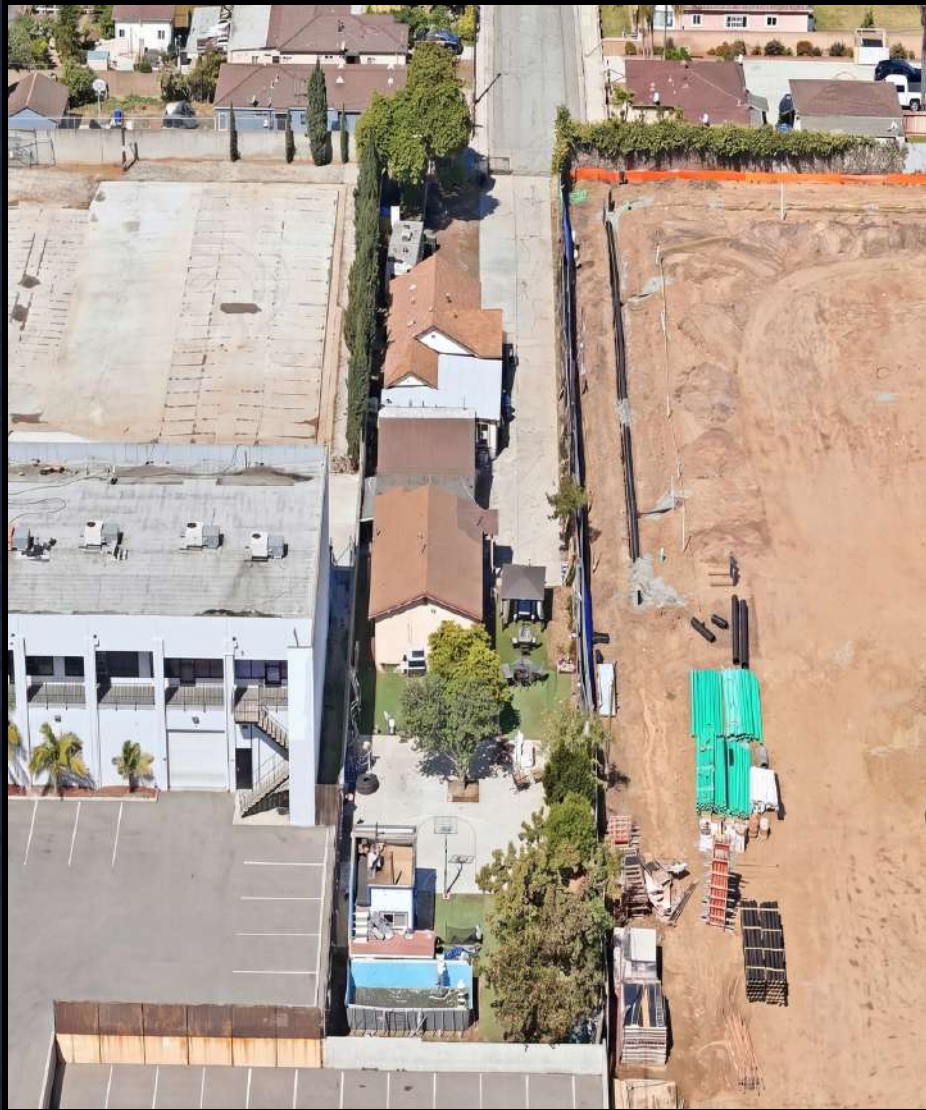
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PROPERTY INFORMATION



THE OFFERING



958 W 222nd St offers a compelling development opportunity in the West Carson/Torrance PO area, positioned on a deep 17,452 SF lot with existing 2-unit improvements and Specific Plan zoning. The property is offered at \$1,200,000, or approximately \$68.76/SF of land, pricing the site below local comparable land sales and giving developers an attractive basis to work through design, entitlement, and construction planning.

While the full depth may not be efficiently developable all the way to the rear, that is already reflected in the price-per-foot. The rear portion can potentially be used for parking, circulation, open space, landscaping, or a communal resident amenity area, giving the site added utility beyond the main building envelope.

The feasibility study identifies the site as Specific Plan West Carson R-4, with a density range of approximately 50–150 units per acre, translating to an estimated 19 to 57 units before final design, entitlement, parking, and site planning review. Development is noted as not restricted by FAR, with height limited to 4 stories / 50 feet.

The surrounding area is also seeing meaningful investment, including a large development project immediately next door, supporting the long-term story for the location and future housing demand.

Property currently consists of 2 units which will be delivered fully vacant at close of escrow which also provides a great land banking opportunity for an owner user. Current units are livable but are for a value-add investor as current condition would need updating and is not move in ready.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	958 W 222nd St Torrance, CA 90505
Total Units	2
Total Building Sqft.	3,064SF
Total Lot Size	17,452 SF
Year Built	1927
Zoning	Specific Plan
APN	7344-004-010



INVESTMENT HIGHLIGHTS

- \$1,200,000 incredible asking price of only \$69 per foot
- Approx. 17,452 SF lot - Rare find in Torrance
- Priced below local comparable land sales
- Existing 2-unit property with development upside
- Specific Plan West Carson R-4 zoning
- Feasibility study estimates 19-57 units
- No FAR restriction noted in feasibility study
- Height limit noted at 4 stories / 50 ft

DENSITY + FLOOR AREA + LIMITATIONS

ACTUAL NUMBER OF UNITS WILL BE DETERMINED AFTER CONCEPTUAL DESIGN

DENSITY & FAR CALCULATIONS

Property Zoned: Specific Plan West Carson R-4

Density: 50 - 150 units per acre

Total Lot Area: 16,749 sq.ft. or 0.38 acres

Buildable Area: 16,749 sq.ft.

Base Floor Area Ratio: Development not restricted by F.A.R.

MARKET RATE

Density Allowed : 19 units - 57 units

FAR Allowed : Not restricted by F.A.R.

TOC

Not applicable

AB2097 + TOC

Not applicable

AB2345 (State Density)

Not applicable

LIMITATIONS

Height: Restricted to 4 stories and 50 ft.

Setbacks:

- Front yard minimum 10 ft.
- Rear yard minimum 15 ft.
- Side yards minimum 5 ft.

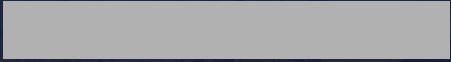
Required Parking:

- Bachelor - 1 standard space per dwelling unit.
- Efficiency and one-bedroom - 1.5 standard spaces per dwelling unit.
- Two or more bedrooms - 2 standard spaces per dwelling unit.
- Guest parking for apartment houses with at least 11 units - 1 standard space for guests per 10 dwelling units of the total number of dwelling units.

EXISTING USE

Per Ventura County Assessor's, 1,608 sq.ft. 2 unit apartment building.

PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

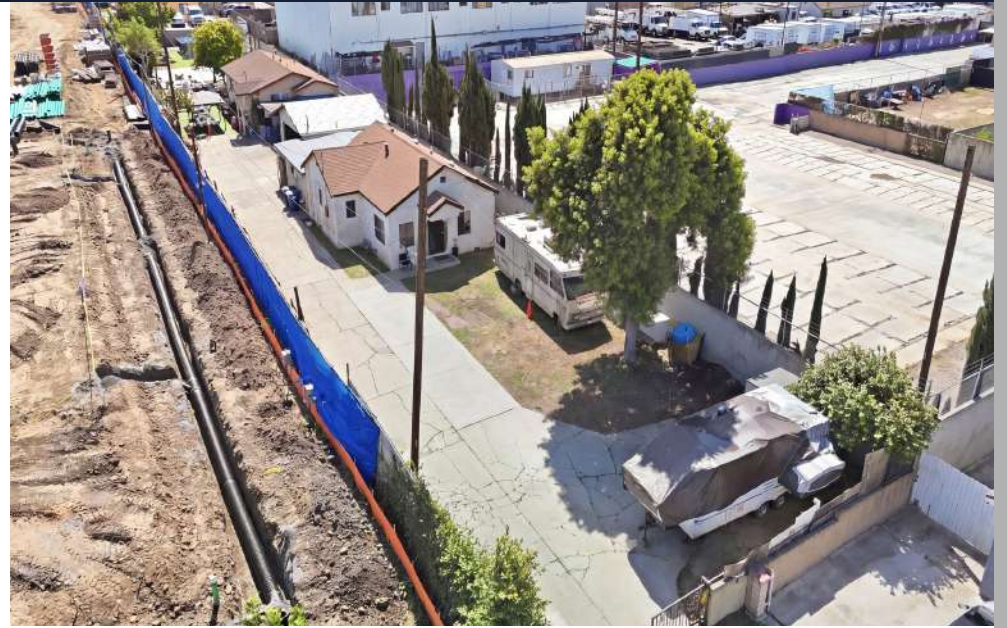


958 W 222nd St - Torrance, CA 90505

PROPERTY PHOTOS PROPERTY PHOTOS | EXTERIOR

SAMIMI
INVESTMENTS

958 W 222nd St - Torrance, CA 90505



PROPERTY INFORMATION
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS

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INVESTMENTS



958 W 222nd St - Torrance, CA 90505

SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



958 W 222ND ST
958 W 222nd St, Torrance, CA 90505

Subject Property

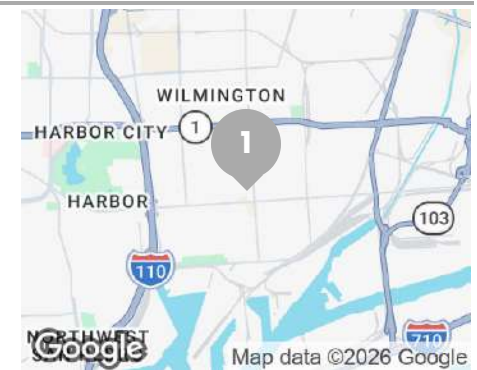
Price:	\$1,200,000	Bldg Size:	2,119 SF
Lot Size:	17,452 SF	No. Units:	2
Cap Rate:	3.90%	Year Built:	2000
Price/SF:	\$68.76		



912-918 N MARINE AVE
Wilmington, CA 90744

Sold 8/8/2025

Price:	\$995,000	Lot Size:	15,246 SF
Price/SF:	\$65.26		



828 W ANAHEIM ST
Wilmington, CA 90744

Sold 6/1/2022

Price:	\$990,000	Lot Size:	14,810 SF
Price/SF:	\$66.85		



SALE COMPARABLES

SALE COMPS



1405 W 228TH ST
Torrance, CA 90501

Sold 8/21/2023

Price: \$1,060,000 Lot Size: 15,215 SF
Price/SF: \$69.67



1559 N AVALON BLVD
Wilmington, CA 90744

Sold 2/12/2026

Price: \$825,000 Lot Size: 11,322 SF
Price/SF: \$72.87



825 MIRAFLORES AVE
San Pedro, CA 90731

Sold 12/1/2023

Price: \$3,150,000 Lot Size: 3,150,000 SF
Price/SF: \$1.00



SALE COMPARABLES

SALE COMPS



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1120 FLINT AVE
Wilmington, CA 90744

Sold 4/25/2022

Price: \$290,000 Lot Size: 11,325 SF
Price/SF: \$25.61



7

1627 BEACON ST
San Pedro, CA 90731

Sold 3/31/2022

Price: \$2,650,000 Lot Size: 1,074,146,040 SF
Price/SF: \$0.00

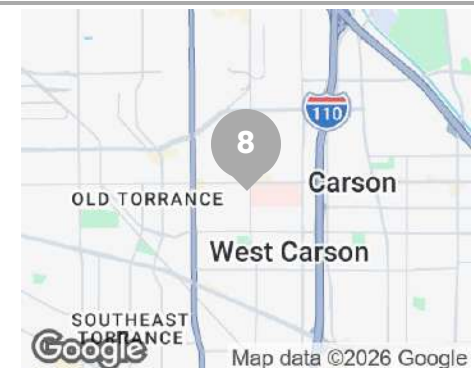


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1300 W 218TH STREET
Torrance, CA 90501

Sold 10/31/2025

Price: \$1,300,000 Lot Size: 13,978 SF
Price/SF: \$93.00



SALE COMPARABLES

SALE COMPS



9

25531 FRAMPTON
Harbor City, CA 90710

Sold 1/18/2026

Price: \$900,000 Lot Size: 9,003 SF
Price/SF: \$99.97



SALE COMPARABLES ANALYSIS

Address	Price	Lot SF	Zoning	Price/ SF Lot	COE
912-918 N Marine Ave, Wilmington	\$995,000	15,271	LARD1.5	\$65.16	8/8/2025
828 W Anaheim St, Wilmington	\$990,000	14,810	LAC2	\$66.85	6/1/2022
1405 W 228th St, Torrance	\$1,060,000	15,215	LACM	\$69.67	8/21/2023
1559 N Avalon Blvd, Wilmington	\$825,000	11,322	LAC1.5	\$72.87	2/12/2026
825 Miraflores Ave, San Pedro	\$3,150,000	34,848	LACM	\$90.39	12/01/23
1120 Flint Ave, Wilmington	\$290,000	11,325	R2	\$25.61	4/25/2022
1627 Beacon St, San Pedro	\$2,650,000	24,659	LAR3	\$107.47	3/31/2022
1300 W 218th Street, Torrance	\$1,300,000	13,978	LAR2	\$93.00	10/31/2025
25531 Frampton, Harbor City	\$900,000	9,003	LARD1.5	\$99.97	1/18/2026
Averages		16,715		\$76.77	
958 W 222nd St, Torrance	\$1,200,000	17,452		\$68.76	N/A

LOCATION OVERVIEW



LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



LOCATION OVERVIEW LOS ANGELES



100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.



2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



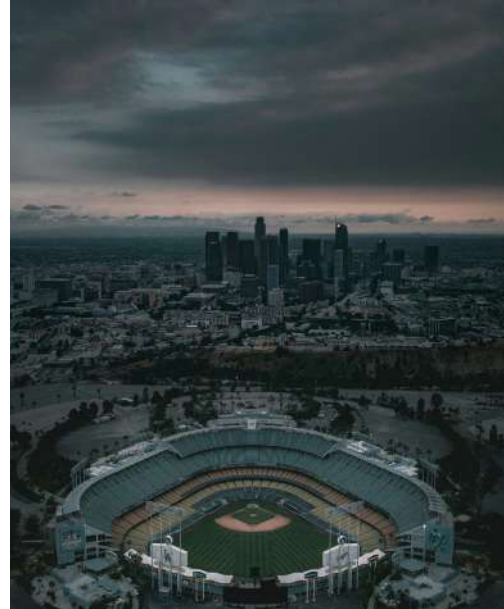
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.

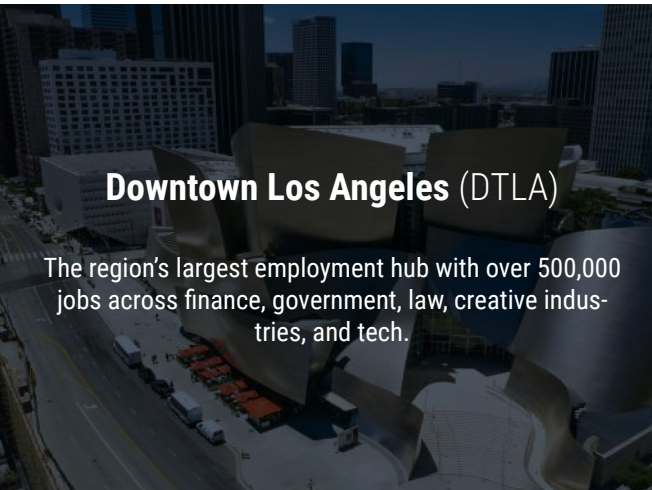


INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

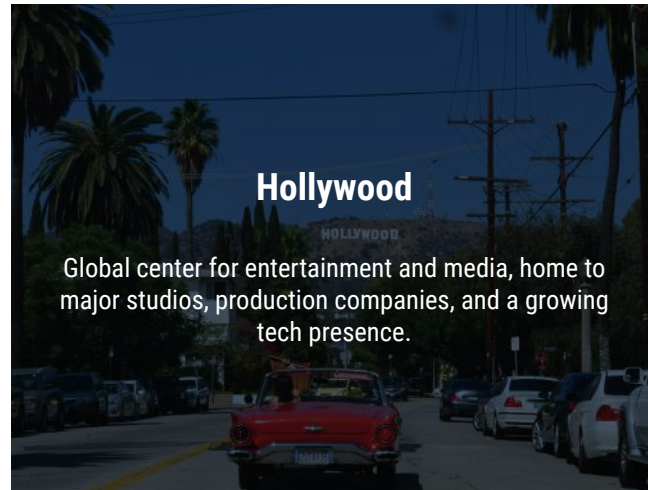


CENTRAL TO EMPLOYMENT CENTERS



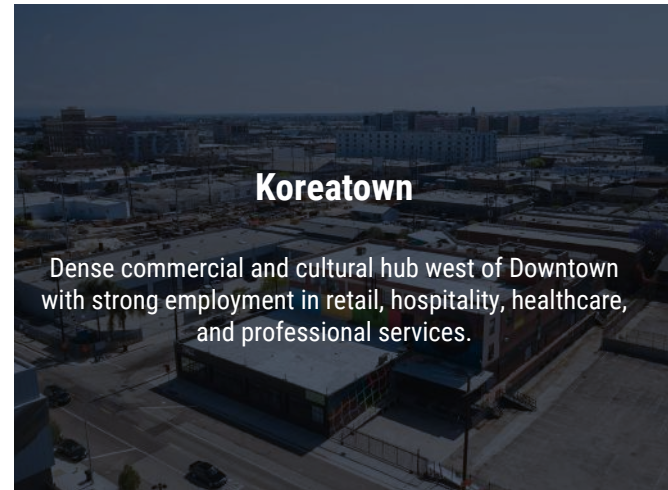
Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



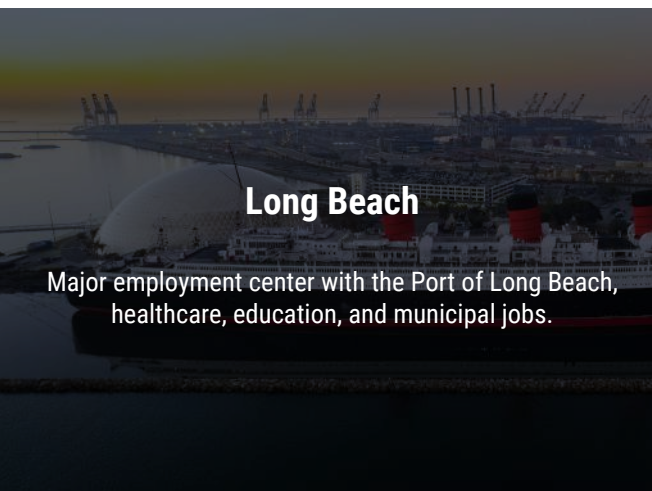
Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



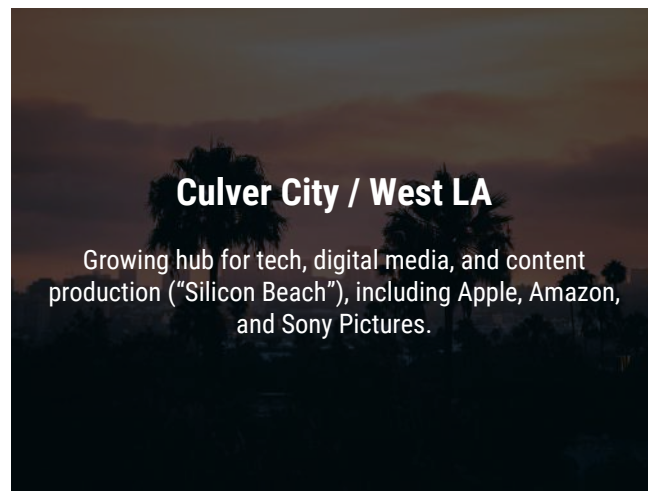
Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



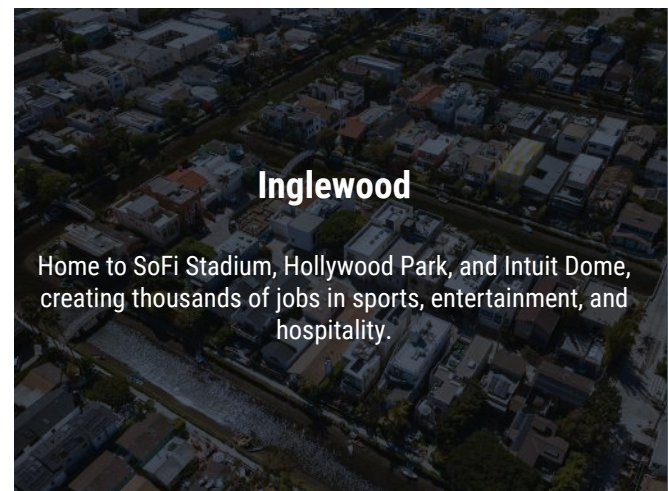
Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

LOCATION OVERVIEW
HOLLYWOOD PARK

HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW
INTUIT DOME



INTUIT
DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

LOS ANGELES INTERNATIONAL AIRPORT



LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



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