

20414 KENWOOD AVE, TORRANCE, CA 90502

FOR SALE


IKON
PROPERTIES

PROPERTY SUMMARY

**20414 KENWOOD AVE,
TORRANCE, CA 90502**

Property Type: Multifamily (Apartments)
Year Built: 1925/2015 Property renovated
Units: 5 Units (Bungalow Style)
Parcel Number: 7350-013-035
Building Size: 1,889 SF
Lot: 7,642/.18 SF/AC
Building FAR: 0.24
Zoning: R2-1C

UNIT INFORMATION

- ✓ 3+1 1
- ✓ 1+1 1
- ✓ Studios 3

AMENITIES

UNIT AMENITIES

- ✓ Tile Floors
- ✓ Kitchen
- ✓ Granite Countertops
- ✓ Walk-In Closets

SITE AMENITIES

- ✓ Courtyard
- ✓ Fenced Lot



NORDSTROM



Torrance Highschool



SUBJECT PROPERTY

Kenwood Ave

W 204th St

PROPERTY HIGHLIGHTS

- ✔ Ideal for owner-occupants or investors looking to maximize potential
- ✔ Potential to enhance property value and increase cash flow
- ✔ Includes a 5,000+ SQFT adjoining lot for future development (buyer to verify usage)
- ✔ Low vacancy rates ensure consistent rental income
- ✔ Conveniently located near the 110 freeway

PROPERTY PHOTOS

20414 KENWOOD AVE, TORRANCE, CA 90502



FINANCIAL SUMMARY

20414 KENWOOD AVE, TORRANCE, CA 90502

ALL TENANTS ARE MONTH-TO-MONTH

RENTS

Rents	Monthly Income
Unit 1	\$1,100.00
Unit 2	\$1,545.00
Unit 3	\$1,150.00
Unit 4	\$1,380.00
Unit 5	\$1,720.00
Monthly Income	\$6,895.00
Annual Income	\$82,740.00

EXPENSES

Expenses	Monthly Expense
Gate	\$200.00
Backyard	\$100.00
Garbage	\$200.00
Water	\$175.00
Gas	\$75.00
Monthly Expense	\$750.00
Annual Expense	\$9,000.00

DEMOGRAPHICS

20414 KENWOOD AVE, TORRANCE, CA 90502

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	15,551	193,297	565,244
2023 Estimate	16,086	199,810	583,381
2010 Census	16,822	208,372	603,853
Growth 2023 - 2028	-3.33%	-3.26%	-3.11%
Growth 2010 - 2023	-4.38%	-4.11%	-3.39%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	2,419	15.04%	35,126	17.58%	124,925	21.41%
Black	1,159	7.21%	21,112	10.57%	75,248	12.90%
Am. Indian & Alaskan	200	1.24%	1,785	0.89%	6,432	1.10%
Asian	4,281	26.61%	66,757	33.41%	127,801	21.91%
Hawaiian & Pacific Island	157	0.98%	2,157	1.08%	4,789	0.82%
Other	7,870	48.92%	72,873	36.47%	244,186	41.86%
U.S. Armed Forces	0		204		409	

HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	4,869		63,866		187,641	
2023 Estimate	5,050		66,194		194,054	
2010 Census	5,339		69,681		202,198	
Growth 2023 - 2028	-3.58%		-3.52%		-3.30%	
Growth 2010 - 2023	-5.41%		-5.00%		-4.03%	
Owner Occupied	2,322	45.98%	38,065	57.51%	100,996	52.05%
Renter Occupied	2,728	54.02%	28,129	42.49%	93,058	47.95%

DEMOGRAPHICS DETAILED REPORT

20414 KENWOOD AVE, TORRANCE, CA 90502

2023 POPULATION BY OCCUPATION

	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	373	2.41%	5,624	2.95%	15,987	2.88%
Professional & Management	3,816	24.65%	53,384	27.97%	152,899	27.56%
Public Administration	258	1.67%	3,777	1.98%	10,991	1.98%
Education & Health	2,105	13.60%	23,906	12.52%	63,941	11.53%
Services	1,874	12.11%	17,633	9.24%	54,570	9.84%
Information	339	2.19%	2,576	1.35%	7,829	1.41%
Sales	1,696	10.96%	22,891	11.99%	64,302	11.59%
Transportation	386	2.49%	1,954	1.02%	6,767	1.22%
Retail	599	3.87%	9,921	5.20%	27,995	5.05%
Wholesale	274	1.77%	3,989	2.09%	10,070	1.82%
Manufacturing	1,009	6.52%	12,422	6.51%	33,879	6.11%
Production	1,181	7.63%	12,842	6.73%	40,899	7.37%
Construction	472	3.05%	6,250	3.27%	20,668	3.73%
Utilities	584	3.77%	8,756	4.59%	25,950	4.68%
Agriculture & Mining	11	0.07%	300	0.16%	1,237	0.22%
Farming, Fishing, Forestry	11	0.07%	188	0.10%	727	0.13%
Other Services	492	3.18%	4,473	2.34%	16,054	2.89%

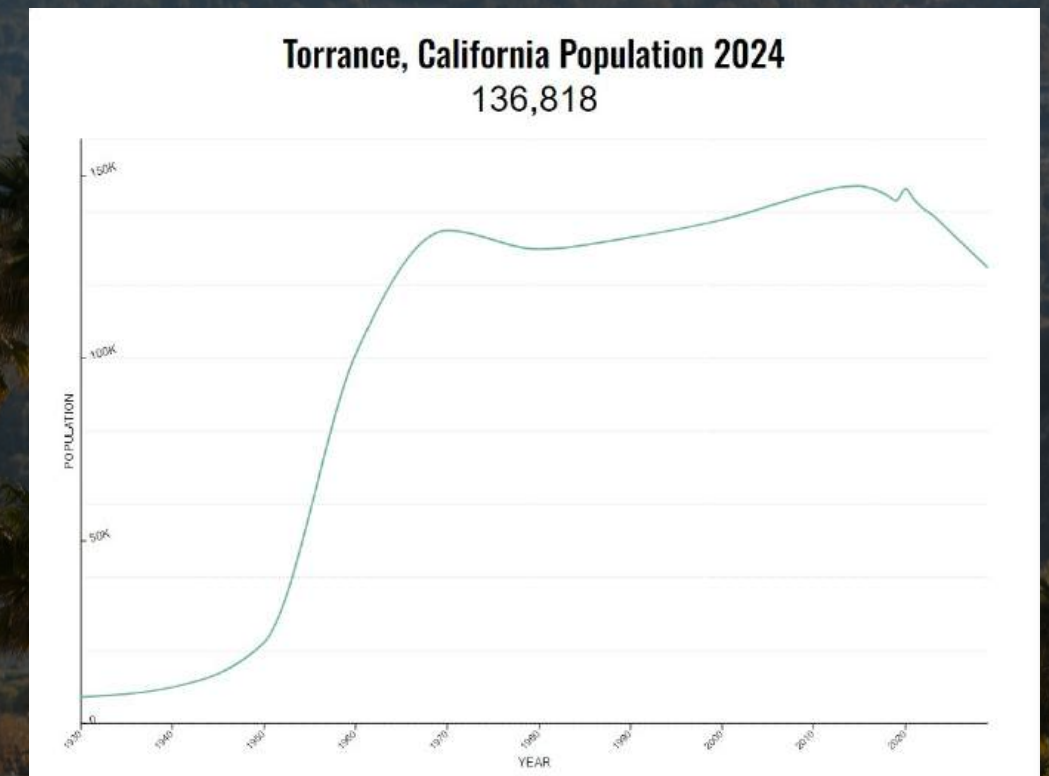
2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	1,042	19.52%	15,301	21.96%	44,612	22.06%
2-Person Households	1,406	26.33%	19,678	28.24%	55,079	27.24%
3-Person Households	1,030	19.29%	12,872	18.47%	36,917	18.26%
4-Person Households	904	16.93%	11,182	16.05%	33,068	16.35%
5-Person Households	486	9.10%	5,573	8.00%	16,790	8.30%
6-Person Households	274	5.13%	2,716	3.90%	8,341	4.13%
7-or more Person Households	197	3.69%	2,359	3.39%	7,391	3.66%

Torrance, CA is a vibrant city situated in the South Bay area, known for its entertainment, recreational activities and beautiful beaches. Major companies in the city include Honda North America, Toyota Motor Sales USA, and UPS. The cost of living in Torrance is slightly higher than that of the US overall, with rents for two bedroom apartments averaging at \$2,510 compared to \$1,430 across the country. Grocery costs index are also higher at 105 versus 100 nationwide. Despite the relatively higher cost of living, Torrance offers its residents an array of amenities and attractions such as outdoor recreation areas and shopping districts making it an attractive place to call home.

POPULATION GROWTH

Torrance is expected to enjoy 34% job growth over the next decade and already enjoys a robust and diverse economy. While Torrance's population will continue to grow, its growth rate is expected to be modest over the next ten years. While California was under Spanish control, present-day Torrance was granted to Juan Jose Dominguez in 1784 as part of a land grant for Rancho San Pedro. It was the divided when Rancho de los Palos Verdes was granted in the Alta California area of independent Mexico. A real estate developer named Jared Torrance purchased part of the Spanish land grant in the early 1900s and hired a landscape architect to design a planned city. Torrance was founded and named in honor of the developer in 1912. The city was incorporated in 1921. Today, many of the original buildings from 1912 remain.



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BLAS FERNANDEZ
FOUNDER
(818) 319-9191
LICENSE: CA 02012036
Blas@ikonpropertiesla.com



MELINA GHOTANIAN
MULTIFAMILY ADVISOR
(818) 983-6766
LICENSE: CA 02010985
Melina@ikonpropertiesla.com