



LIGHT INDUSTRIAL & MANUFACTURING OFFERING



FREESTANDING FLEX SPACE



1733 **BORDER AVE**
TORRANCE, CA 90501

1733 BORDER AVENUE

TORRANCE, CA 90501

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DESIGN BY CRESC

Executive Summary

01



PRICE
\$1,050,000

PRICE/SF
\$420.34

BUILDING SF

2,498

LOT SF

6,272

WAREHOUSE SF

1,249

APN	▪ 7357-024-004
BUILDING CLASS	▪ C
CLEAR HEIGHT	▪ 8'
CONSTRUCTION	▪ Masonry
FRONTAGE	▪ 45'
PARKING	▪ 5 (2.00 Ratio)
PERMITTED USES	▪ Light Manufacturing - Flex
YEAR BUILT	▪ 1953
POWER	▪ 400a/240v 3p 4w

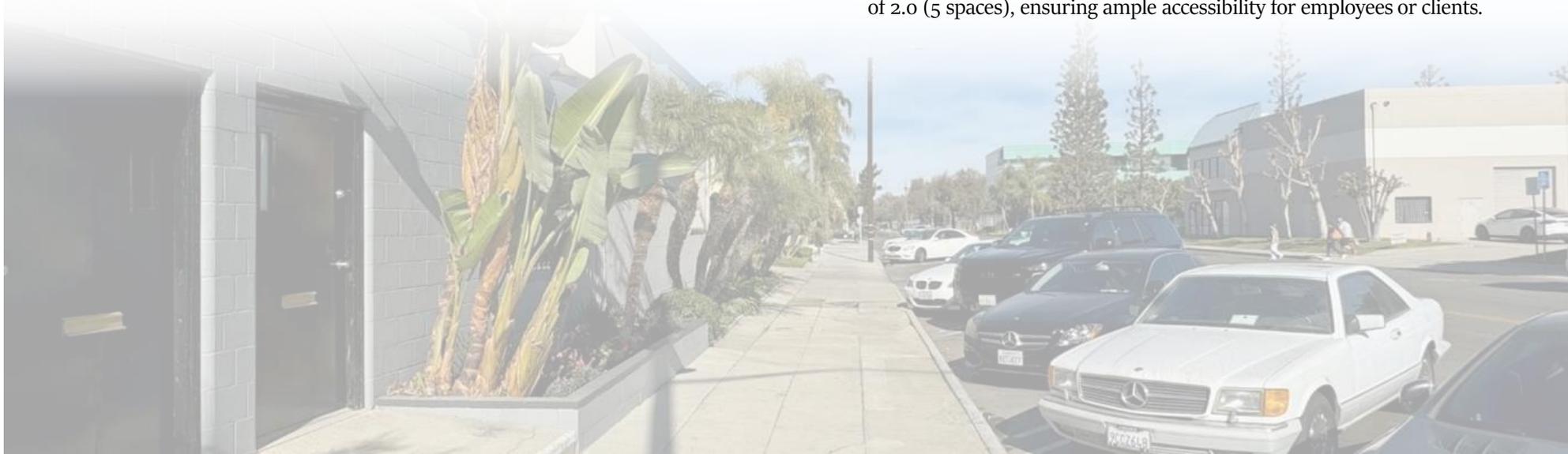
Investment Overview

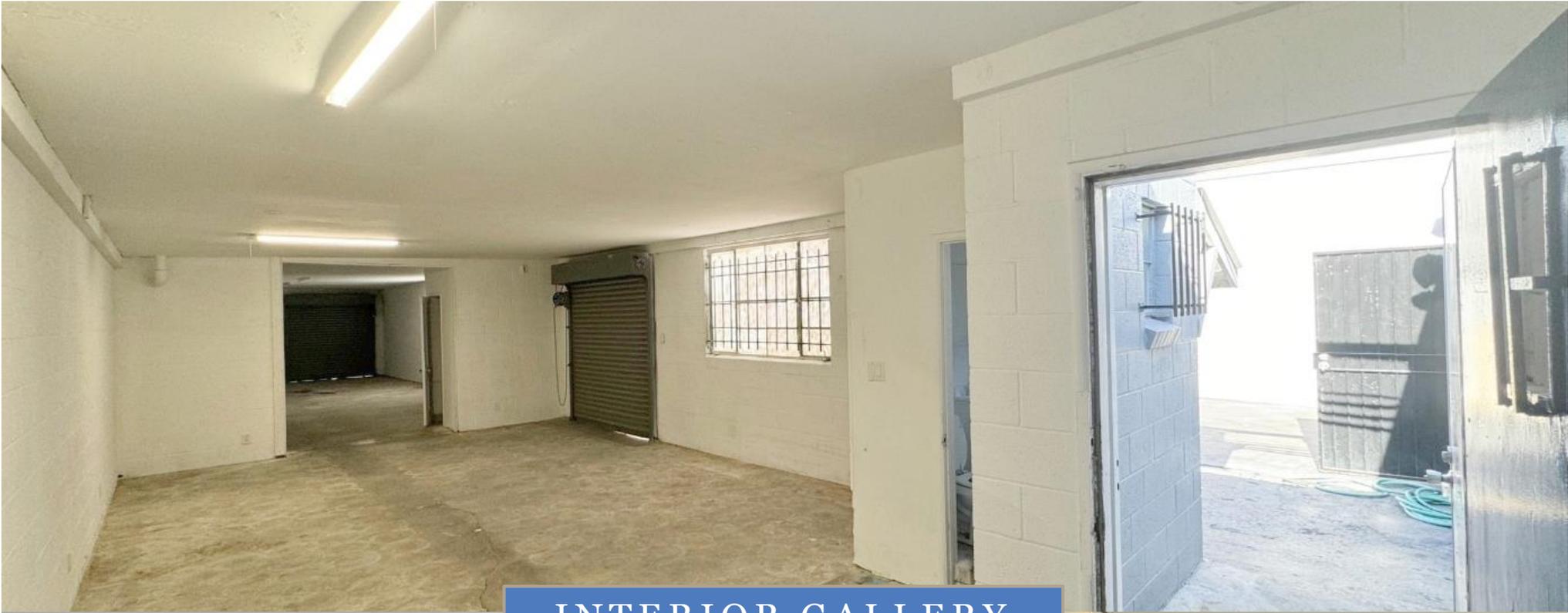
1733 BORDER AVENUE

This Downtown small freestanding flex property is an ideal light manufacturing facility. There is heat throughout and excess land within a fenced yard. The landlord has recently upgraded the property with a new roof.

Prime location in the South Bay, with proximity to major highways such as the 405, 110, and 91 Freeways, ensuring excellent transportation and logistics access. Situated in a central industrial zone, the site is close to Torrance's commercial amenities and offers ease of connectivity to the Port of Los Angeles. The property's strategic position makes it appealing for light manufacturing and other industrial uses .

- **Freestanding Flex Space:** This 2,498 SF masonry building is ideal for light manufacturing, featuring a flexible floorplan with the current layout being equal office (1,249 SF) and warehouse (1,249 SF) areas.
- **Recent Upgrades:** The property has had a new roof installed within the past 6 years. The building is equipped with fluorescent lighting and heating throughout.
- **Functional Features:** Equipped with 400a/240v 3-phase, 4-wire power, 8' clear height, alley access, and a fenced yard, providing utility, accessibility, and enhanced security.
- **Convenient Access:** Located in Downtown with 45' frontage, alley access, and zoning for light manufacturing (TOMR-OF), making it versatile for business needs.
- **Parking and Lot Size:** Situated on a 6,272 SF lot with a parking ratio of 2.0 (5 spaces), ensuring ample accessibility for employees or clients.



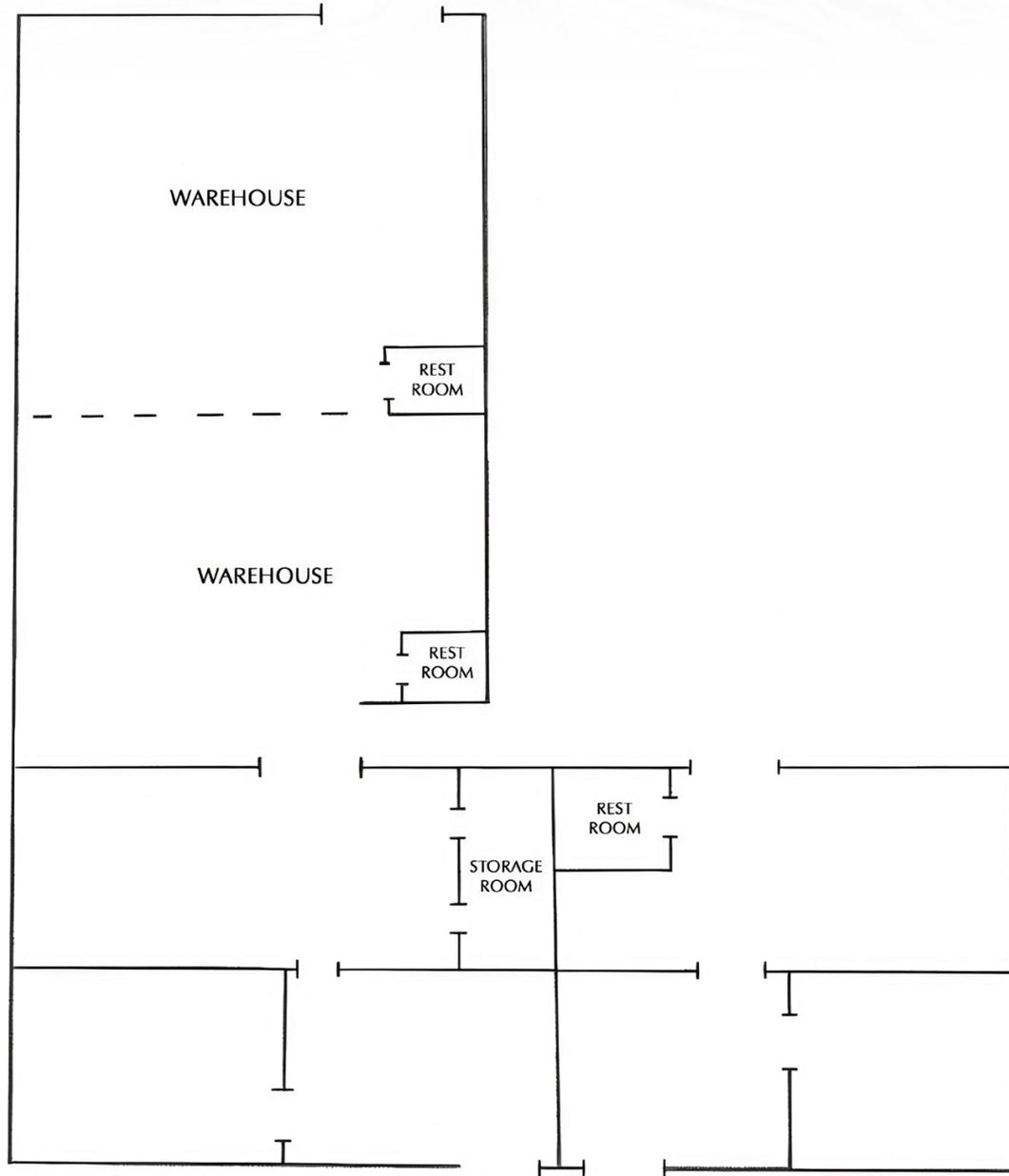


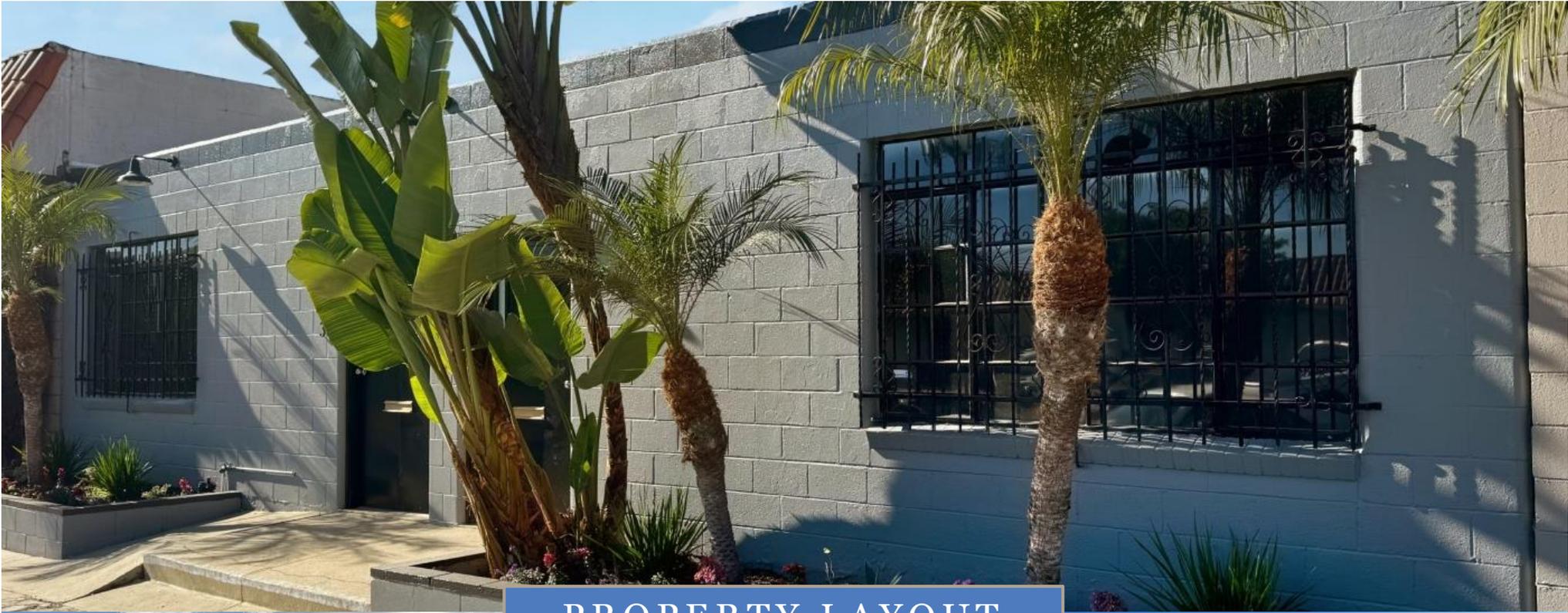
INTERIOR GALLERY



FLOOR PLAN

1733 BORDER AVENUE



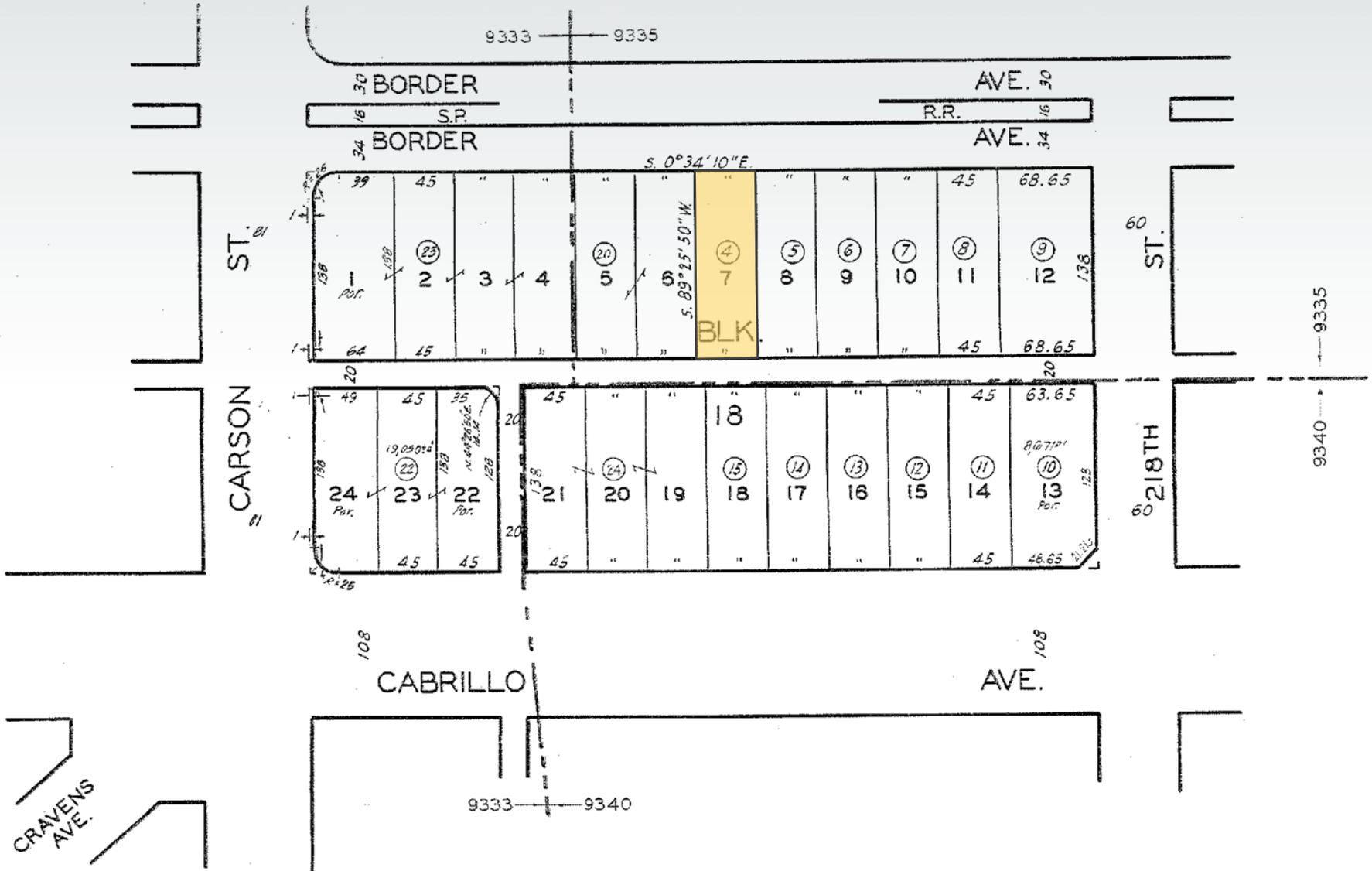


PROPERTY LAYOUT



PARCEL MAP

7357-024-004



Area Accessibility



Market Comparables

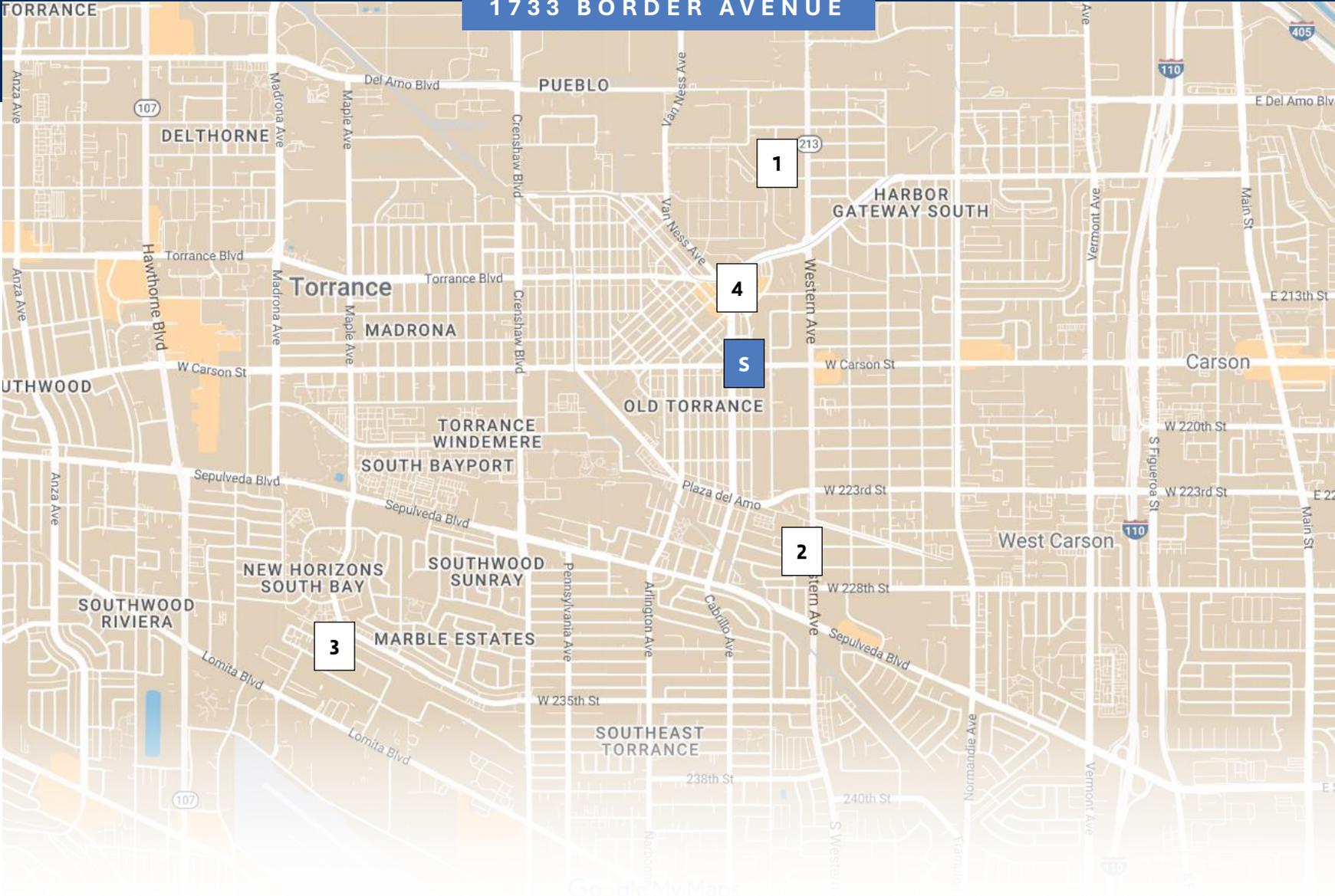
02

SALES COMPARABLES

PHOTO	ADDRESS	BUILT	GROSS SF	LOT SF	DOM	SALE DATE	PRICE	PRICE/SF
	1 1840 W. 208th Street Torrance, CA 90501	1981	7,281	34,412	329	8/23/2024	\$2,825,000	\$388.00
	2 22711 S. Western Avenue Torrance, CA 90501	1973	5,546	11,761	292	11/14/2023	\$1,900,000	\$342.59
	3 3155 Fujita Street Torrance, CA 90505	1980	6,588	13,504	117	8/29/2023	\$3,025,000	\$459.17
	4 1401 Border Avenue Torrance, CA 90501	1940	2,059	2,199	-	On Market	\$849,000	\$412.34
AVERAGES		1969	5,369	15,469	246	-	-	\$400.52
	S Subject Property 1733 Border Avenue Torrance, CA 90501	1953	2,498	6,272	-	On Market	\$1,050,000	\$420.34

SALES COMPARABLES

1733 BORDER AVENUE



Location Overview

03

TORRANCE, CA



144,430
POPULATION



\$796,800
MEDIAN HOME VALUE



\$94,781
AVG HH INCOME



PREMIER LOCATION

Torrance is a coastal community in southwestern Los Angeles County sharing the climate and geographical features common to the Greater Los Angeles area. Its boundaries are: Redondo Beach Boulevard and the cities of Lawndale and Gardena to the north; Western Avenue and the Harbor Gateway neighborhood of Los Angeles to the east; the Palos Verdes Hills with the cities of Lomita, Rolling Hills Estates and Palos Verdes Estates on the south; and the Pacific Ocean and city of Redondo Beach to the west. It is about 20 miles (32 km) southwest of Downtown Los Angeles.



VICINITY MAP



Google

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Community Profile

The City of Torrance prides itself on being a premier city, carefully balancing the commercial, industrial and residential sectors. Its mission is to help existing businesses grow, attract new investment, strengthen infrastructure and improve the economic base. As the home of nearly 400 headquarter businesses, the City of Torrance is dedicated to business creation, retention, attraction and expansion. The City offers various incentives to support a vibrant and sustainable business community.

BY THE NUMBERS

400

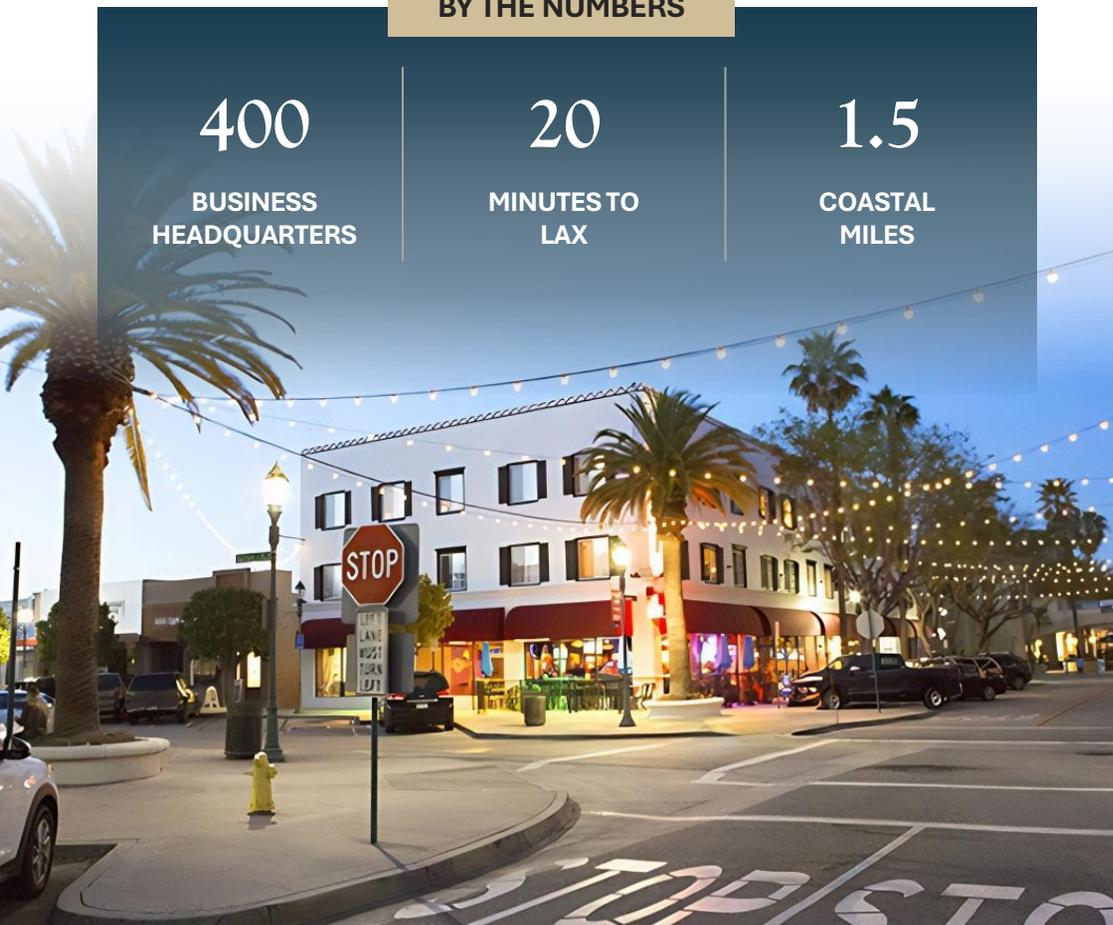
BUSINESS
HEADQUARTERS

20

MINUTES TO
LAX

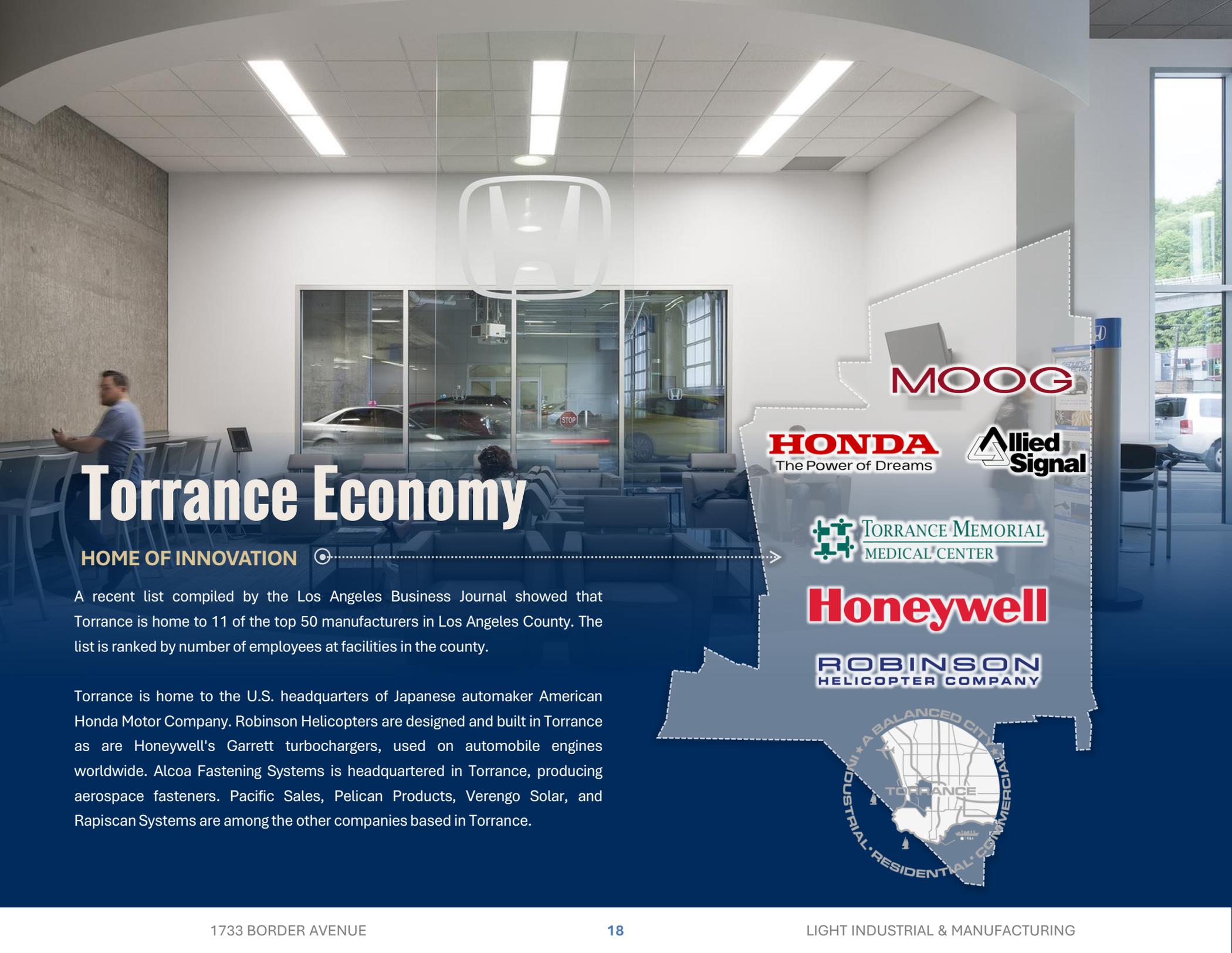
1.5

COASTAL
MILES



Fundamentals

- No gross receipts tax; competitive utilities and business license fees
- Major industry clusters, including corporate headquarters, medical, retail, automotive, high-tech and manufacturing
- Access to skilled labor pools for all industries
- Full-service City with a Class 1 Fire Department rating for lowered insurance rates.
- Dedicated Police force that keeps Torrance ranked by the FBI as one of the nation's safest cities
- 20 Minutes from LAX and 20 miles from Downtown L.A.
- Easy access to 110 and 405 freeways and to 1.5 miles of lifeguard-patrolled Torrance Beach
- Discover Torrance TBID with 15 participating hotels South Bay
- Entrepreneurial Center and Startup Business Incubator
- Regional Transit Center (in development) and general aviation airport Zamperini Field.



Torrance Economy

HOME OF INNOVATION

A recent list compiled by the Los Angeles Business Journal showed that Torrance is home to 11 of the top 50 manufacturers in Los Angeles County. The list is ranked by number of employees at facilities in the county.

Torrance is home to the U.S. headquarters of Japanese automaker American Honda Motor Company. Robinson Helicopters are designed and built in Torrance as are Honeywell's Garrett turbochargers, used on automobile engines worldwide. Alcoa Fastening Systems is headquartered in Torrance, producing aerospace fasteners. Pacific Sales, Pelican Products, Verengo Solar, and Rapiscan Systems are among the other companies based in Torrance.

MOOG

HONDA
The Power of Dreams

Allied Signal

TORRANCE MEMORIAL MEDICAL CENTER

Honeywell

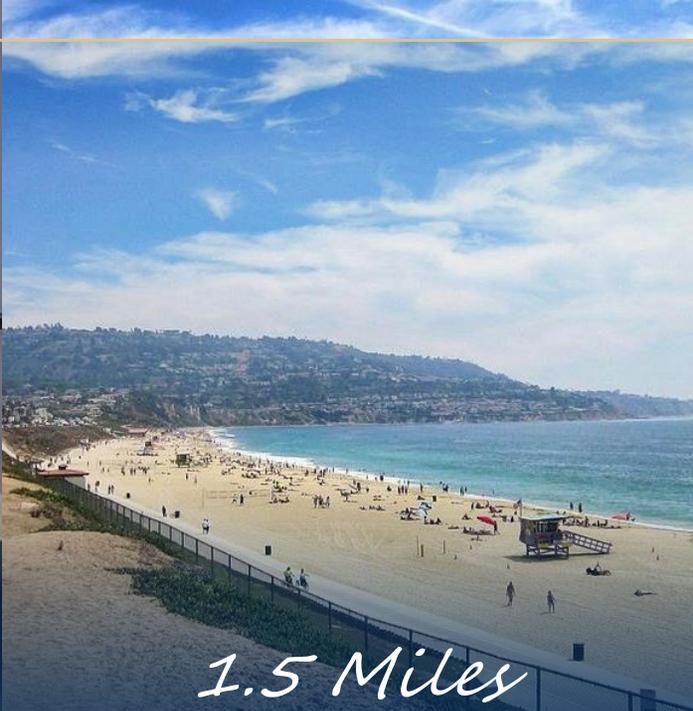
ROBINSON HELICOPTER COMPANY

A BALANCED CITY
TORRANCE
INDUSTRIAL • RESIDENTIAL • COMMERCIAL



20 Minutes
TO LAX

400+
UNIQUE EATERIES



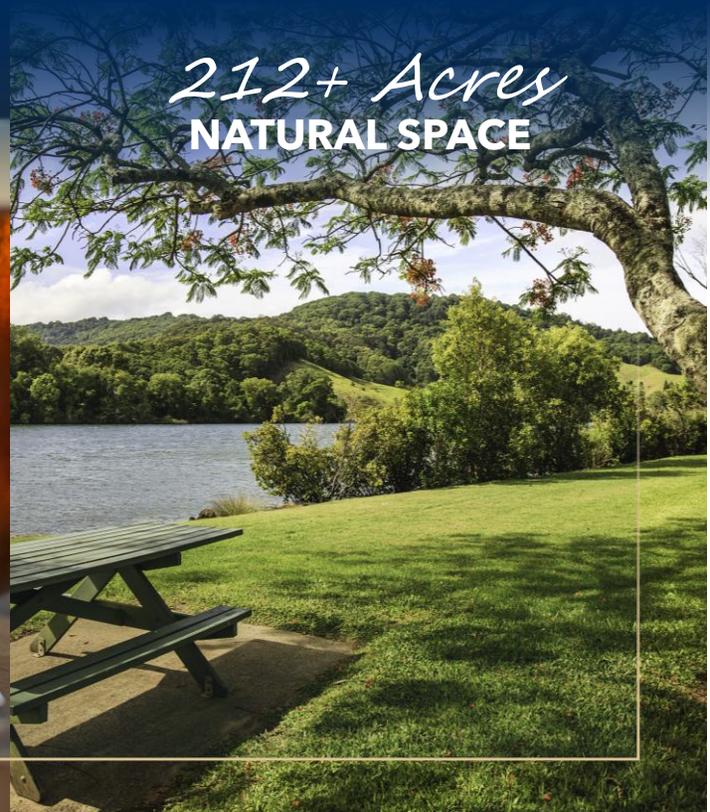
1.5 Miles
OF PRISTINE BEACH

12 Craft
BREWERIES



2.5 Million
SF OF RETAIL

212+ Acres
NATURAL SPACE



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