

For Sale | Creative Owner/User Opportunity

PACIFIC COMMERCE CENTER
19210 S. VERMONT AVENUE, BLDG E
LOS ANGELES, CA



NEWMARK

ERIC ADAMS

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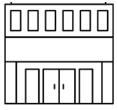
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Contemporary detached office condo within a business park setting



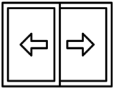
Superior connectivity to greater L.A. via the I-405, I-110, and SR-91 freeways



35 unreserved surface parking stalls located adjacent to the building



Renovated creative office with open ceiling, polished concrete, and laminate floors



Private offices featuring glass walls and enhanced with sliding glass doors



Spacious ground-level storage offers opportunities for office space expansion



Beautifully designed with above-standard improvements throughout



Explore Torrance's food and brewery culture within a convenient 5-10 minute drive



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OFFICE DETAILS

RENTABLE SQUARE FEET

11,620 RSF

LAND

127,429 SF (2.93 Acres)

STORIES

Two, Stairs Only

TENANCY

Single Tenant

BUILDING LAYOUT

1st Floor | Conference, Kitchen, Storage, Restrooms
2nd Floor | Private Offices, Bullpen, Kitchenette

YEAR BUILT

2008, Renovated 2021

PARKING

35 Surface Parking Spaces, Free of Charge
3.0/1,000 Ratio

PARCEL NUMBERS

7351-032-056, 7351-032-057, 7351-032-066, 7351-032-067

ZONING

LCM2

SALE PRICE

\$5,500,000 (\$473.32 PSF)

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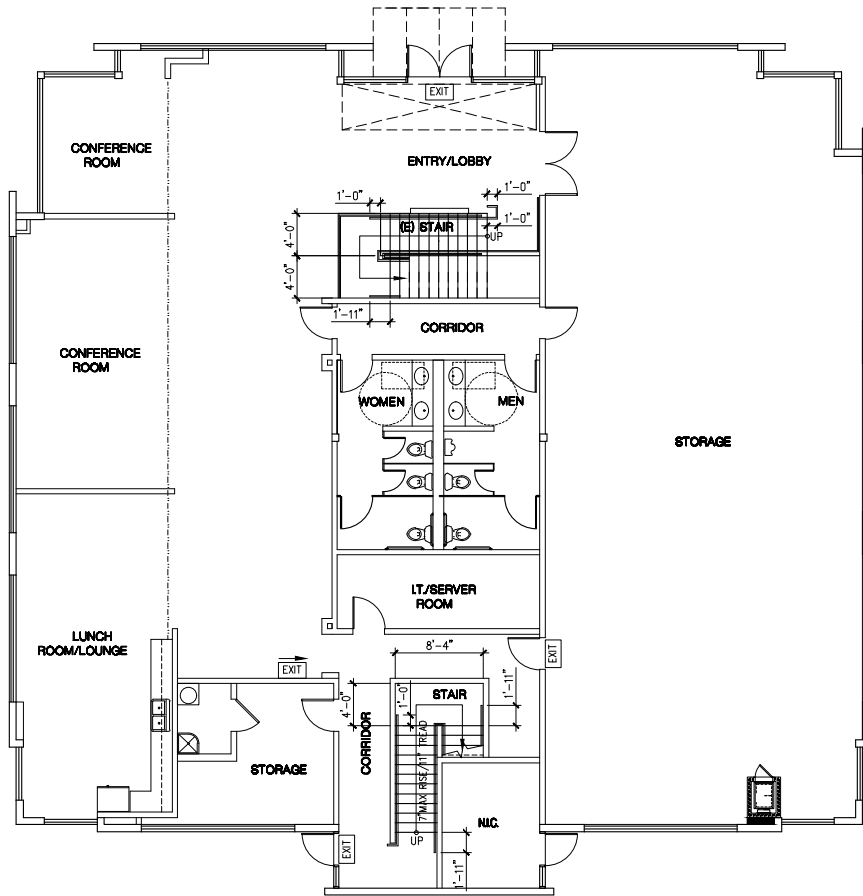


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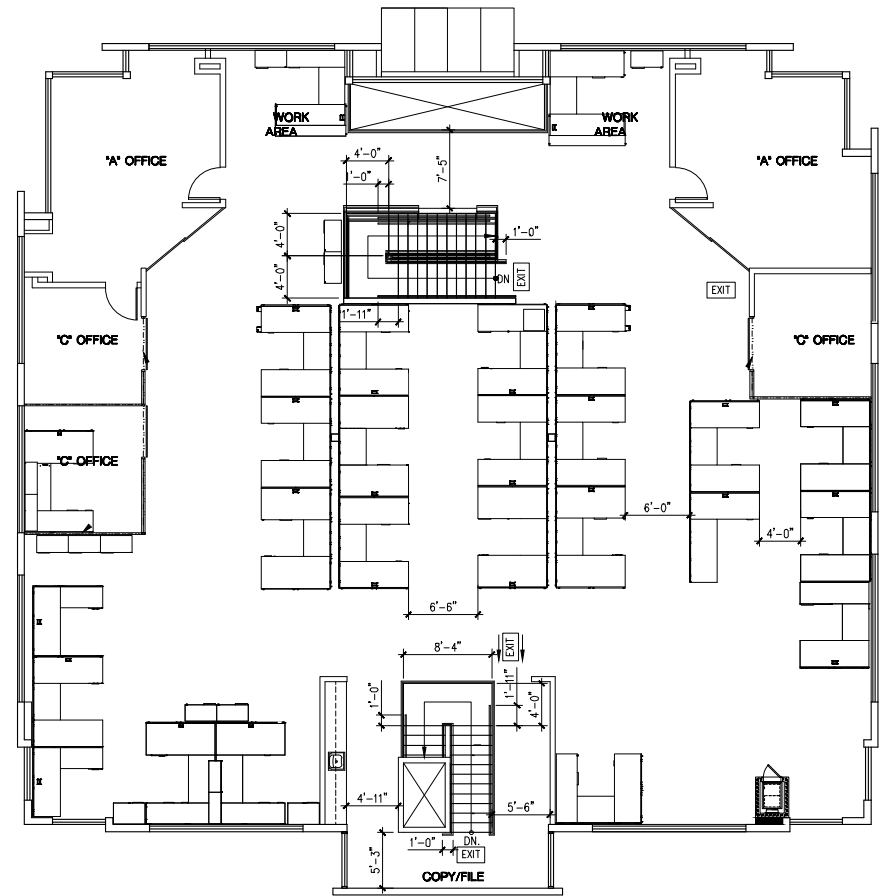


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FLOOR PLANS



FIRST FLOOR



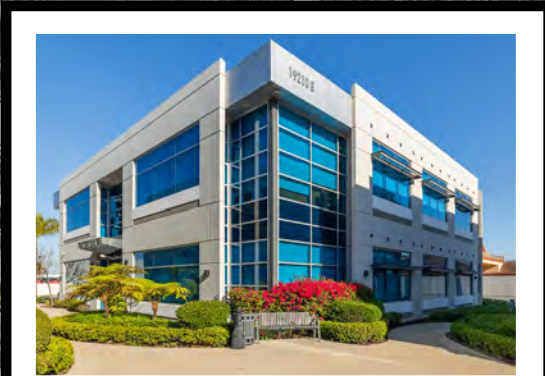
SECOND FLOOR

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HAMILTON AVE.

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TORRANCE AMENITIES

RESTAURANTS

BENIHANA
sweetgreen
Luna Grill fresh mediterranean
lemonade
SHAKE SHACK
tender greens
FRIDA MEXICAN CUISINE
LONG BEACH FISH GRILL
Gaetano's
CHIPOTLE MEXICAN BURGERS
GENICK KHAN BBQ GRILL
BJ's
Chick-fil-A
FAKA'S ISLAND GRILL RESTAURANT BREWHOUSE
THAI ESANE FRESH FLAVORFUL THAI
PF CHANG'S CHINA BISTRO
Limon
DIN TAI FUNG
BUFFALO WILD WINGS
Chicken Dijon
NORTH ITALIA
the Habit BURGER GRILL

LODGING

Residence INN BY MARRIOTT
COURTYARD BY MARRIOTT
MIYAKO HYBRID HOTEL TORRANCE, CA, CALIFORNIA
SONESTA select
extended STAY AMERICA
Marriott
DOUBLE TREE BY HILTON

BREWERIES

ABSOLUTION BREWING COMPANY
THE BREWS HALL in HERMOSA BEACH
HERMOSA BREWING COMPANY
PROJECT BARLEY
YORKSHIRE SQUARE
monkish BREWING CO.
THE DUDES BREWING COMPANY
STRAND CO BREWING CO. premium handcrafted ales
TRUSTED GUT
BURNIN' DRY LIGHT BREWING COMPANY
HOP SAINT
RED CAR BREWERY & RESTAURANT
SMOG CITY Brewing Co.
Schell's PREMIUM ALES
Tulaluma, CA

SHOPPING

ANTHROPOLOGIE
Walmart
Madewell
HomeGoods
carter's
FABLETICS
TRADER JOE'S
lululemon
Crate&Barrel
SEPHORA
COACH
DICK'S SPORTING GOODS
macy's
VICTORIA'S SECRET
BR
BANANA REPUBLIC
LUCKY * BRAND
NIKE
URBAN OUTFITTERS
Tommy Bahama
TRAVIS MATHEW
FREE PEOPLE
EXPRESS
Levi's LEVI STRAUSS & CO.
H&M
NORDSTROM
kate spade NEW YORK
ROSS DRESS FOR LESS
BOSS
BARNES & NOBLE
WHITE HOUSE BLACK MARKET
Marshalls
NIKE
GAP
TUMI

ENTERTAINMENT

TORRANCE HISTORICAL SOCIETY & MUSEUM
CMFA California Museum of Fine Art
TORRANCE THEATRE COMPANY
SOUTH COAST BOTANIC GARDEN
AUTOMOBILE MUSEUM
Board & Brush creative studio
digit
South End RACQUET & HEALTH CLUB
AMC THEATRES
Burke Williams beyond the spa
Western Museum of Flight
BACK IN TIME ESCAPE ROOMS
TORRANCE FARMERS MARKET
STORRANCE ANTIQUE STREET FAIR

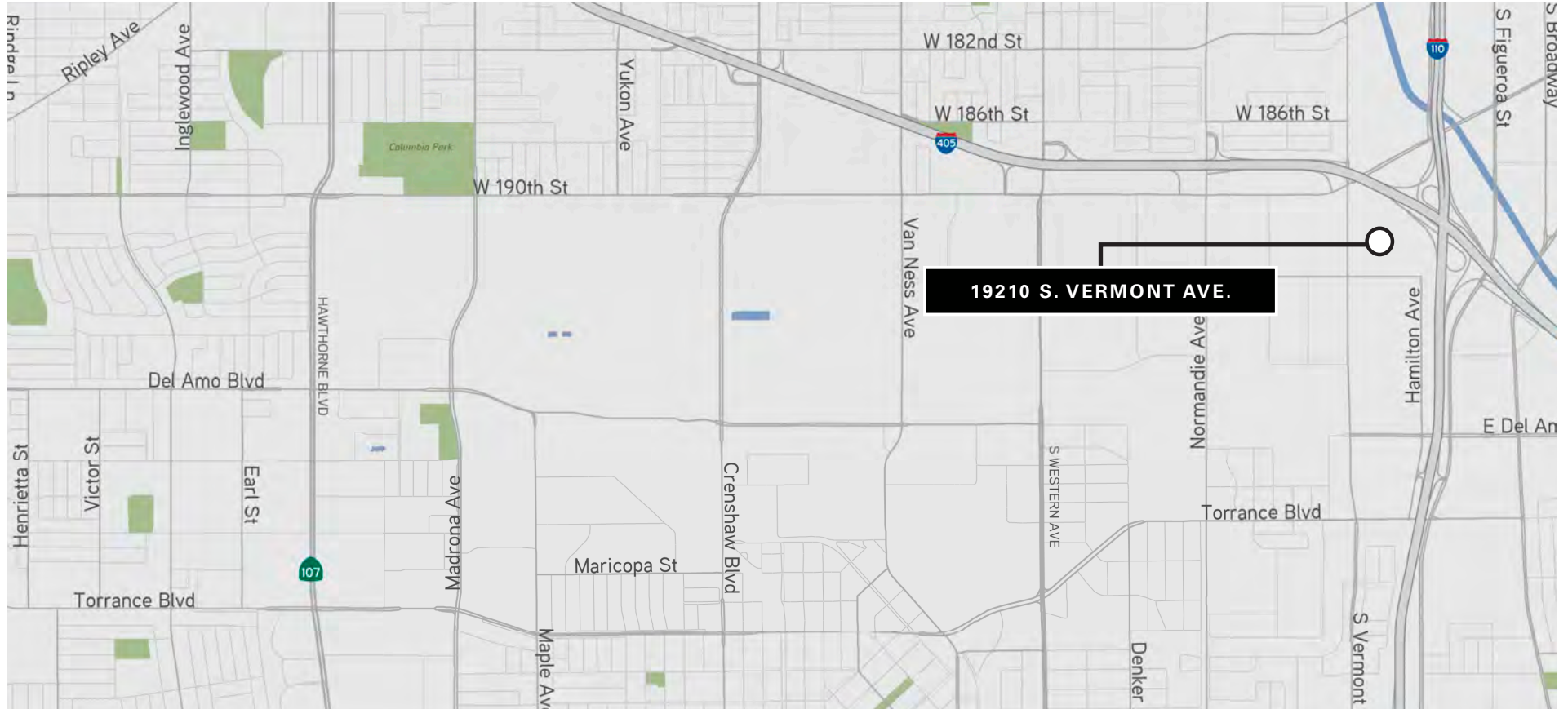
FITNESS

UFC GYM
planet fitness
F45
24 FITNESS
South End RACQUET & HEALTH CLUB
9 ROUND KICKBOXING FITNESS
Orangetheory FITNESS
POWERHOUSE GYM
IKON STRENGTH & PERFORMANCE
HOTWORX 24 HOUR INFRARED FITNESS STUDIO
SHIFT SOUTH BAY

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LOCATION MAP



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