



SUSGENIX

Torrance, California

**18183 VAN NESS AVE
TORRANCE, CA 90504**

Located on a busy signalized corner in
Torrance with strong daily traffic.

Will be upgraded to a modern Japanese
design—ideal for omakase, tea house,
skincare, or cultural service concepts.
Offers excellent visibility, 24 parking
spaces, and strong local demographics.

For information on leasing
opportunities call us to learn more!

Leasing Department



+1 (213) 516-4205 Ext. 103





Property Highlights

A well-located, signalized-corner property in Torrance with a strong tenant mix, including:

- BYB English School
- Excellence Real Estate
- Dr. Yeh, DDS
- Hata Gift Shop

This stable lineup supports a thriving mix of service and office-based users.

Excellent visibility with frontage along Van Ness & W 182nd

Ample parking with 24 dedicated spaces

Strategically located near dense residential and employment zones



Leasing Plan

Discover Sakura Square – A Curated Leasing Opportunity

Sakura Square offers a thoughtfully designed leasing plan that brings together four dynamic categories: **Food, Wellness/Medical, Retail, and Cultural.**

This well-balanced tenant mix is ideal for businesses seeking a vibrant, community-focused environment.

Whether you're a restaurateur, healthcare provider, boutique retailer, or cultural brand, Sakura Square is your destination for visibility, synergy, and success.



Floor Plan



Available Spaces

Suite 18195 - VACANT

★ Former Medical / Dental Space

Size: 1,096 SF

Lease Type: NNN Lease

Property Type: Retail

Condition: Excellent

AVAILABLE SOON FOR LEASING

Suite 18187 - VACANT

★ fully remodeled space with track light and High ceilings

Size: 1,386 SF

Lease Type: NNN Lease

Property Type: Retail

Condition: Excellent

AVAILABLE SOON FOR LEASING

Key Features:

- Prominent corner visibility at a busy signalized intersection along Van Ness Ave.
- Modern Japanese-inspired renovations underway to enhance curb appeal and tenant branding.
- Ample parking with 24 dedicated spaces for tenants and customers.
- Easy access to major roads and freeways, with strong commuter and local traffic.
- Close to public transit and community amenities supporting daily foot traffic.
- Complementary tenant mix designed for retail, food, wellness, and cultural uses.

AVAILABLE

SUITE 18187
EXCELLENCE REAL
ESTATE

SUITE 18183
BYB ENGLISH SCHOOL

SUITE 18191
HATA GIFT SHOP

AVAILABLE

SUITE 18195
DR YEH DENTIST