

Pacific Ocean

Del Amo Fashion Center

2316 - 2326

TORRANCE BOULEVARD

TORRANCE, CA

ATTRACTIVE VALUE-ADD OR REDEVELOPMENT
INVESTMENT OPPORTUNITY



(0.41 ACRES - C-1 ZONING)
(COMMERCIAL OR MULTI-RESIDENTIAL
/SENIOR LIVING (W/CUP))

DOWNLOAD OFFERING MEMORANDUM



Offering Price: \$2,100,000 (\$116/SF/Land)

Ownership	Fee Simple
Bldg. Area	±4,005 SF (±2,655 SF Bar/Rest. & ±1,350 SF Former Auto Repair)
Land Area	0.41 Acres (18,004 SF on 2 Parcels)
APN	7355-004-002 5,400 SF 0.12
	7355-004-001 12,604 SF 0.29
Total	18,004 SF 0.41
Zoning	CI (Commercial and/or Multi-Residential/ Senior Living w/CUP)
Occupancy	0% (Former Auto Repair vacated and Branch Office Bar/Rest. to vacate prior to COE)
Traffic Counts	±34,000 VPD (Torrance Blvd & Madrid Ave) *source: CoStar
Frontage	150' x 120' (105'+45' Torrance Blvd. & 120' Madrid Ave.)
Walk Score	(84) Very Walkable

PROPERTY HIGHLIGHTS



HIGH VISIBILITY TORRANCE, CA LOCATION:

Two (2) Adjacent Parcels (18,004 SF), C-1 Zoned Corner Lot fronting South Bay Beach Cities connecting Torrance Blvd. (+/- 34,000 VPD).



DESIRABLE EASE OF ACCESS REPOSITION/REDEVELOPMENT PROPERTY:

Fronting access on Torrance Blvd, the property has additional access points from adjacent Madrid Ave. as well as the rear alley.



NOSTALGIC "OLD TORRANCE" AREA LOCATION:

Bound by Torrance Blvd., Sepulveda Blvd, Western Ave. and Crenshaw Blvd., "Old Torrance" area offers residents/commuter ease of access to major trade area thoroughfares, Hospital and Urgent Care services within 1.1 mile or less from subject property, and a wide range of employment / shopping / dining options.



FLEXIBLE (C-1) COMMERCIAL ZONING (Residential w/CUP):

City of Torrance C-1 Zoning allows for wide range of commercial uses as well as Drive-Thru, Multi-Unit Residential/Apts. or Senior Living (CUP Permitting).

*Seller willing to provide entitlement approval time for qualified value-add investors with attractive purchase terms

Trade Area Snapshot Demo Summary

	1 MILE	2 MILES	3 MILES
Population	19,329	88,930	213,867
Daytime population	31,201	86,736	152,974
Avg. HH Income	\$153,501	\$136,621	\$140,375

Source: Esri

For More Information, Please Contact:

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