

**PREMIERE SOUTH BAY
R&D/FLEX BUILDING
FOR SALE**



**3401
DEL AMO**

3401 DEL AMO BOULEVARD
TORRANCE, CA



Cushman & Wakefield, as an exclusive representative, is pleased to present for sale this rare, Class A corporate HQ/R&D opportunity located at 3401 Del Amo Boulevard, Torrance, CA.

The property presents a unique opportunity for an owner/user to purchase one of the premiere R&D/Flex buildings in the South Bay.

Alternatively, the property offers an excellent opportunity for a developer to redevelop the project into a state-of-the-art distribution center centrally located in the most valuable industrial market in Southern California.

OFFERING HIGHLIGHTS

INSTITUTIONAL PROFILE:

Considered to be one of the highest quality Research & Development facilities in the South Bay Market, 3401 Del Amo Boulevard provides a clean, modern environment whose caliber is in line with today's industry leader requirements. The building is prestigiously located in Central Torrance at the corner of Del Amo Blvd. and Prairie Ave. The property provides for fully secured access from both Del Amo Blvd and Pioneer Ave.

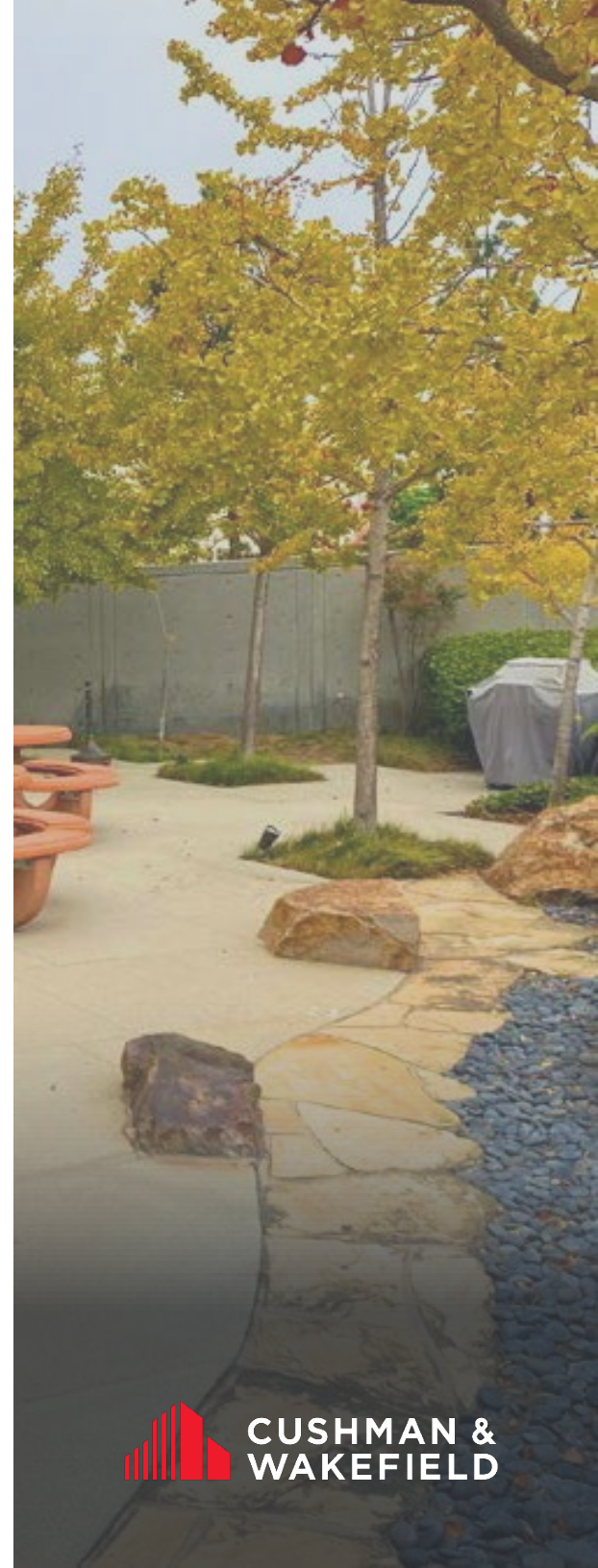
CONVENIENT, CENTRAL LOCATION:

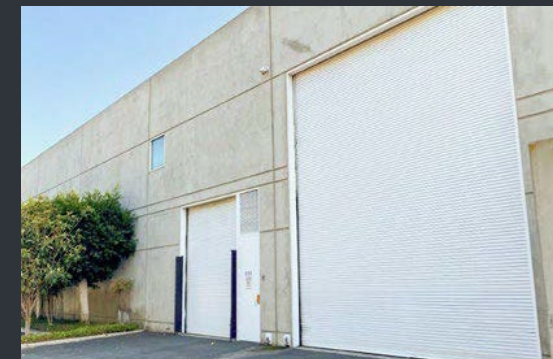
The property is approximately a half mile from Hawthorne Boulevard, a main traffic thoroughfare with dozens of dining and shopping amenities. An ideal South Bay location that offers an easy commute to the Palos Verdes Peninsula and the beach communities Manhattan, Hermosa, and Redondo.

AWARD-WINNING DESIGN:

This property provides best-in-class quality with upgraded finishes and above standard improvements throughout. The building is flooded with natural light from a continuous window line along the open office area, windows facing a lush courtyard, and a skylight that runs the full length of the building.

Building Size	±79,652 SF Office: ±48,942 SF Warehouse: ±30,710 SF
Land Area	±4.5 Acres (±196,020 Square feet)
Possession	Immediate
Year Completed	1992 - 1993
Floors	2
Parcel Number	7352-019-056
Parking	210 Spaces (Secured and gated)
Parking Ratio	2.64:1,000
Zoning	M-2, City of Torrance
Construction Type	Steel frame & concrete tilt-up
Clear Height	26'
Loading	1 exterior dock / 4 drive-in's
Power	2000a, 277/480v 3h 4w





LOCATION HIGHLIGHTS

- Centrally located approximately one mile north of the Torrance Civic Center and Del Amo Fashion Center and one mile south of the South Bay Galleria. Close proximity to these establishments provides numerous restaurants and entertainment options within a five-minute drive of the property.
- The South Bay's rich history of aircraft, aerospace, defense, and rocket technology production creates a solid comingling effect for companies looking to expand their networks and talent pools.
- Excellent proximity to Los Angeles and Long Beach Ports. Drayage costs are mitigated by the South Bay's proximity to these ports, making the area a haven for industrial companies.
- Torrance has been historically identified as an automotive industry hub, with major companies like Honda, Toyota, and Nissan having a major presence. Torrance has also become a center of excellence for the electric vehicle industry.

RICH HISTORY OF AEROSPACE



LONG BEACH PORT



LOS ANGELES



Over 44% of the population, roughly 112,000 people, within a 15-minute drive to the property have attained a bachelor's degree or higher.

The average household income within a mile radius of the subject property is \$131,711, owing to the strong demographics of the surrounding area.



Close proximity to the 405 and 110 Freeways 9 miles to Los Angeles International Airport (LAX) and 15 miles to Long Beach Airport (LGB)

SITE PLAN



FLOOR PLANS



FIRST FLOOR



- OFFICE
- WAREHOUSE

SECOND FLOOR



- OFFICE
- WAREHOUSE



MARKET OVERVIEW

TORRANCE



SITE MAP

REDONDO BEACH



RICH INDUSTRIAL HISTORY



The South Bay industrial market is the most desirable industrial market in Greater Los Angeles with its excellent port proximity and limited available inventory.



The market is comprised of 203.7 msf of inventory with approximately 80% warehouse and distribution space.



South Bay's historically strong industrial market has a 1% vacancy rate and a 40% YOY increase in warehouse rents.



Year-to-date (YTD) overall net absorption is 986.9K sf, indicating strong interest from occupiers for space in the region.



There are 1.6 msf under construction and 1.5 msf is projected to deliver in Q4 2022, over double the amount in Q3.

CONTACTS

JEFFREY MORGAN

Executive Director

+1 310 980 9354

jeffrey.morgan@cushwake.com

LIC: 00673801

NATHAN PIEHL

Executive Managing Director

+1 310 689 2269

nathan.piehl@cushwake.com

LIC: 01233406

BRETT RACANELLI

Executive Director

+1 310 689 2264

brett.racanelli@cushwake.com

LIC: 01403293

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

