

605-665 HAWAII AVENUE

TORRANCE, CALIFORNIA



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SECTION

1

INVESTMENT
SUMMARY

INVESTMENT SUMMARY

THE OFFERING

Colliers International is pleased to offer a Multi-Tenant Industrial Building opportunity located at 605-665 Hawaii Avenue (the “Property”) Torrance, CA. Located in a prime industrial area of Torrance, CA, the warehouse at 605-665 Hawaii Avenue features spacious, flexible layouts ideal for various business operations. The property benefits from high ceilings, ample loading docks, and convenient access to major highways, making it suitable for logistics and distribution.



PROPERTY SUMMARY

Property Address	605-665 Hawaii, Torrance, CA
NOI	\$560,224.07
Project Size	±35,956 SF
Land Size	1.5 Acres of Land
Number of Tenants	Four (4)
Number of Buildings	One (1)

INVESTMENT HIGHLIGHTS

South Bay “Value Add” Investment Opportunity

- › Rare opportunity to own a high image, 35,956 square foot multi-tenant industrial property located in the heart of the South Bay Industrial Market, one of the most desirable industrial submarkets in Southern California.
- › The property is currently 100% leased with below market rents, 50% of the project will roll over within the first 6 months. This allows the ability for an investor to hold long term, increase rents in a strong multi-tenant industrial market, or carry out a redevelopment of the site for a single distribution profile tenant.
- › The multi-tenant industrial remarket remains to be the strongest sector in Industrial with a vacancy factor below 2.5%. With limited competitive product availability, and a favorable rent roll there is ample opportunity for an investor to increase the cash flow on this property.
- › The building is in excellent condition, has 6 dock high positions, and can accommodate industrial tenants from 5,400 square feet to 35,956 square feet.

EXCEPTIONAL TORRANCE LOCATION

- › The site is strategically positioned near the 405 and 110 Freeways, facilitating easy transportation and connectivity to greater Los Angeles.
- › Torrance is near several beautiful beaches, including Torrance Beach and Redondo Beach, offering recreational opportunities.
- › Torrance has a relatively stable real estate market, which may offer good long-term investment potential. The city has a mix of industries, providing job opportunities and supporting local businesses.
- › The area features a variety of shopping centers, restaurants, and entertainment options, including the Del Amo Fashion Center. Torrance has a rich cultural scene with museums, art galleries, and community events.
- › As the region continues to grow, there may be opportunities for property value appreciation and new developments in the area.



SECTION

2

MARKET INSIGHT

SOUTH BAY MARKET INSIGHT

South Bay Market Description

The South Bay industrial market includes 202M SF, representing 24% of the total space in Los Angeles County for buildings 10,000 SF and greater. The market has a high concentration of international trade at the Ports of Los Angeles and Long Beach, as well as at Los Angeles International airport. The South Bay is a relatively mature market, with 63% of its space built prior to 1980. There is a good mix of product types, with nearly half of the space (45%) in big-box buildings (100,000 SF) and the balance (55%) in small and medium sized buildings.

Key Takeaways



SOUTH BAY | INDUSTRIAL | MARKET STATISTICS Q4 2024

Torrance Statistics

Submarket/ Bldg Size	Existing Properties		Construction		Vacancy		Availability	Activity			Absorption		Rents
	Total Inventory SF	Completions Current Qtr SF	Under Construction SF	Vacancy Rate	Vacancy Prior Qtr	Availability Rate	Sales Activity SF	Lease Activity SF	Total Gross Activity Current	Total Gross Activity YTD	Net Absorption Current	Net Absorption YTD	Avg Direct Asking Rate (NNN)
10,000 - 19,999	2,726,039	0	0	0.6%	0.4%	0.6%	0	17,200	17,200	17,200	-4,590	-4,590	\$1.75
20,000 - 39,999	4,790,071	0	0	2.5%	1.8%	3.2%	0	61,575	61,575	61,575	-34,994	-34,994	\$2.06
40,000 - 69,999	3,582,879	0	0	2.7%	2.7%	5.7%	0	7,299	7,299	7,299	0	0	\$1.75
70,000 - 99,999	2,454,054	0	0	3.5%	2.8%	5.7%	0	10,644	10,644	10,644	-18,371	-18,371	\$1.70
100,000 - 249,999	7,328,708	0	0	10.5%	10.2%	14.3%	0	24,755	24,755	24,755	-22,068	-22,068	\$2.17
250,000 - 499,999	5,392,776	0	0	6.0%	6.0%	6.0%	0	0	0	0	0	0	\$2.30
500,000 +	2,426,695	0	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	n/a
Subtotal	28,701,222	0	0	4.9%	4.6%	6.6%	0	121,473	121,473	121,473	-80,023	-80,023	\$2.13

Market Graph



Historical Comparison

	Q1 2023	Q4 2023	Q1 2024
Total Inventory (SF)	203,417,653	202,761,736	202,376,464
New Supply (SF)	721,113	473,984	0
Net Absorption (SF)	-631,763	-1,484,351	-1,024,562
Overall Vacancy	1.6%	3.4%	3.9%
Under Construction (SF)	1,364,606	1,130,464	1,951,413
Overall Asking Lease Rates (NNN)	\$2.11	\$1.97	\$1.87



TORRANCE, CALIFORNIA

Torrance is a coastal city in the Los Angeles metropolitan area, located in southwest Los Angeles County, California, United States. The city is part of what is known as the South Bay region of the metropolitan area. A small section of the city, 1.5 miles abuts the Pacific Ocean. Torrance has a moderate year-round climate with average rainfall of 12 inches per year. Torrance was incorporated in 1921, and at the 2020 census had a population of 147,067 residents. Torrance has a beachfront and has 30 parks located around the city. It is also the birthplace of the American Youth Soccer Organization (AYSO).

For tourism, A good place to start is Torrance Beach. Part of the Santa Monica Bay, the sand here is often less populated than the beaches in nearby Redondo and Hermosa. Rent a bicycle or surfboard and pick up snacks at Perry's Café & Rentals. Nearby, check out the Madrona Marsh, a 43-acre seasonal wetland where reptiles and small mammals make their homes in pop-up vernal pools and micro habitats. Bring your binoculars: The Audubon Society uses the Marsh for its annual bird census, and bird and nature walks are offered daily.

Torrance has a strong multicultural presence, too. Take one of the free tours at the Chen Art Gallery, which houses more than 1,000 Chinese artifacts, all from one family's private, rare collection—including a Qing dynasty imperial throne room and a Ming dynasty bedroom. The spirit of inclusion is also found in the city's Wilson Park, which is home to the 2,500-square-foot Annenberg Tree House, the first universally accessible tree house in a public space in California. Visitors of all physical abilities can make their way along the winding wooden pathway and enjoy a bird's eye view of the park, which also includes a 3,000-square-foot splash pad water playground that's open from spring to the early fall.



Another don't-miss shopping stop is the Del Amo Fashion Center, notable for being one of the largest malls in America. Accented by an abundance of natural lighting, exquisite architecture, living green walls, gorgeous palm trees and so much more, Del Amo Fashion Center is a favorite in Southern California.

Embrace the coastal chic lifestyle at Del Amo Fashion Center, the South Bay's premier retail destination.

Del Amo Fashion Center, the largest shopping center in the western United States, completed a multimillion-dollar redevelopment further defining its status as a shopping and entertainment mecca in the heart of Los Angeles. Majors include Nordstrom, Macy's, Macy's Men's & Home, Nike, AMC Del Amo 18, Dave & Buster's, Crate & Barrel, Barnes & Noble, JCPenney, and Dick's Sporting Goods.

The center now features more than 250 specialty stores, the 700-seat premier Patio Cafes with 10 eateries including Shake Shack, and restaurants including the world-renowned Din Tai Fung, a Michelin star rated restaurant.

At Del Amo Fashion Center there is something for everyone. We hope you will visit us soon just off the 405 freeway, at the Hawthorne Blvd. exit.

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COUNTY OVERVIEW



LOS ANGELES COUNTY

Los Angeles County, the most populous county in the United States, is a vibrant hub of culture, diversity, and opportunity. Stretching over 4,000 square miles, it encompasses a mix of urban landscapes, beautiful beaches, and picturesque mountains. The county is home to a rich tapestry of communities, each offering unique experiences—from the glitz of Hollywood to the laid-back vibe of Santa Monica. With a climate that boasts mild winters and warm summers, residents and visitors alike can enjoy outdoor activities year-round, whether it's hiking in the San Gabriel Mountains or sunbathing on the sandy shores of the Pacific.

One of the standout perks of living in Los Angeles County is the access to world-class amenities and attractions. The county is renowned for its cultural institutions, including the Getty Center, Los Angeles County Museum of Art (LACMA), and the Walt Disney Concert Hall. Beyond art and music, the area is a culinary paradise, featuring a vast array of dining options that reflect its diverse population. From food trucks serving gourmet tacos to upscale restaurants showcasing international cuisines, there's something to satisfy every palate. The entertainment industry thrives here, offering a front-row seat to live performances, film screenings, and celebrity sightings.

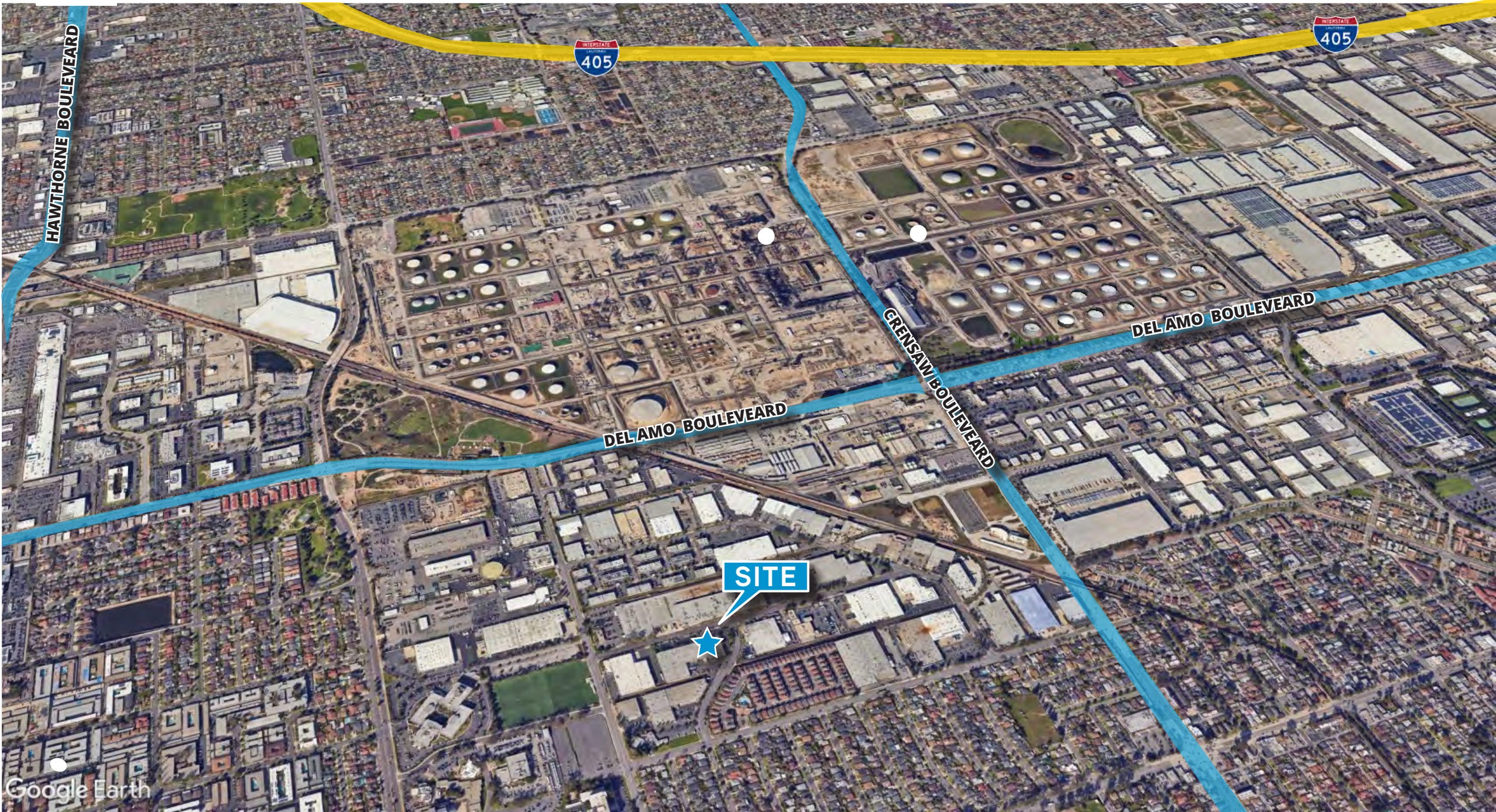
Furthermore, Los Angeles County boasts a robust economy with abundant job opportunities across various sectors, including technology, healthcare, and entertainment. Its educational institutions, such as UCLA and USC, are top-ranked, providing residents with access to quality education and research opportunities. The county also prioritizes community engagement and sustainability initiatives, making it an attractive place for those who value civic involvement and environmental stewardship. Whether you're drawn by the lifestyle, the opportunities, or the cultural richness, Los Angeles County truly has something for everyone.



LOS ANGELES DEMOGRAPHICS

2024 Estimated Population	9,768,886
2029 Projected Population	9,598,338
2000 Census Population	9,519,123
Growth 2023-2028	-0.35%
Growth 2020-2023	-0.58%
2024 Estimated Households	3,436,464
2029 Projected Households	3,483,296
2010 Census Households	3,241,200
Growth 2023-2028	0.27%
2020-2023	0.11%
2024 Est. Average Family Income	\$127,405.00
2029 Average Family Income	\$148,732.00

LOCAL AERIAL MAP



REGIONAL MAP





SECTION

3

PROPERTY
DESCRIPTION

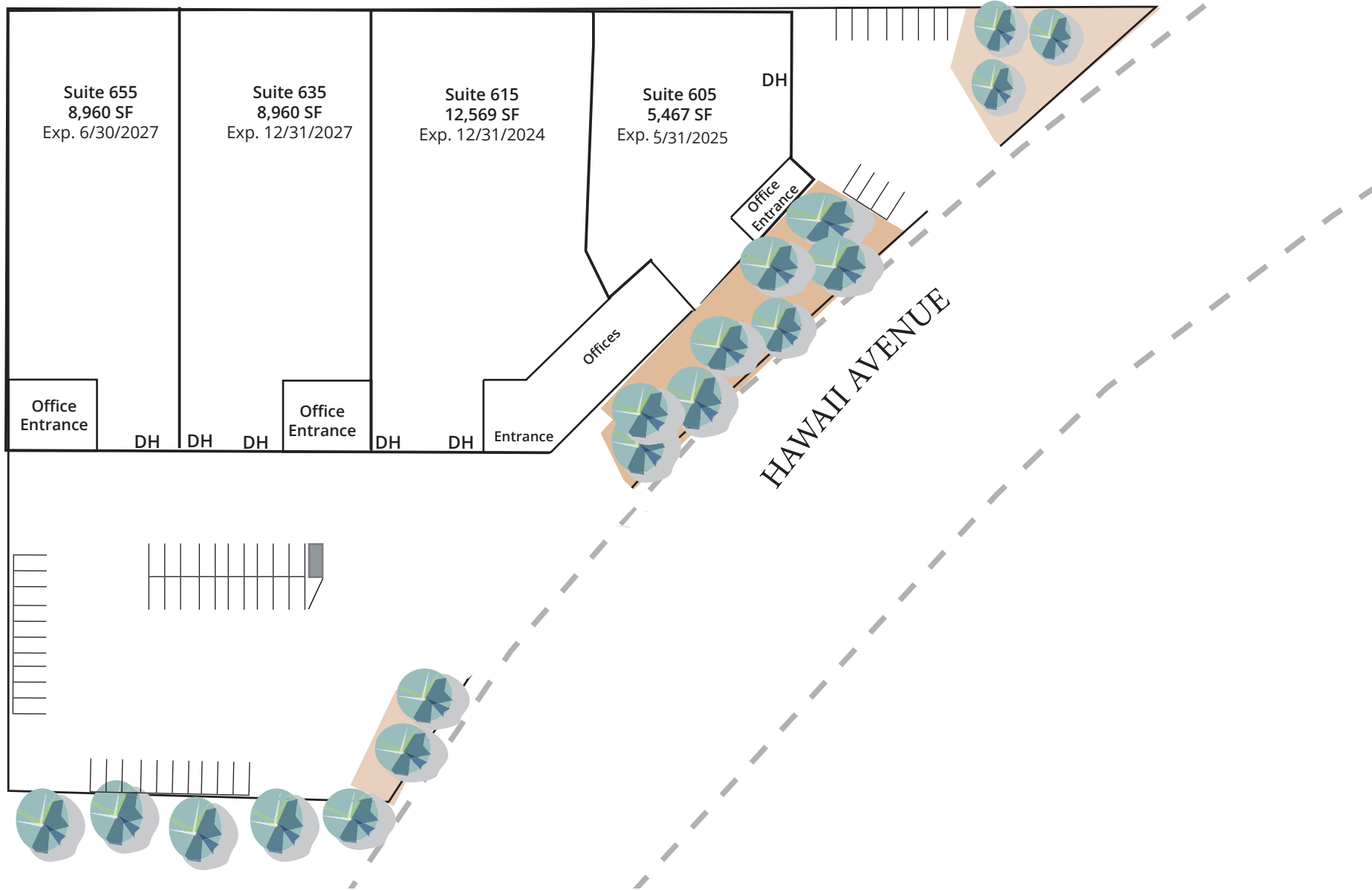


PROPERTY PROFILE

LOCATION	605-665 Hawaii Avenue, Torrance
SUBJECT SF	±35,956 Square Foot
ACREAGE	1.5 Acres of Land
APN	7352-010-003
TYPE	Industrial
CLEARANCE	18' Clear Height
DOC HIGH DOORS	Six (6)
YEAR BUILT	1973
FENCED LOT	No
PARKING SPACES	2.50:1,000
ZONING	MP - Industrial Park



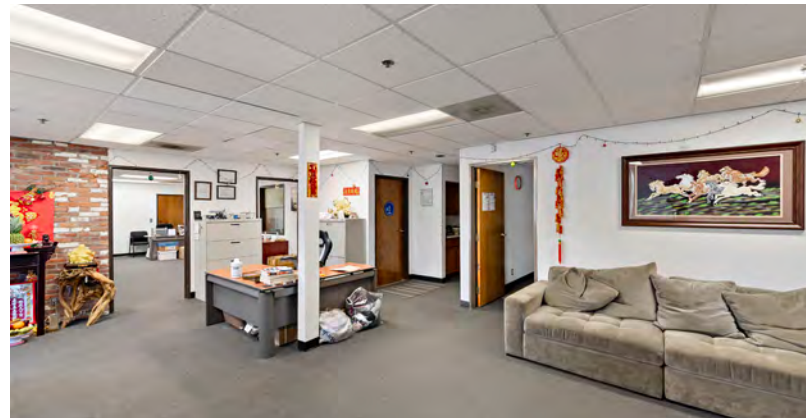
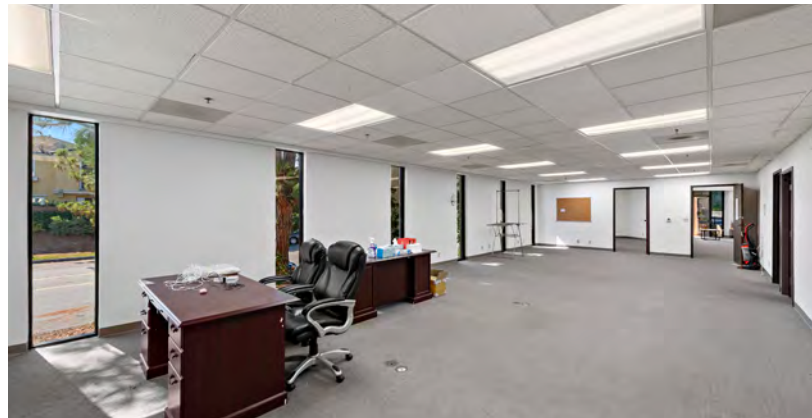
SITE PLAN



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - WAREHOUSE





SECTION

4

TENANT OVERVIEW & RENT ROLL

TENANT OVERVIEW



655 Hawaii Avenue

The Dumbbell Man is a fitness company focused on providing high-quality, customizable dumbbells and workout equipment. They aim to make strength training accessible and effective for everyone, offering innovative solutions for home and gym use to help individuals reach their fitness goals.



635 Hawaii Avenue

More Prepared is a company dedicated to helping individuals and organizations enhance their emergency preparedness and response capabilities. They offer a range of resources, training programs, and planning tools designed to empower communities to effectively manage crises and improve resilience in the face of disasters.



615 Hawaii Avenue

Shla Group Incorporated Luxury Baths specializes in creating high-end, custom bathroom designs that combine elegance and functionality. With a focus on quality craftsmanship and premium materials, they transform spaces into luxurious retreats, enhancing both aesthetics and comfort for homeowners..



605 Hawaii Avenue

Cargo Planet Logistics, based in Torrance, CA, is a logistics company specializing in efficient freight and supply chain solutions. With a focus on reliability and customer service, they provide a range of services including transportation, warehousing, and inventory management to meet the diverse needs of businesses.

RENT ROLL 605-655 HAWAII AVENUE

<i>UNIT #</i>	<i>TENANT</i>	<i>SF</i>	<i>RENT</i>	<i>CAM</i>	<i>EXPIRATION</i>	<i>OPTIONS</i>
655	Dumbell Man	8,960	\$12,185.60	\$1,075.48	6/30/2027	None
635	More Prepared	8,960	\$14,581.50	\$1,075.20	12/31/2027	None
615	SHLA	12,569	\$19,654.85	\$1,572.00	12/31/2024	None
605	Cargo Planet Logistics	5,467	\$8,145.83	\$672.00	5/31/2025	None

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