



Priced at \$3,750,000

2802 Pacific Coast Highway

Torrance, CA 90505

Prime ASC-Ready Medical Facility in Torrance

PARTNERSCRE
Braverman



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2802 Pacific Coast Highway

The Offering

2802 Pacific Coast Highway presents a rare opportunity to acquire a freestanding, **3,970-square-foot** medical facility specifically designed for surgical use. Located at a high-visibility controlled intersection on a **7,841-square-foot lot**, this property is ideally suited for an owner-user or medical investor. The building will be **delivered vacant**, providing an immediate path for a new practice to establish a flagship location in South Bay.

Currently occupied by a well-known dermatology, this facility will be delivered fully vacant upon close of escrow. It was previously a **Medicare-accredited Ambulatory Surgery Center (ASC)**. The specialized infrastructure remains in place, offering a streamlined opportunity for a new operator to re-obtain accreditation and capitalize on the high demand for outpatient surgical services.

Investment Highlights

- **Vacant Delivery:** The property will be delivered unoccupied, allowing for immediate tenant lease out or practice relocation.
- **ASC-Ready Infrastructure:** Purpose-built for surgical operations with two general anesthesia rooms, a sterilization room, and gurney recovery areas already in place.
- **Accreditation Potential:** Designed to meet the rigorous standards of a Medicare-credentialed facility, significantly lowering the barrier to re-entry for surgical certifications.
- **High-Value South Bay Location:** Situated on Pacific Coast Highway with premium monument signage and dedicated 12-car parking.

At a Glance

Torrance

\$3,750,000

Purchase Price

3,970 SF

Building Size

7,841 SF

Land Area

1981/2006

Year Built/Renovated

12

Parking Spaces

Property Features

- **Surgical Suite (First Floor - 1,822 SF):** Features two general anesthesia rooms, a scrub area, a sterilization room, and three gurney recovery areas.
- **Clinical/Admin Space (Second Floor - 2,148 SF):** Includes seven exam rooms, two waiting areas, a nurse's station, and five support staff work areas.
- **Specialized Medical Equipment:** Equipped with a full gurney-size KONE elevator, a backup generator, and fire/life safety systems.
- **Premium Finishes:** Includes custom German-made cabinets and ADA-compliant restrooms on both levels.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.























2802 Pacific Coast Highway

Area Overview

TORRANCE

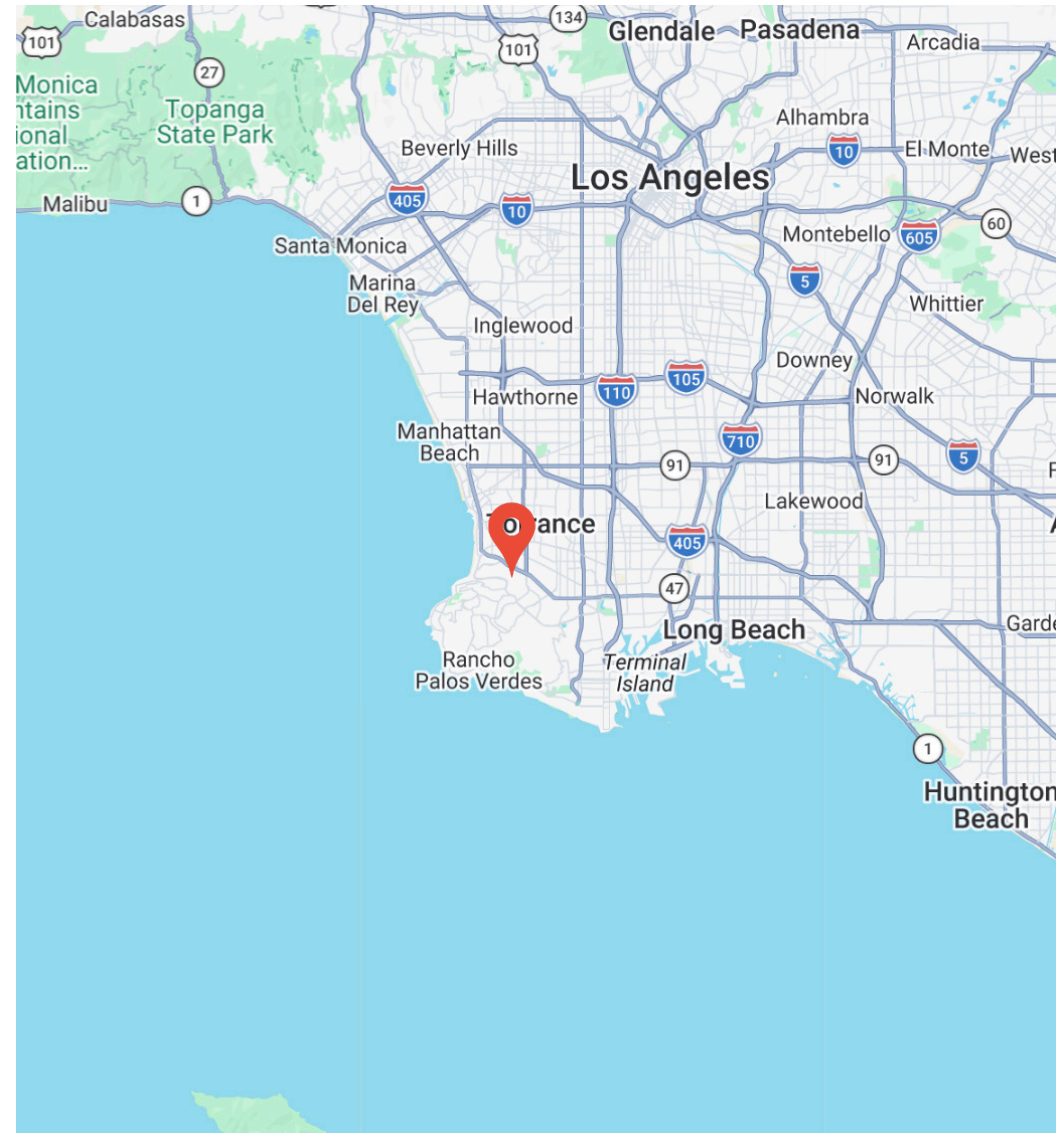
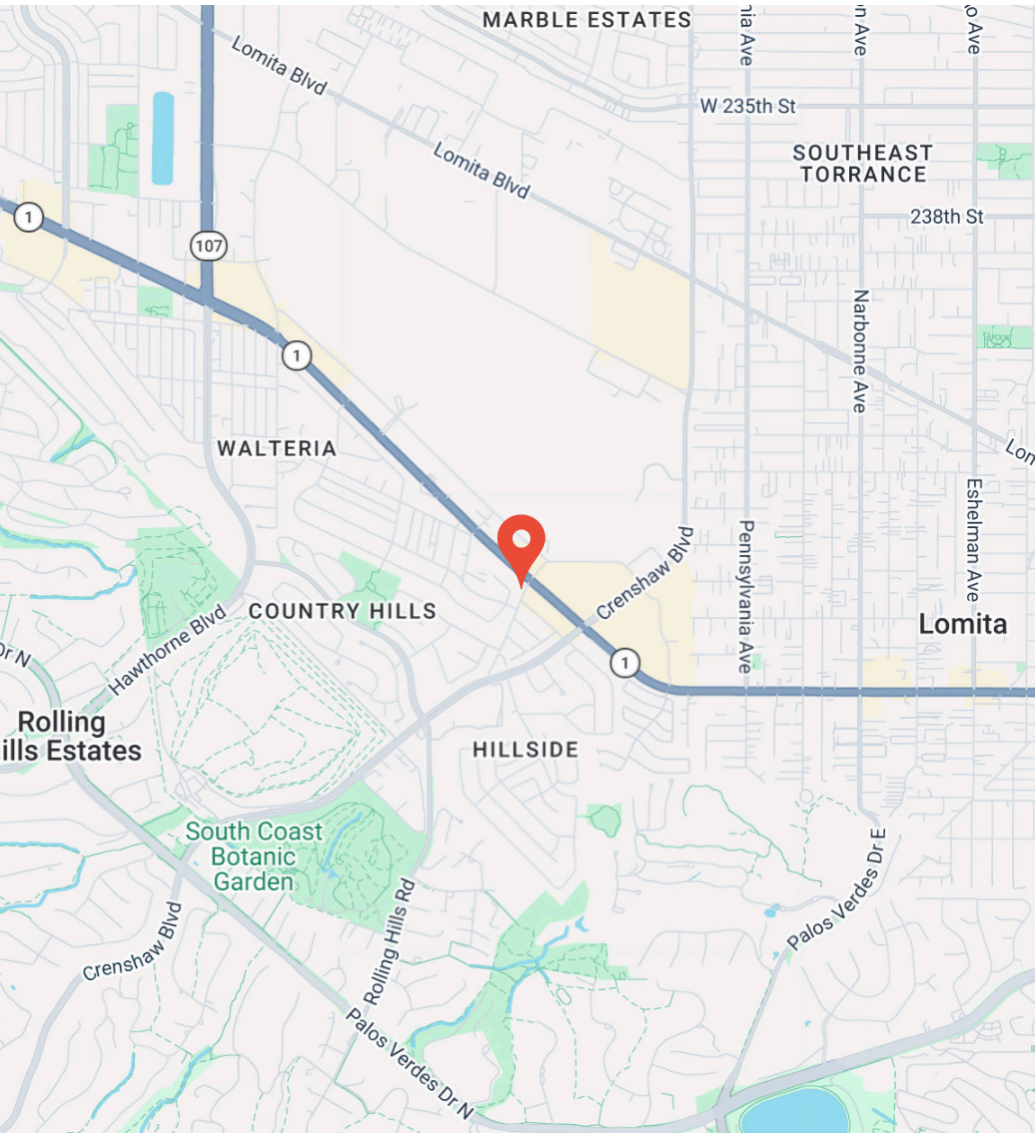
Situated in the heart of the South Bay's premier medical corridor, Torrance serves as a high-performance healthcare hub anchored by world-class institutions including **Torrance Memorial Medical Center (a Cedars-Sinai affiliate)** and **Providence Little Company of Mary**. This submarket is defined by a dense, aging, and affluent demographic with a growing dependence on localized outpatient services, fueling a 92.7% record-high occupancy rate for medical assets in 2026. As regional health systems increasingly shift high-acuity procedures to off-campus settings to improve patient experience and reduce costs, 2802 Pacific Coast Highway is perfectly positioned to capture this demand. The property's location at a controlled intersection ensures seamless accessibility for the South Bay's affluent patient base, making it a strategic outpost for specialists seeking to leverage Torrance's reputation as a destination for advanced clinical care and surgical excellence.



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Location Map



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