



19801 Mariner Ave.

Torrance, California 90503

Property Highlights

- Well-maintained free-standing building with a turnkey former preschool existing CUP on the ground floor and high-quality second floor office space.
- ±12,140 SF two story building with additional ±1,650 SF, service building on a ±42,300 SF parcel with abundant parking and backup generator. Rent is only charged on ±12,140 SF.
- This property is also offered for sale, please call broker for additional information.
- Versatile opportunity for an owner-user, or tenant; delivered vacant and for office, medical, light industrial uses; Existing approval for pre-school on the ground floor and possible approval for second floor pre-school.
- 3 preschool playrooms, kitchen and restrooms (on Ground floor, & executive office, restrooms, conference room and private offices on the second floor.)
- Prime South Bay location in Torrance, just off Hathorne Blvd, offering proximity to the Beach Cities, Palos Verdes Peninsula, and major employment centers.
- Convenient access to nearby neighborhoods, retail corridors, medical and profession services, three Hospitals and I-405, 110 and 91 Freeways.

OFFERING SUMMARY

Freestanding Two Story Building:	12,140± SF
Service Building:	1,650± SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,991	89,857	215,881
Total Population	28,659	233,688	585,860
Average HH Income	\$84,444	\$95,829	\$92,535



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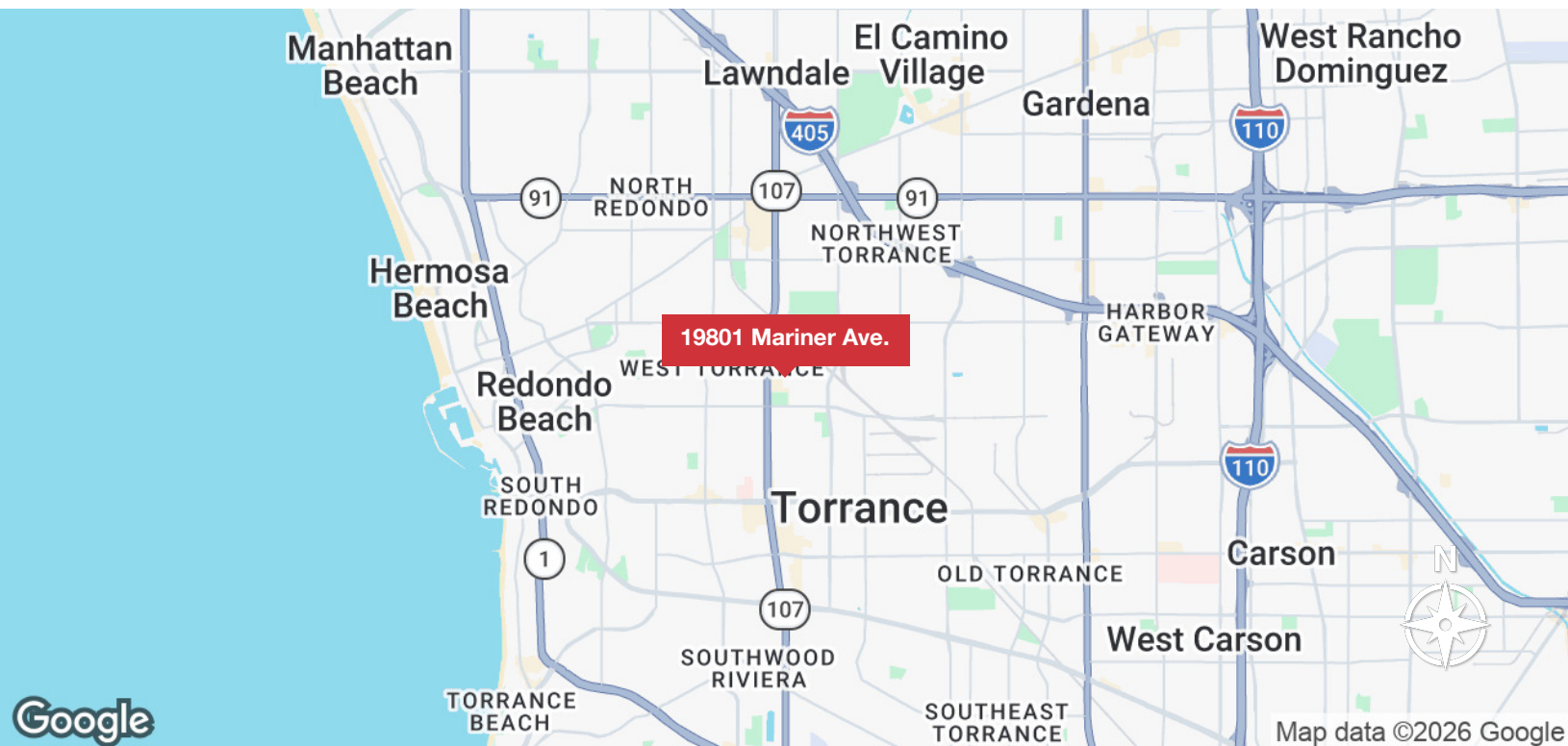
FOR LEASE



OFFICE BUILDING



13,790 SF



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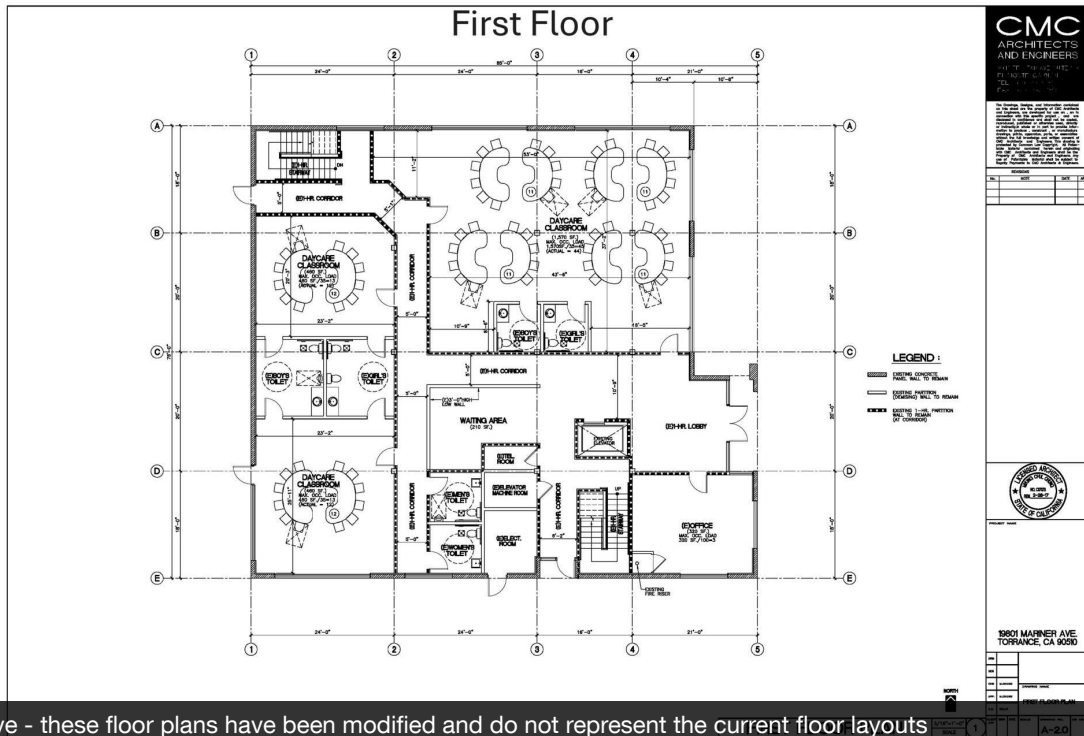
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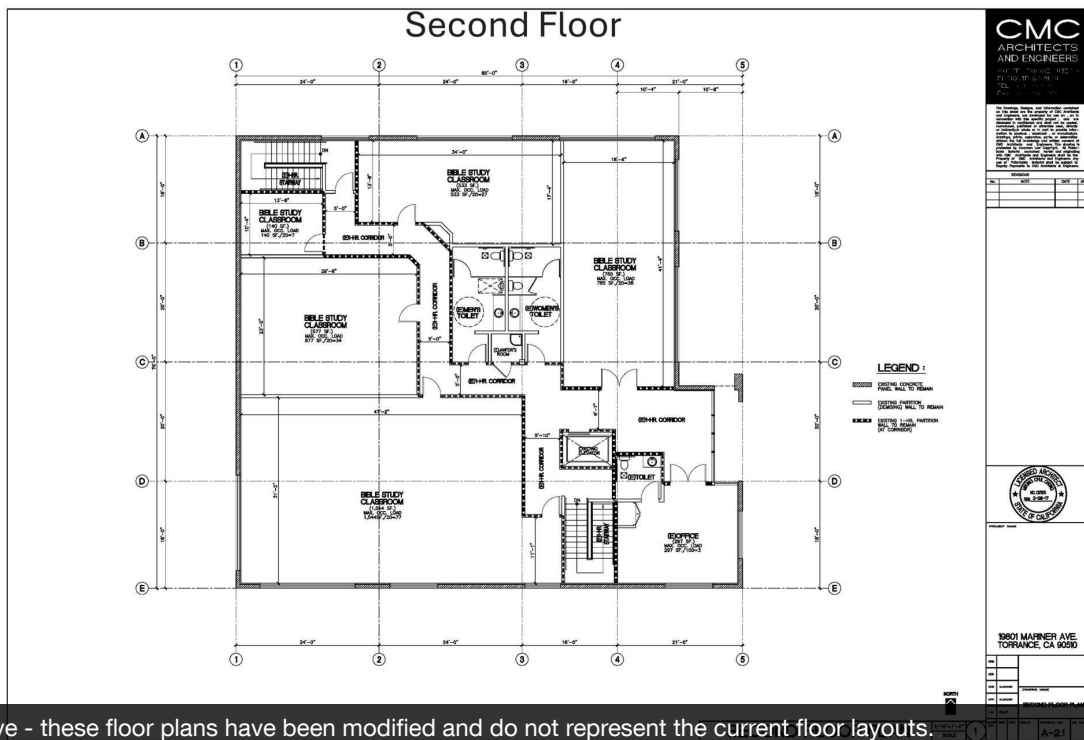
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Floor Plans are illustrative - these floor plans have been modified and do not represent the current floor layouts



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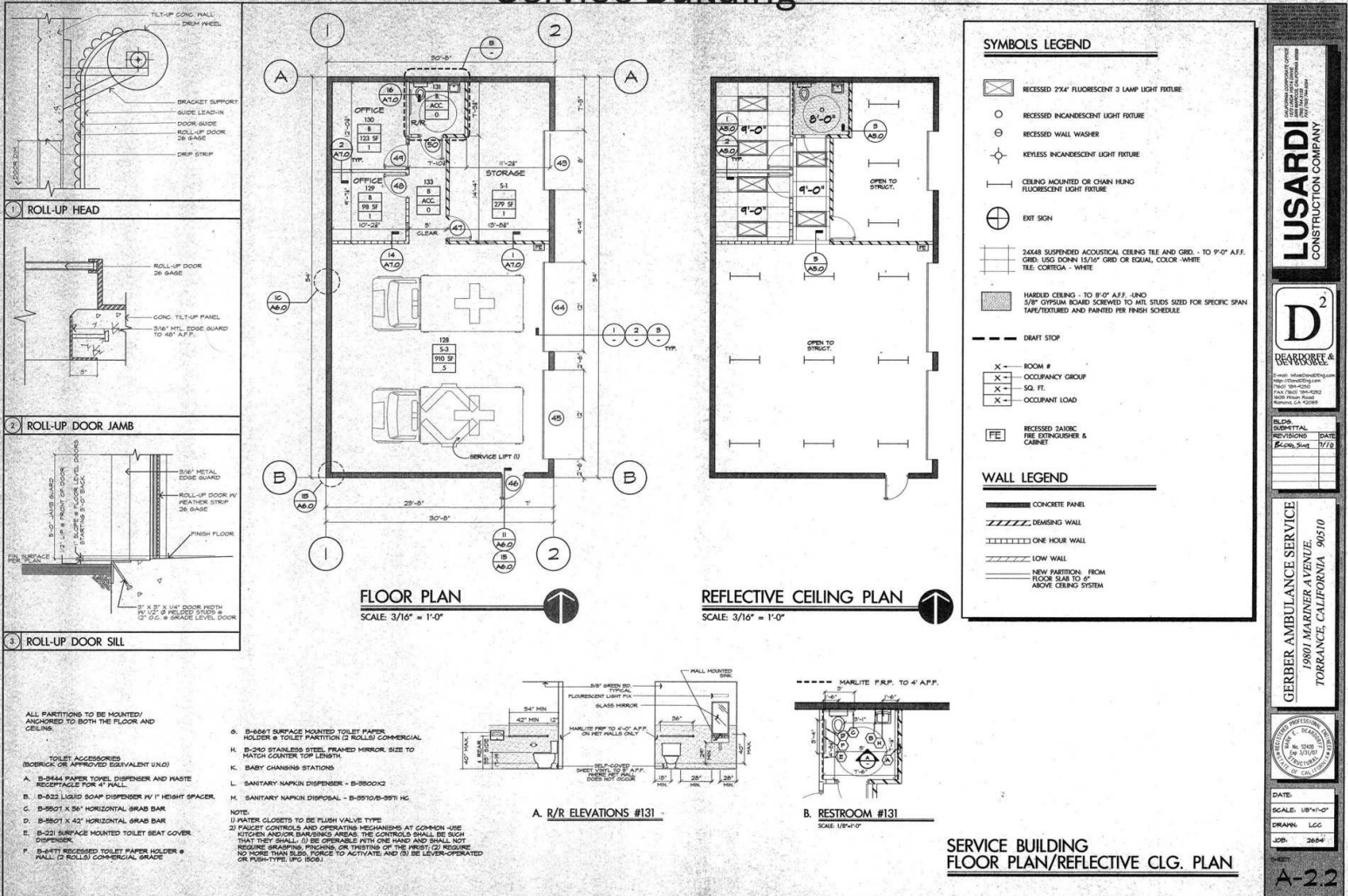


OFFICE BUILDING



13,790 SF

Service Building



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