

# OFFICE/RETAIL FOR SALE

17523 Crenshaw Blvd  
Torrance, CA 90504

List Price \$1,210,000



## Features

- Available 2,388 Sq. Ft.
- Approximate 6,761 Sq. Ft Lot
- Owner User or Investment
- Single Tenancy
- 1 Story
- Parking Type: 10 Surface Spaces
- Parcel #: 4091-009-008
- Year Built: 1951
- Zoning: C2
- Med Office/Flex/Retail



## Description

Standalone 2,388 SF retail/medical building for sale in Torrance on Crenshaw Blvd. Formerly an established optometry practice, the interior has been fully gutted, creating a rare opportunity for an owner-user to design and build to suit. Ideal for medical, dental, aesthetic, wellness, professional office, or specialty retail.

Situated on approximately 6,761 SF lot, with 10 on-site parking spaces, the property offers excellent street visibility, strong signage potential, and convenient access along one of the South Bay's primary commercial corridors.

This property is well-suited for an owner-user seeking SBA financing, offering the ability to control occupancy costs while building long-term equity. Rare chance to customize a freestanding building in a highly desirable Torrance location.



**Deborah Naumovski**

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DRE# 01889637

2019 South Bay Assoc. of Realtors;

Commercial Realtor of the Year

DnG is the key  
**DG**  
Real Estate  
Needs

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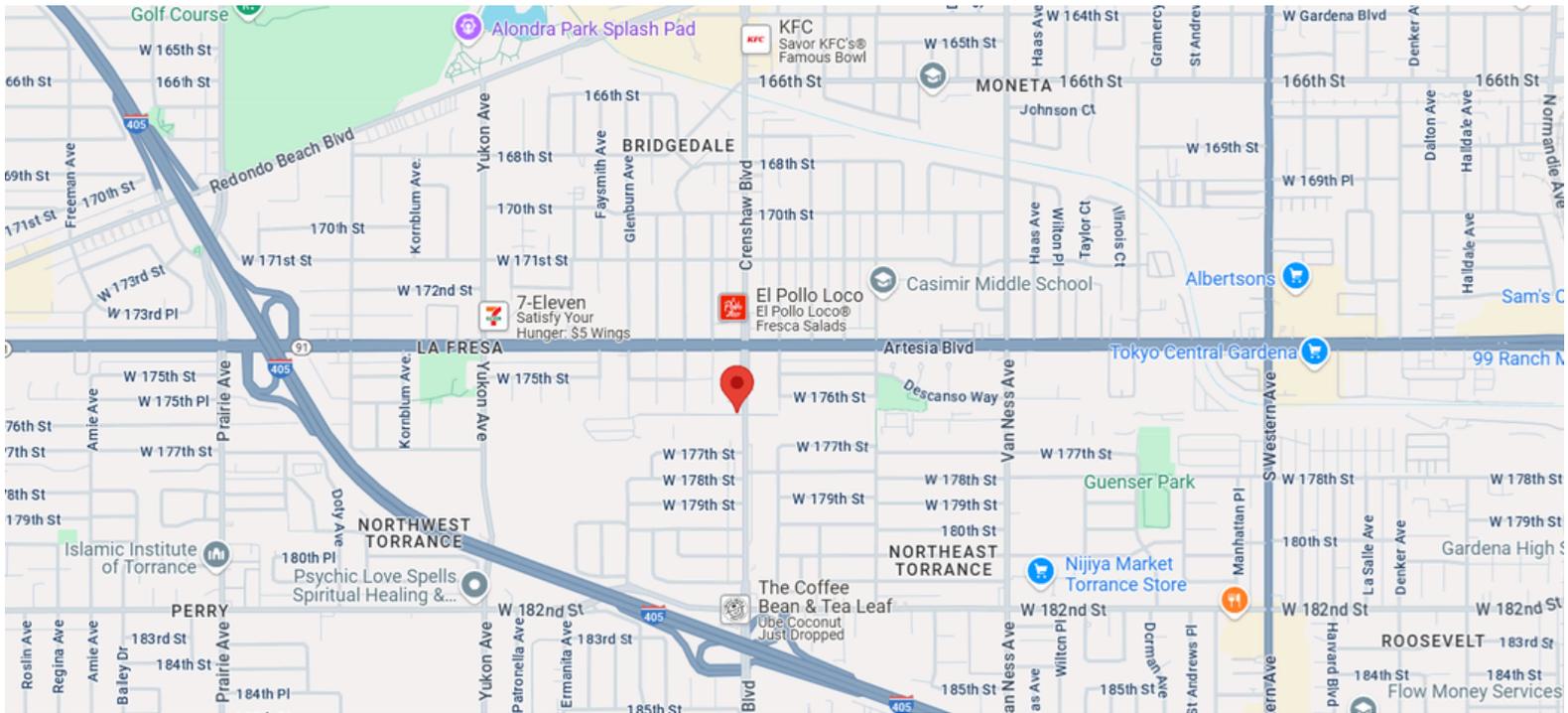
525 S. Douglas St.

Suite 270

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## Key Demographics

### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Crenshaw Blvd	Artesia Blvd N	26,609	2025	0.02 mi
Artesia Blvd	Crenshaw Blvd E	20,979	2025	0.08 mi
Crenshaw Blvd	Artesia Blvd S	24,890	2025	0.14 mi
W Artesia Blvd	Wilkie Ave NW	29,004	2025	0.23 mi
Casimir Ave	W Artesia Blvd N	746	2025	0.27 mi
Casimir Ave	W Artesia Blvd S	1,472	2025	0.28 mi
W Artesia Blvd	Casimir Ave W	25,986	2025	0.37 mi
Crenshaw Blvd	170th St S	31,191	2025	0.37 mi
Artesia Blvd	Yukon Ave W	26,258	2025	0.39 mi
Crenshaw Blvd	181st St N	30,246	2025	0.39 mi



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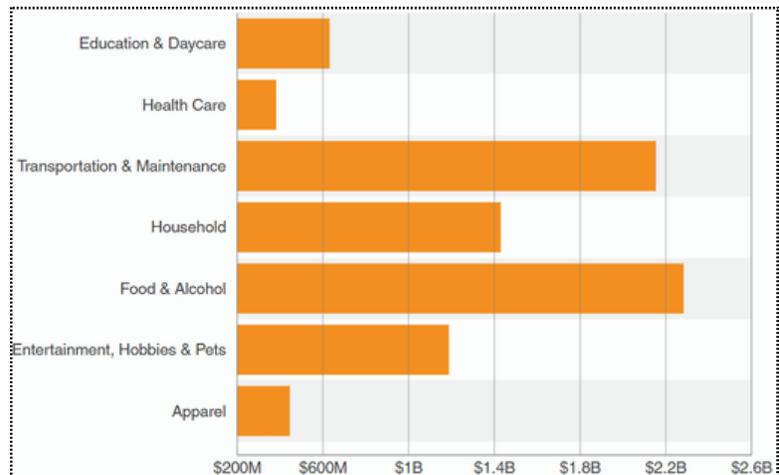
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## Key Demographics

Population	2 miles	5 miles	10 miles
2020 Population	95,750	689,285	2,326,251
2024 Population	91,285	669,939	2,203,216
2029 Population Projection	88,198	649,922	2,125,694
Annual Growth 2020-2024	-1.2%	-0.7%	-1.3%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.7%
Median Age	41.3	40.3	37.7
Bachelor's Degree or Higher	32%	35%	26%
U.S. Armed Forces	31	872	1,738

Income	2 miles	5 miles	10 miles
Avg Household Income	\$106,054	\$117,058	\$101,580
Median Household Income	\$81,922	\$89,558	\$74,393
< \$25,000	4,179	30,553	124,579
\$25,000 - 50,000	5,305	33,853	120,470
\$50,000 - 75,000	5,250	33,526	106,246
\$75,000 - 100,000	4,278	29,469	87,848
\$100,000 - 125,000	3,538	25,198	68,588
\$125,000 - 150,000	2,248	17,816	46,535
\$150,000 - 200,000	3,487	23,803	60,102
\$200,000+	3,552	35,969	83,257

Households	2 miles	5 miles	10 miles
2020 Households	33,747	238,235	738,469
2024 Households	31,836	230,186	697,624
2029 Household Projection	30,671	222,901	672,305
Annual Growth 2020-2024	0%	0.6%	0.2%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.7%
Owner Occupied Households	15,531	109,769	305,758
Renter Occupied Households	15,140	113,132	366,546
Avg Household Size	2.8	2.8	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$1.1B	\$8.5B	\$24.2B



## Consumer Spending

Radius	2 miles			5 miles			10 miles		
	Total Spendi...	Avg Household	Per Capita	Total Spendi...	Avg Household	Per Capita	Total Spendi...	Avg Household	Per Capita
Expand All									
Apparel	\$58,971,242	\$1,852	\$646	\$445,430,873	\$1,935	\$665	\$1,345,425,555	\$1,929	\$611
Entertainment, Hobbies & P...	\$154,532,009	\$4,854	\$1,693	\$1,187,963,449	\$5,161	\$1,773	\$3,338,522,140	\$4,786	\$1,515
Food & Alcohol	\$306,968,237	\$9,642	\$3,363	\$2,283,236,474	\$9,919	\$3,408	\$6,649,676,737	\$9,532	\$3,018
Household	\$191,886,233	\$6,027	\$2,102	\$1,429,910,061	\$6,212	\$2,134	\$3,869,963,508	\$5,547	\$1,757
Transportation & Maintenance	\$299,115,700	\$9,396	\$3,277	\$2,153,684,140	\$9,356	\$3,215	\$6,202,726,002	\$8,891	\$2,815
Health Care	\$51,583,209	\$1,620	\$565	\$382,261,018	\$1,661	\$571	\$1,071,715,848	\$1,536	\$486
Education & Daycare	\$80,424,173	\$2,526	\$881	\$631,251,983	\$2,742	\$942	\$1,672,294,308	\$2,397	\$759
<b>Total Specified Consumer S...</b>	<b>\$1,143,480,803</b>	<b>\$35,918</b>	<b>\$12,526</b>	<b>\$8,513,737,998</b>	<b>\$36,986</b>	<b>\$12,708</b>	<b>\$24,150,324,...</b>	<b>\$34,618</b>	<b>\$10,961</b>



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## Financial Summary Options

### First Bank/SBA504

\$1,210,000 Sales Price  
25 year amortization for both loans  
5.802% SBA Rate 25 year term

6.71% 3 year term First Bank  
7.09% 5 year term First Bank  
7.42% 7 year term First Bank

\$605,000 1st First Bank Loan amount  
\$484,000 2nd SBA Loan amount  
\$121,000 Down Payment

6.25% 3 year term blended rate (average First Bank's rate and SBA's rate)

- Monthly Payment \$7,183
- Annual Payment \$86,196

6.44% 5 year term blended rate (average First Bank's rate and SBA's rate)

- Monthly Payment \$7,312
- Annual Payment \$87,744

6.61% 5 year term blended rate (average First Bank's rate and SBA's rate)

- Monthly Payment \$7,428
- Annual Payment \$89,136

Randall Louie

Vice President | California Business Banking Team Leader

First Bank | 16900 Goldenwest Street, Huntington Beach, CA 92647

Cell: (310) 699-9407 | Office: (310) 699-9407 | Fax: (714) 375-7023

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## Permitted Uses

Scan the bar code below to take you to the Torrance Planning website. Any use in C1 or C2 Zone use is permitted.



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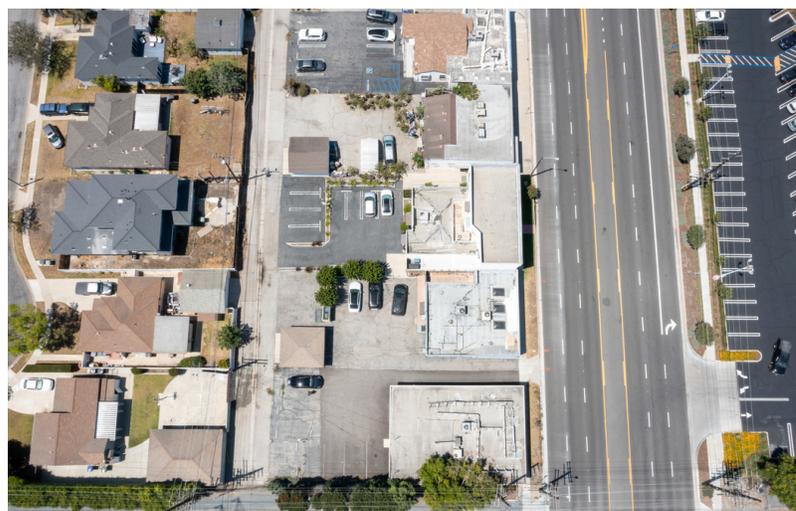
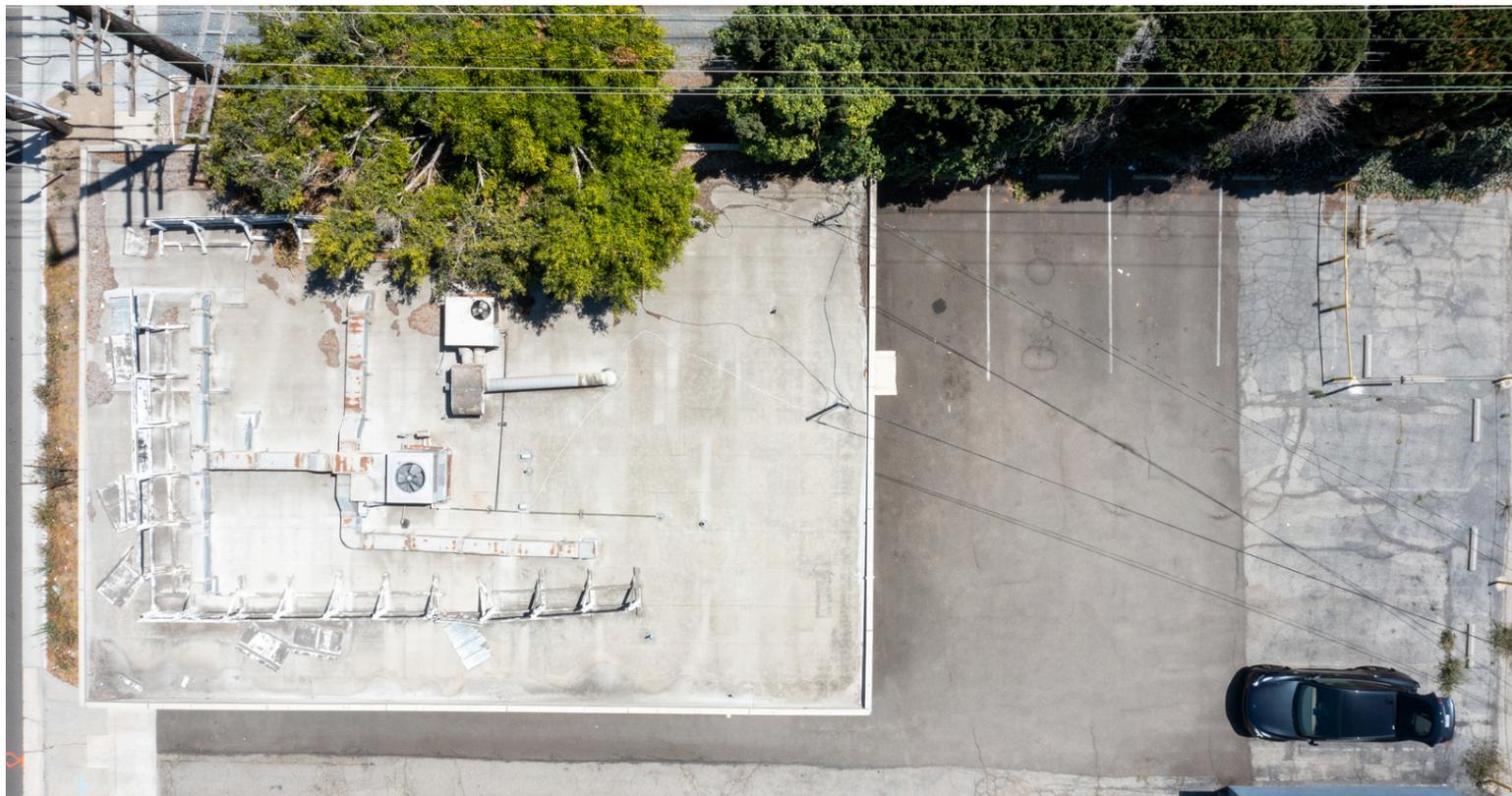
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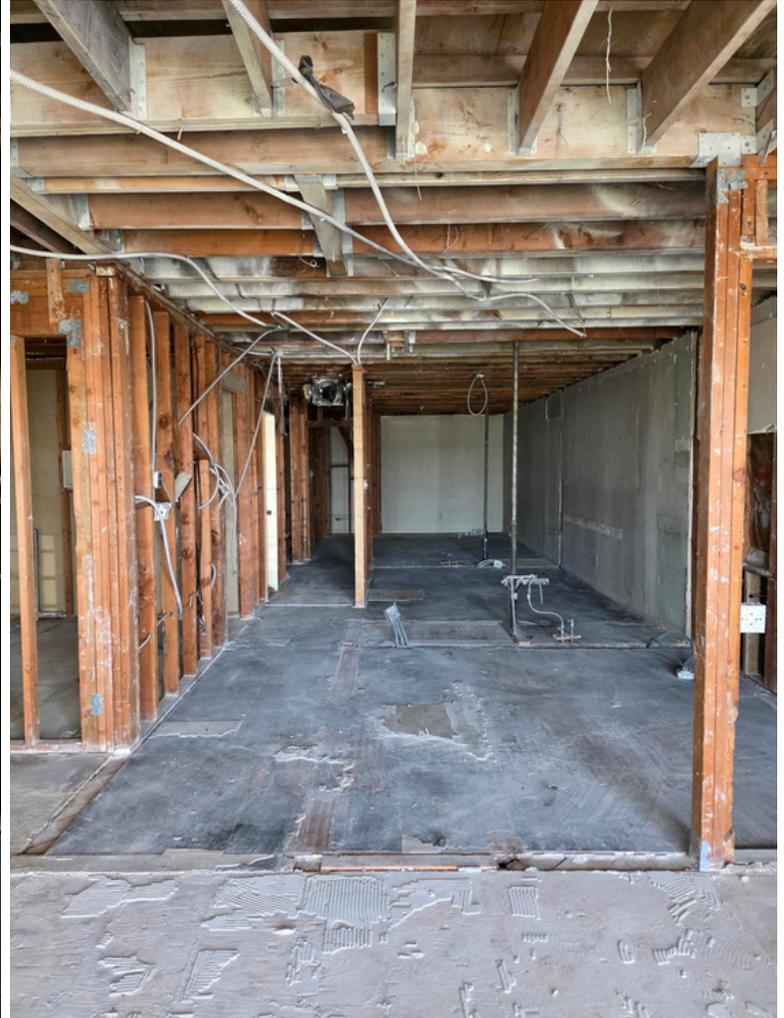
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