

**DO NOT DISTURB TENANT**

# FOR SALE

**4417 - 4433 SEPULVEDA BOULEVARD  
TORRANCE, CA 90505**



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



**BUILDING SIZE:** +/- 3,596 SF

**LOT SIZE:** +/- 13,244 SF

**YEAR BUILT** 1968

**LOCATION SCORE:** EXCELLENT LOCATION (87)

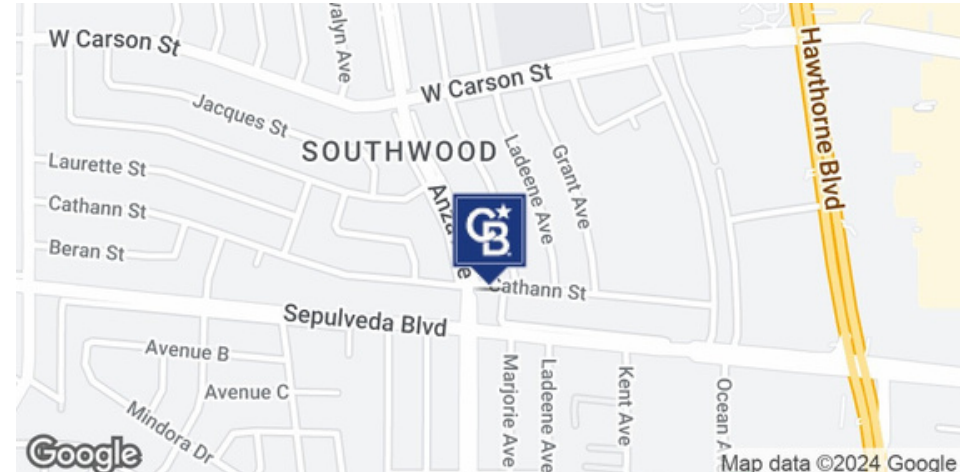
**WALK SCORE:** VERY WALKABLE (80)

**PARKING SPACE:** 19 PARKING SPACES + 1 HANDICAPPED SPACE = 20 PARKING SPACES

**SUGGESTED LISTING PRICE:** \$2,150,000



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## PROPERTY DESCRIPTION

Located on one of the most visible corners in the city, this strip center spans +/-13,244 square feet of prime real estate, featuring a +/-3,596 square foot building constructed in 1968. This excellent location promises high visibility and accessibility for a variety of business endeavors. The property includes 19 standard parking spaces plus 1 handicapped space, totaling 20 parking spaces, which is an extremely high parking ratio of 5.6:1,000

- Reroofing done in January 2022
- New Paving done in April 2023

**\* Financial Information supplied upon a signed NDA.  
Please contact the broker for more information.**

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**Kathi Constanzo, CCIM**

626 898 2308

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CalDRE #02067397

## OFFERING SUMMARY

Building Size:	+/- 3,596 SF
Lot Size:	+/- 13,244 SF
Sale Price:	\$2,150,000
Year Built:	1968
Parking Space:	19 Parking spaces + 1 Handicapped space = 20 Parking spaces
Zoning:	<u>City of Torrance Permissible Uses 91.25.1 / City of Torrance Uses Permitted by Conditional Use Permit (CUP) 91.25.2</u>

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	685	2,170	10,071
Total Population	1,804	5,737	25,779





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**STRIP CENTER WITH LARGE PARKING LOT**



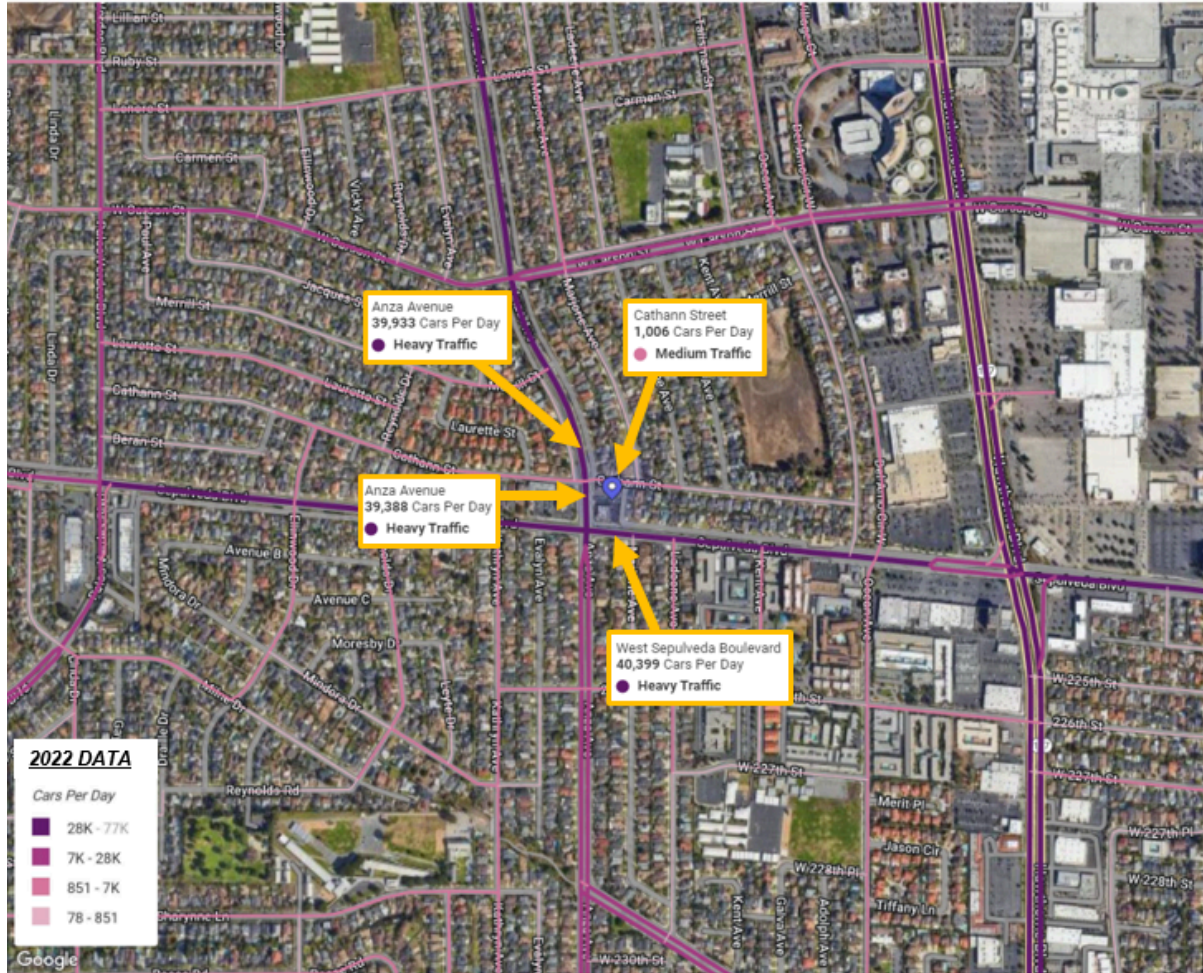
**ON SEPULVEDA BOULEVARD, ONE OF THE MOST HIGHLY TRAFFICKED STREETS IN THE CITY OF TORRANCE**



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## Vehicle Traffic Volume

4417 Sepulveda Boulevard, Torrance, California 90505, United States (Nearby Activity 250 ft)  
4417 Sepulveda Boulevard, Torrance, CA 90505



Apr 1st, 2023 - Mar 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



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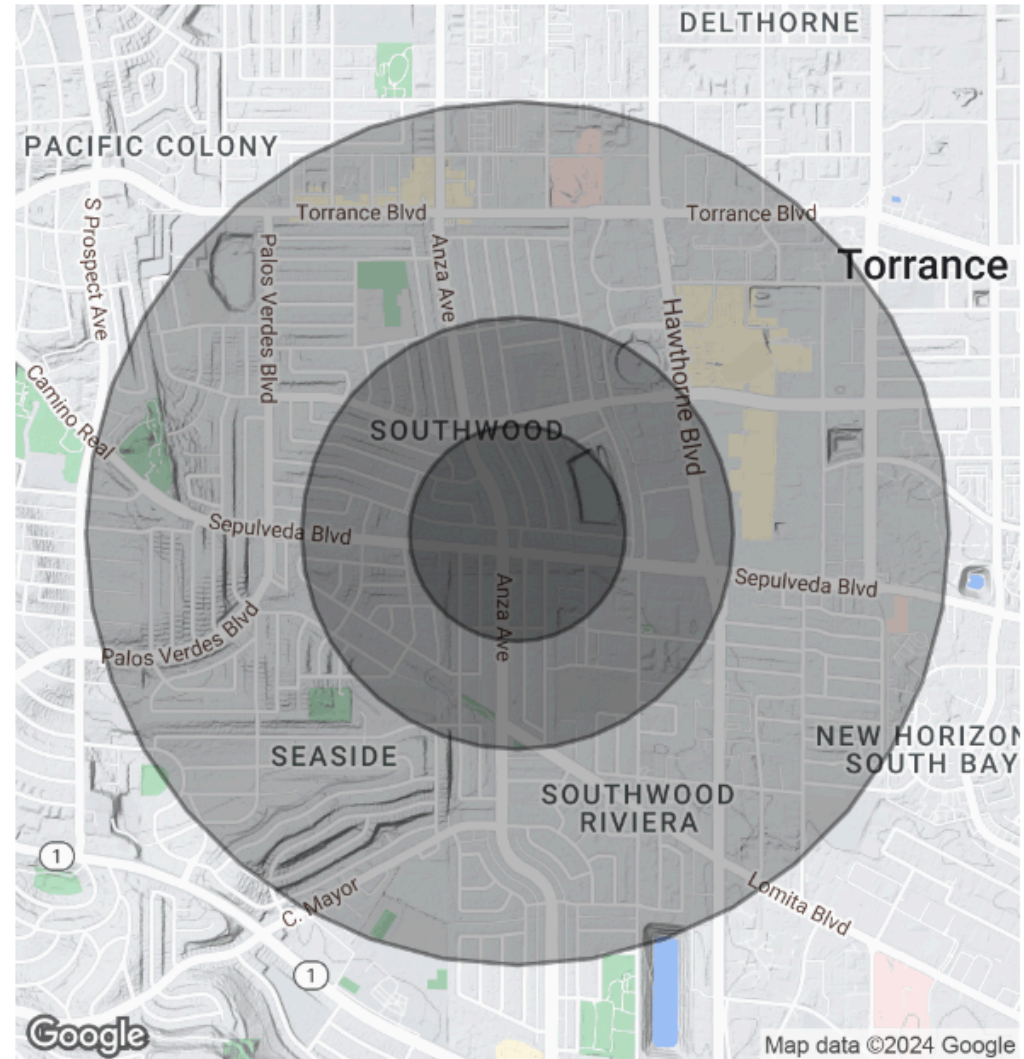
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,462	6,167	26,680
Average Age	40.5	40.5	42.7
Average Age (Male)	39.4	38.7	39.5
Average Age (Female)	40.5	40.8	44

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	547	2,268	10,729
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$131,349	\$126,693	\$114,074
Average House Value	\$857,310	\$911,899	\$808,017

2020 American Community Survey (ACS)



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