



FOR SALE/LEASE

1206- 1210

JON STREET

TORRANCE, CA 90502

Local Expertise. International Reach. World Class.



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PROPERTY HIGHLIGHTS

FOR SALE

Building SF: 21,476 SF

Offered AT: Submit Best Offer

Tenancy: Vacant at Close of Escrow or Short
Term Leaseback Possible

FOR LEASE

Available SF: 10,872 SF

Lease Rate: \$1.45 psf NNN (\$15,764 per month)

Operating Expenses: \$0.15 psf (\$1,631 per month)

- » Distribution Building with 3 DH Doors
- » Extensive Building and Office Refurbishment
- » 5,517 SF High End Office build out w/ extensive glass (office SF is estimated / approximate)
- » Unincorporated LA County M2 Zoning
- » 2 Unit Building
- » 22' Clear Height
- » 1.5 /1,000 Parking



Up to ±4,827 SF
Of Office Space
Available



Abundant
Surface Parking



Easy Access
to 405 & 110
Freeway





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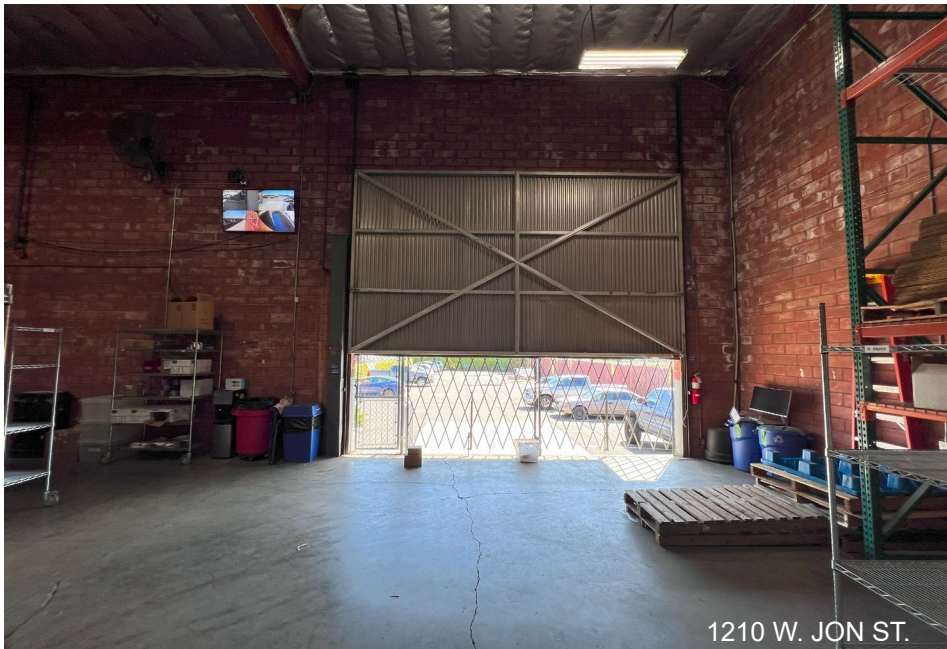




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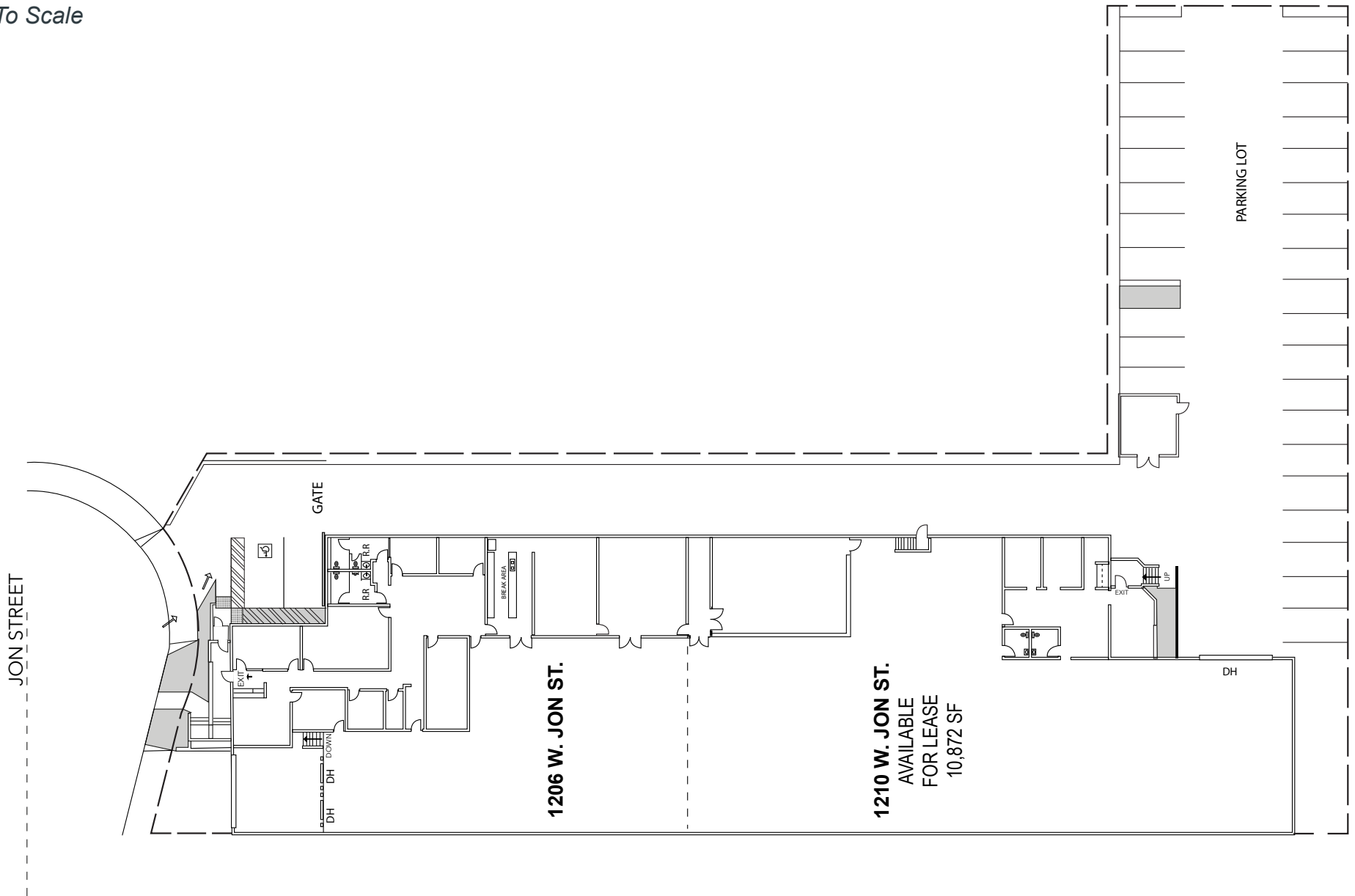
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FLOOR PLAN

*Not To Scale





ABOUT TORRANCE, CA

- » Zoning: Unincorporated LA County M2
- » Torrance PO Box
- » The City of Torrance is located in southern Los Angeles County, about 20 miles southeast of Los Angeles. The area of the city is 20.5 square miles. Torrance population was estimated by the United State Census Department to be 141,126 as of July 2022.
- » Torrance has about 800 miles of streets and 500 miles of curbs, gutters, and sidewalks.
- » Torrance is home to nearly 400 headquarter businesses, and is dedicated to business creation, attraction, retention, and expansion, and offers various incentives to support a vibrant and sustainable business community.

For more information, please visit:
<https://business.torranceca.gov/>

<https://lacounty.gov/>



Encompasses
±20.5 Square
Miles



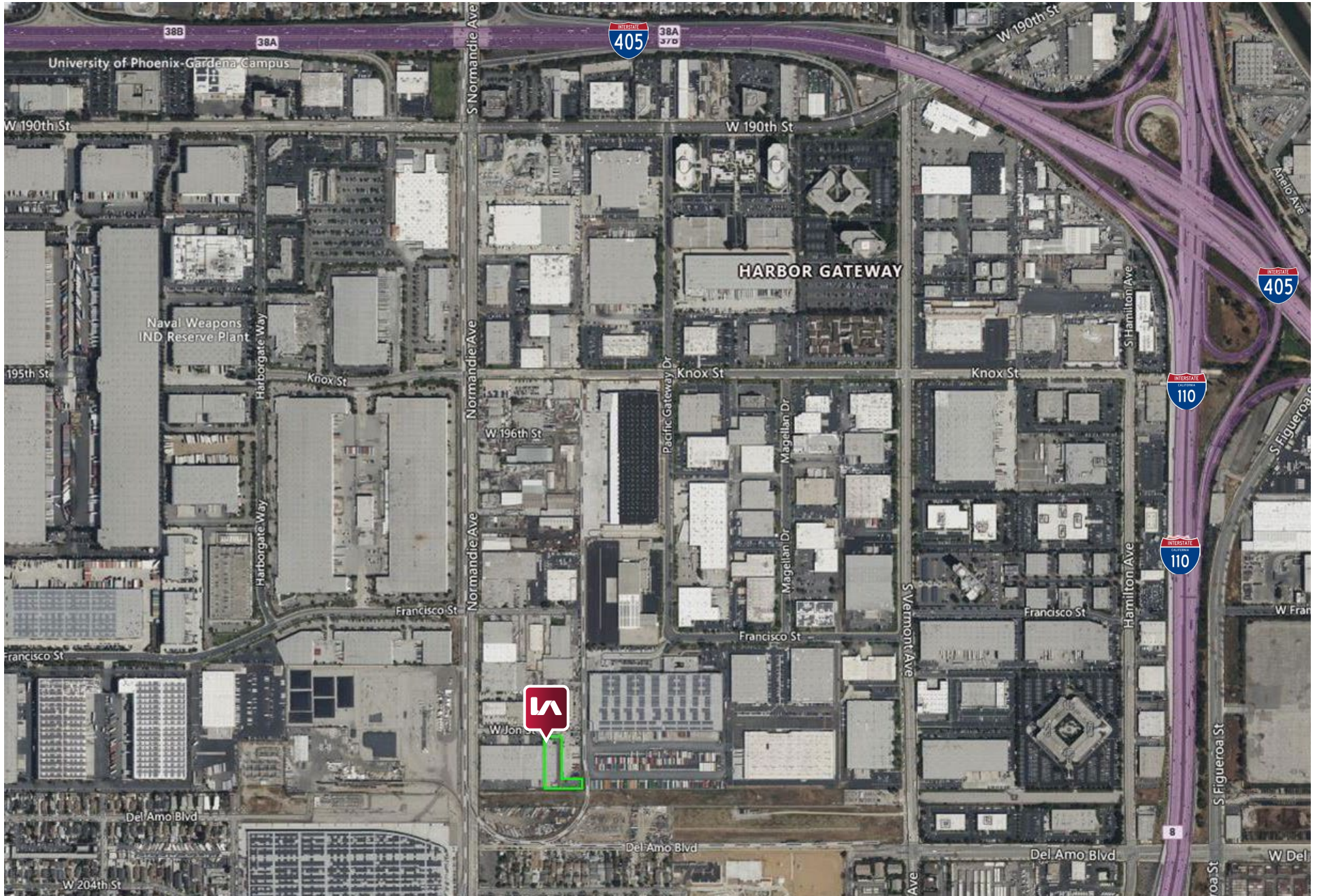
Population
±141,121(in
2022)



Median Annual
Household
Income \$109,554



LOCAL MAP



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TORRANCE, CA 90712

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