



## FLEX SPACE FOR LEASE

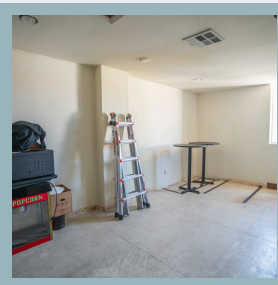
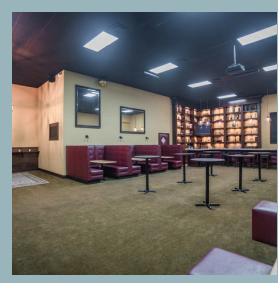
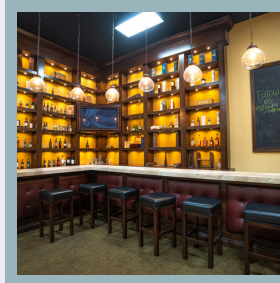
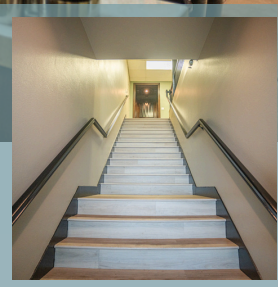
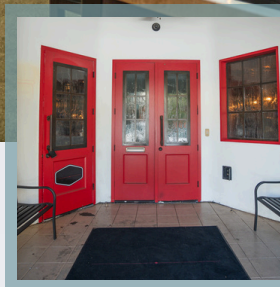
### Property Highlights

- Huge flexible second floor space in the heart of Old Torrance directly on Sartori Ave available for daily, short term, or long term lease
- Downtown Torrance zoning allowing a wide variety of uses including retail, food & beverage, events, medical, service businesses, and more
- Currently configured as a ballroom/bar/event space with two story ceilings, bar, back of house/utility area, restroom, built-in AV system, storage, and private rear entrance
- Fully upgraded building with earthquake retrofit, modern electrical, and in-unit central AC
- Ample free public parking throughout Old Torrance area including subterranean free lot directly across the street

### Property Specs

2nd Floor  
2,528 Sq Ft

\$2.00/SF/MO  
Modified gross rent



Anthony Walker BRE 01908153

☎ (310) 982-7055

✉ [anthony.walker@buckinghaminvestments.com](mailto:anthony.walker@buckinghaminvestments.com)



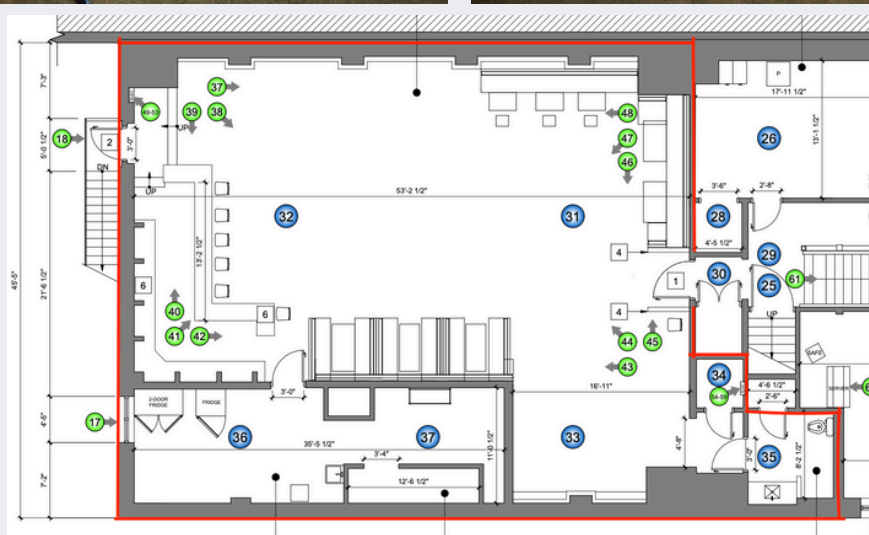
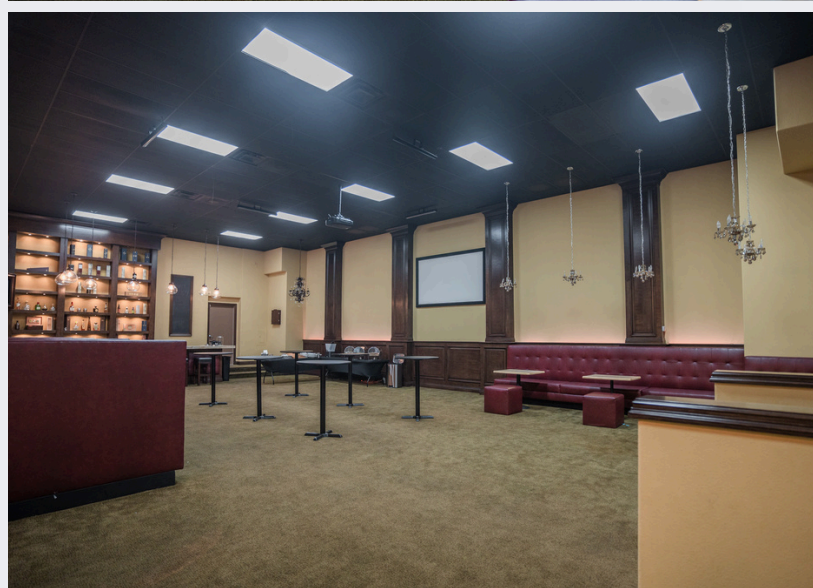


Buckingham Investments

## Photos & Layout

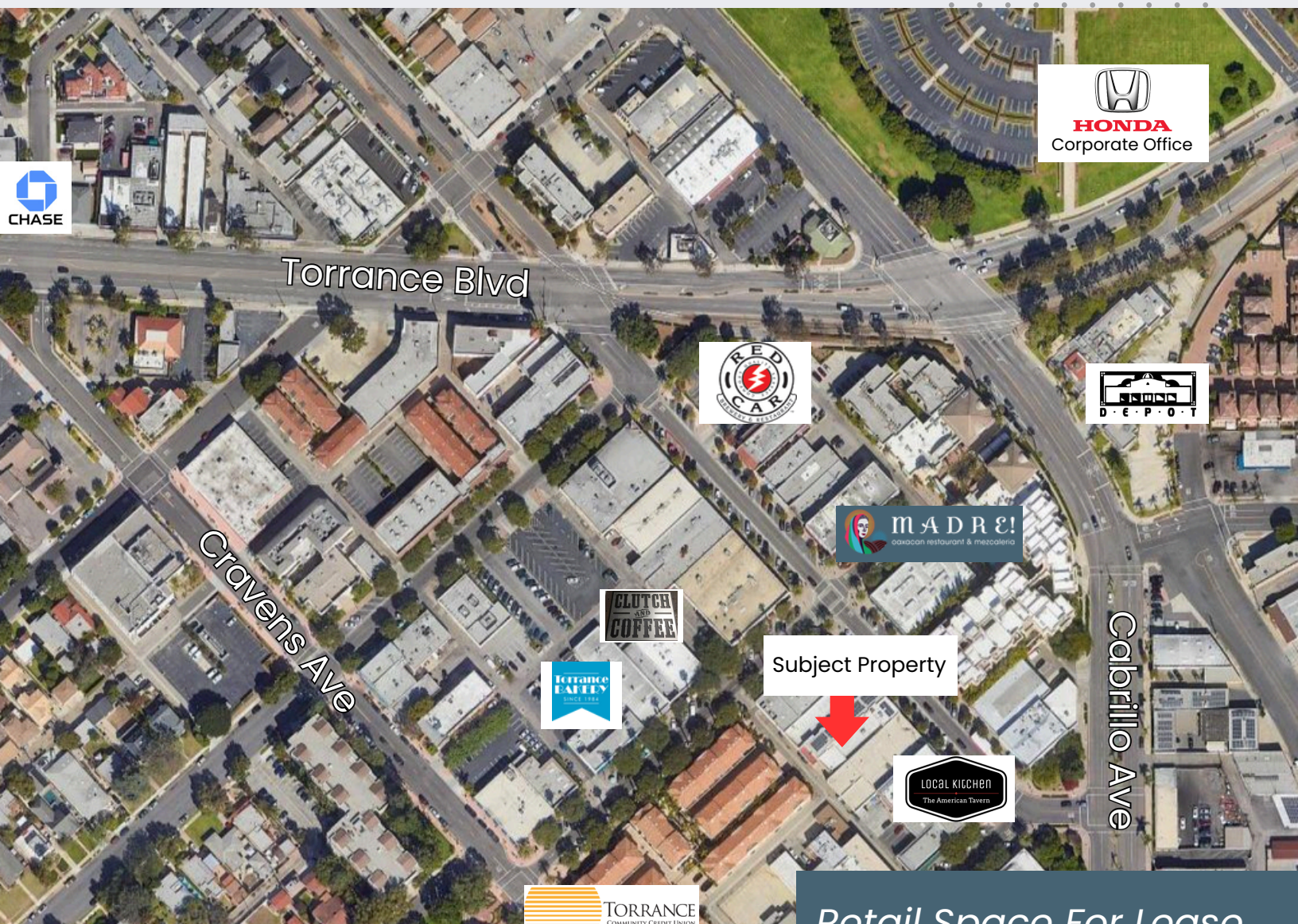
*Retail Space For Lease*  
(310) 982-7055

[anthony.walker@buckinghaminvestments.com](mailto:anthony.walker@buckinghaminvestments.com)



1321 Sartori Ave, Torrance, CA 90501





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# Demographics

Population	1 Mile	Households & Income	1 Mile
Total Population	27,599	Total Number of Househlds	9,338
Average Age	39.1	Average Number of Persons/HH	2.8
Average Age (Female)	39.7	Average Household Income	\$100,156
Average Age (Male)	38.4		
Walk Score		95	