



OFFERING SUMMARY

ADDRESS	4170-4172 Pacific Coast Hwy & 24002-24050 Vista Montana Torrance CA 90505
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	South Bay
BUILDING SF	29,343 SF
LAND SF	112,384 SF
YEAR BUILT	1976
YEAR RENOVATED	2017-2018
APN	7534-006-086, 7534-006-026
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	Upon Request
OCCUPANCY	100.00 %
NOI (CURRENT)	\$880,280

DEMOGRAPHIC 1 MILE

2018 Population	20,928
2018 Median HH Income	\$98,013
2018 Average HH Income	\$132,412



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FOR SALE

TORRANCE VILLAGE CENTER

INVESTMENT HIGHLIGHTS

- **Irreplaceable High Quality Retail Center** - Torrance Village Center (TVC) is a **29,343 SF** retail strip Center that **100% leased** to Brand New Construction Drive Thru **Starbucks** along with 29 Synergistic retail, service tenants , and food tenants, providing “daily needs.”
- **Newly Renovated-** recently renovation should significantly reduce any required capital expenditure for investor.
- **Below Market Rents-** Most of Tenants leased approximately 15% below current market rates.
- **Cash Flow Growth-** Most of Tenants under fixed rental increases and the Net Operating Income is projected to grow over **\$275,567 (32%)** during the anticipated hold period of 10 years.
- **Long Term Leasehold Tenancy-** Over 20 years tenancy 40% of Tenants.

LOCATION SUMMARY:

This **landmark neighborhood retail center** is located on Pacific Coast Highway (PCH), two blocks west of Hawthorne Boulevard in City of Torrance, Los Angeles County. It is situated at the gateway to some of Southern California's **highest income residential neighborhoods** including South Torrance, the Palos Verdes Peninsula communities and the Hollywood Riviera district of south Redondo Beach, its neighboring beach cities and Commercial density.

The Center is located at southeast corner of the intersection of PCH and Anza which is traffic signal controlled. This places the center in the enviable position to benefit from the **44,000 vehicles per day** that travel the **PCH** in front of the Center. An additional **13,000 vehicles per day** use the commuter by-pass **Anza** (which is directly adjacent to the site) for accessing the Center and the signal at Anza and PCH.

