

# MADISON PARK MEDICAL OFFICE

3445 Pacific Coast Highway, Torrance, CA

**A Newly Renovated 90% Leased Three-Story  
50,524 SF Multi-Tenant Medical Office Building  
with an approx. 4 Year WALT**



**NEWMARK**

# MADISON PARK

## MEDICAL OFFICE

**Newmark, as exclusive advisor, is pleased to present the exceptional opportunity to acquire the leasehold interest in Madison Park Medical Office (the "Property"), a fully renovated 50,524 square foot, three-story multi-tenant medical office building, located in the heart of the Los Angeles South Bay in the city of Torrance, CA, with 1,130 feet of frontage along the famed Pacific Coast Highway (PCH).**

Madison offers an approximate 4 year WALT (including pending renewals) and is 90% leased to a robust rent roll of 10 medical tenants including UCLA Health, Coast Surgery Center and Pacific Endo-Surgical Center. The Property benefits from it's desirable medical office location less than one mile south of Torrance Memorial Medical Center (TMMC—a Cedar-Sinai Affiliate) which has been ranked among the top 3% hospitals in California as well as one of the world's best hospitals by US News & World Report and Newsweek respectively. The close proximity to TMMC in addition to Providence Little Company of Mary Hospital, located just two miles to the north, continues to drive demand for medical office space at Madison Park. Additionally, the Property is situated at the base of the Palos Verdes Peninsula, one of the wealthiest communities in the Los Angeles region, providing direct access to a highly affluent demographic, with extremely limited commercial properties.



Torrance  
Municipal Airport

**MADISON PARK**  
MEDICAL OFFICE

Mercedes-Benz  
of South Bay

## PROPERTY SUMMARY

<b>Address</b>	3445 Pacific Coast Highway, Torrance, CA
<b>Total Square Footage</b>	<b>50,524 SF</b> (A single, three-story medical office building)
<b>Land Area</b>	2.93 Acres
<b>Ground Lessor</b>	City of Torrance
<b>Ground Lease Expiration</b>	Feb. 8, 2086
<b>Parking</b>	±208 Parking Spaces (±4.5/1,000)

## FINANCIAL HIGHLIGHTS



**\$18,476,000**  
Asking Price (\$366 PSF)



**6.48%**  
Year-One Cap



**89.8%**  
Occupancy



**10**  
# of Tenants



**Modified Gross**  
Lease Types



**3.96 Years**  
Weighted Average Remaining Lease Term Including  
Pending Lease Extensions

# Investment Highlights

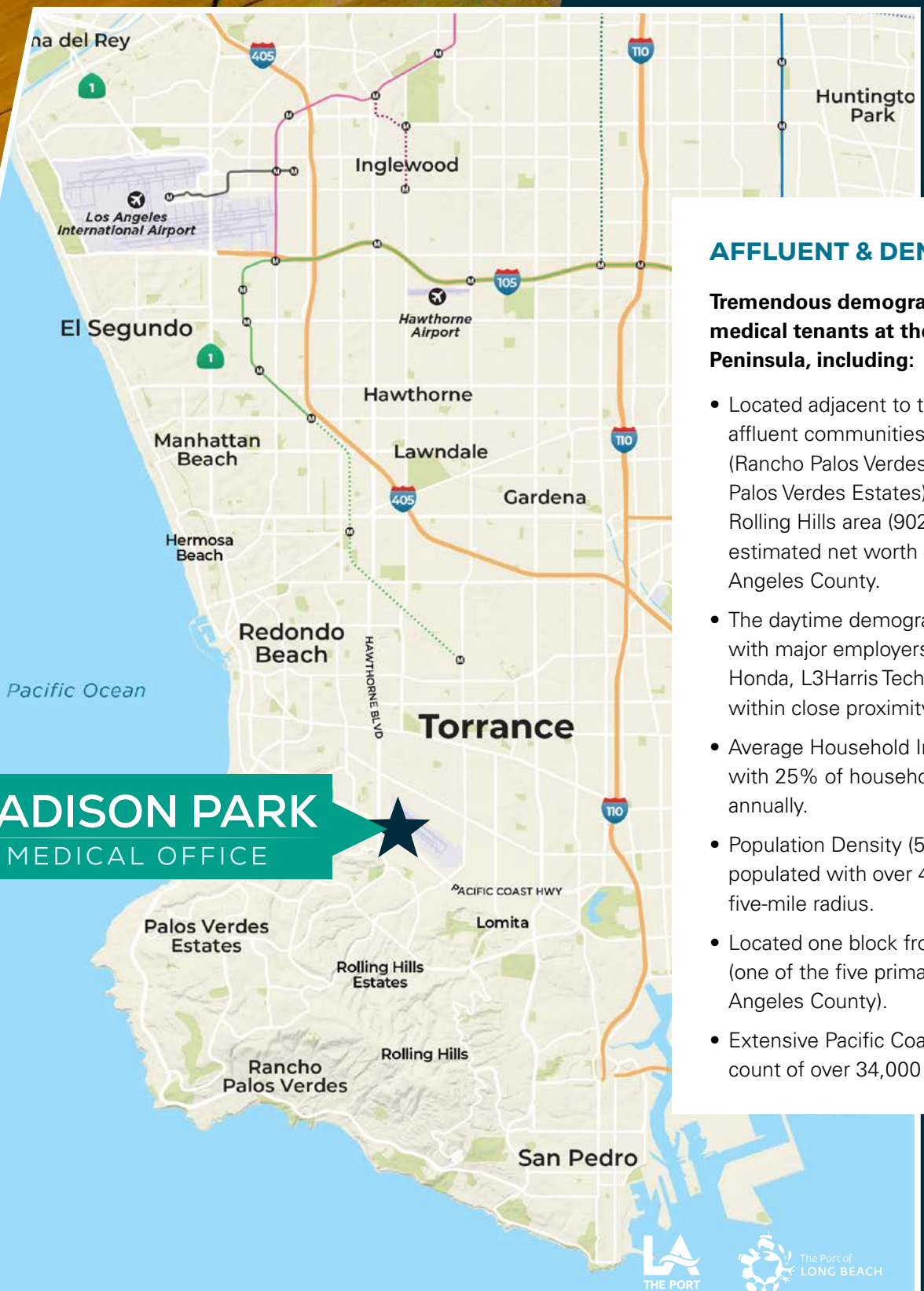
*Madison Park Medical Office boasts solid real estate fundamentals:*

- **PACIFIC COAST HIGHWAY - LOCATION! LOCATION! LOCATION!** High-identity asset with major street visibility along the well-traveled Pacific Coast Highway (over 34,000 cars per day) in the heart of the Los Angeles South Bay. Madison Park is prominently located adjacent to the affluent Palos Verdes Peninsula and directly benefits from tremendous local demographics.
- **OPPORTUNITY TO ACQUIRE A FRESHLY RENOVATED “PRIDE OF OWNERSHIP” ASSET**  
Recently renovated with over \$2.5 million in project investments and upgrades including a remodeled lobby, exterior and new landscape improvements. Ownership has also just extended the ground lease with City of Torrance through February 8, 2086.
- **LOCATED WITHIN A 1-MILE RADIUS OF TORRANCE MEMORIAL MEDICAL CENTER (CEDARS-SINAI AFFILIATE)** and ±2 miles from Providence Little Company of Mary, Madison Park sits in the core of the South Bay’s primary medical corridor
- **MAJOR CURB APPEAL** provided by the Property’s high street visibility with frontage along PCH, prominent, double-sided signage, and the project’s extensive, newly furnished exterior and lush landscaping.
- **ABUNDANT PARKING AND CIRCULATION** with ±4.5 stalls/1,000 SF, which is directly accessed via the Property’s numerous curb cuts along Pacific Coast Highway and Airport Drive. The project also benefits from full circulation and reciprocal access with the adjacent Madison Park Retail Center.
- **SUBSTANTIAL LEASING UPSIDE AVAILABLE** through lease-up of the currently vacant space as medical office space remains in high demand within the Torrance market and the new building renovations which make Madison Park one of the nicest medical office buildings in the South Bay.
- **INSTITUTIONALLY MAINTAINED WITH STICKY TENANTS** and minimal deferred maintenance. Most of Madison Park’s tenants have expensive medical build-outs, have been in occupancy for over a decade and have recently renewed or are in the process of renewing.
- **IN-FILL LOCATION WITH SUBSTANTIAL ECONOMIC AND PHYSICAL BARRIERS TO ENTRY** and no commercially zoned land available for development of new, additional competitive product.





## MADISON PARK MEDICAL OFFICE



### AFFLUENT & DENSE DEMOGRAPHICS

**Tremendous demographics for retail and medical tenants at the base of the Palos Verdes Peninsula, including:**

- Located adjacent to three of the top ten most affluent communities in Los Angeles County (Rancho Palos Verdes, Rolling Hills Estates, and Palos Verdes Estates)—the Palos Verdes Estates/Rolling Hills area (90274 zip code) has the highest estimated net worth of any municipality in Los Angeles County.
- The daytime demographics are also impressive with major employers such as Torrance Memorial, Honda, L3Harris Technologies and Honeywell all within close proximity.
- Average Household Income (1 mile): \$167,906, with 25% of households earning over \$200,000 annually.
- Population Density (5 miles): Extremely well populated with over 440,000 residents within a five-mile radius.
- Located one block from Hawthorne Boulevard (one of the five primary retail arterials in Los Angeles County).
- Extensive Pacific Coast Highway frontage (traffic count of over 34,000 cars per day).

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