



19801 Mariner Ave.

Torrance, California 90503

Property Highlights

- Well-maintained free-standing building with a turnkey former preschool existing CUP on the ground floor and high-quality second floor office space.
- ±12,140 SF two story building with additional ±1,650 SF, service building on a ±42,300 SF parcel with abundant parking and backup generator.
- This property is also offered for Lease, call broker for more information.
- Versatile opportunity for an owner-user, or tenant; delivered vacant and for office, medical, light industrial uses; Existing approval for pre-school on the ground floor and possible approval for second floor pre-school.
- 3 preschool playrooms, kitchen and restrooms (on Ground floor, & executive office, restrooms, conference room and private offices on the second floor.)
- Prime South Bay location in Torrance, just off Hathorne Blvd, offering proximity to the Beach Cities, Palos Verdes Peninsula, and major employment centers.
- Convenient access to nearby neighborhoods, retail corridors, medical and profession services, three Hospitals and I-405, 110 and 91 Freeways.

OFFERING SUMMARY

Freestanding Two Story Building:	12,140± SF
Service Building:	1,650± SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,991	89,857	215,881
Total Population	28,659	233,688	585,860
Average HH Income	\$84,444	\$95,829	\$92,535

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FOR SALE



OFFICE BUILDING



13,790 SF



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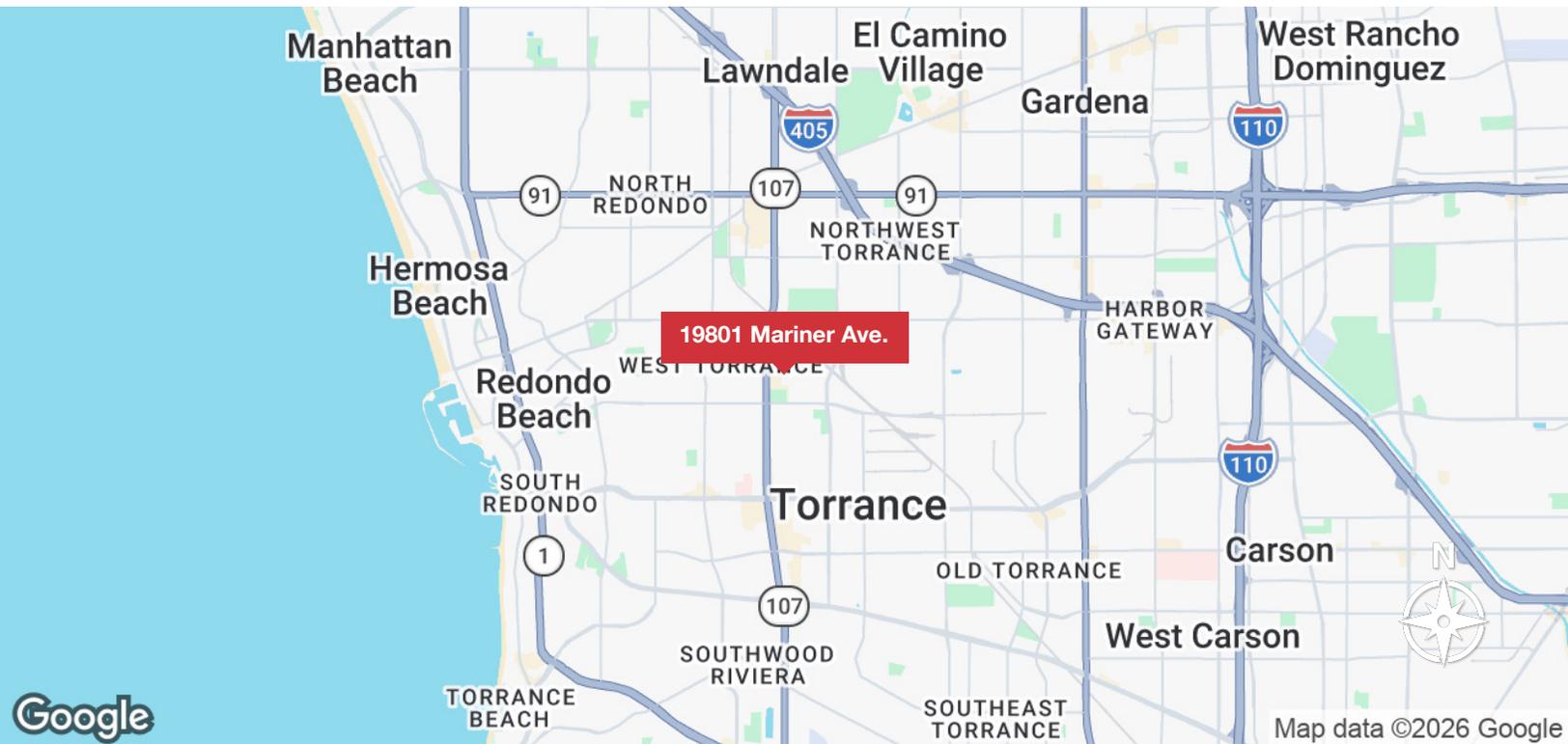
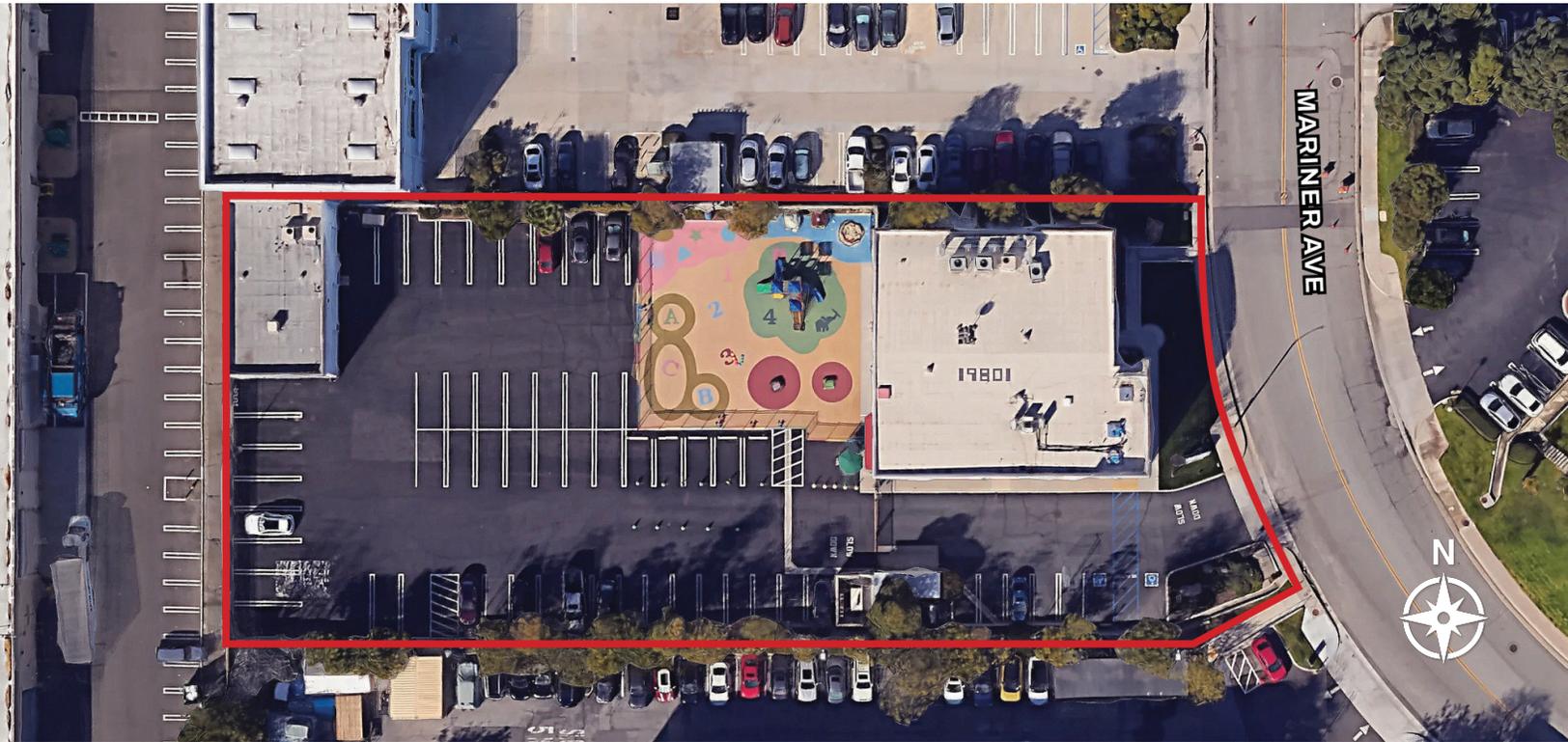
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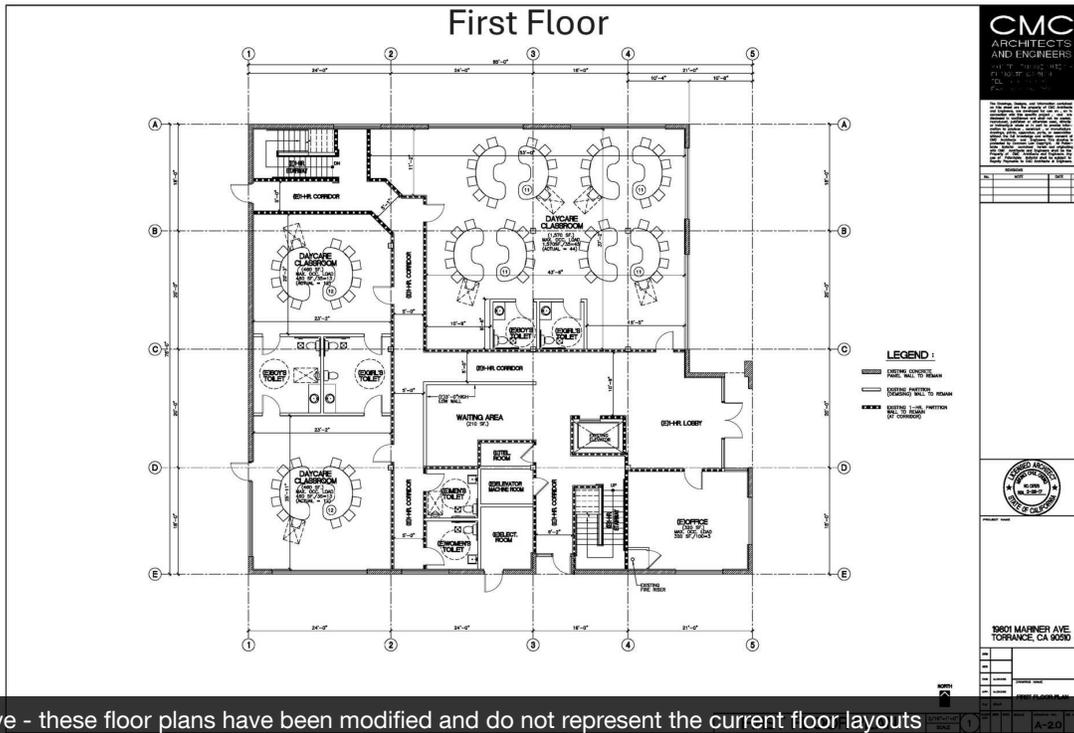
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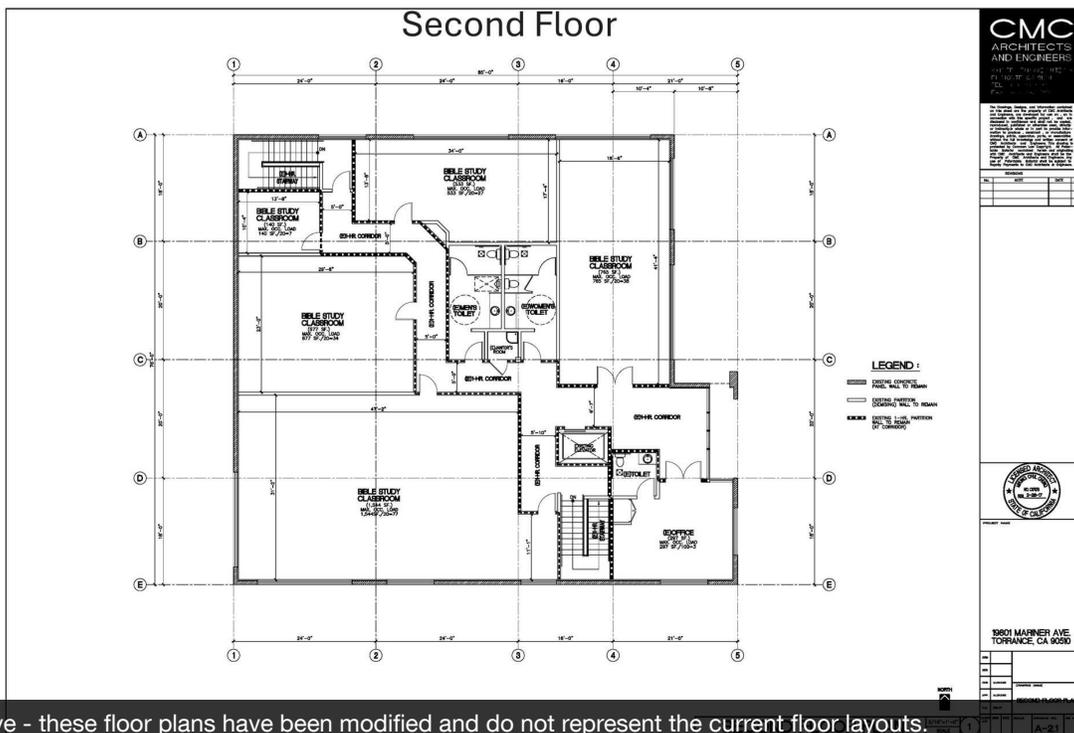
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Floor Plans are illustrative - these floor plans have been modified and do not represent the current floor layouts



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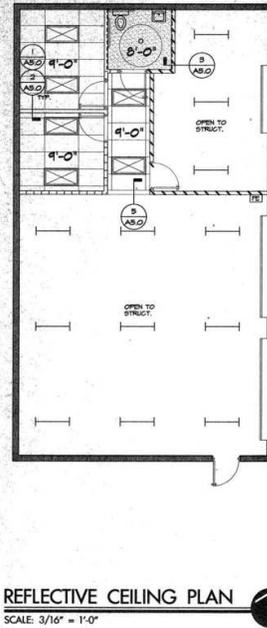
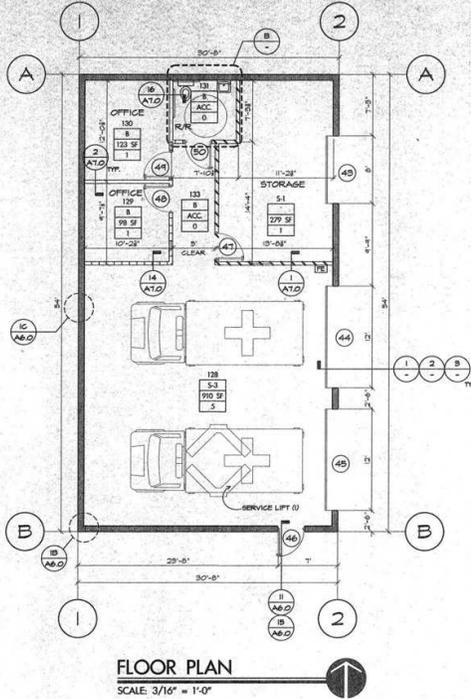
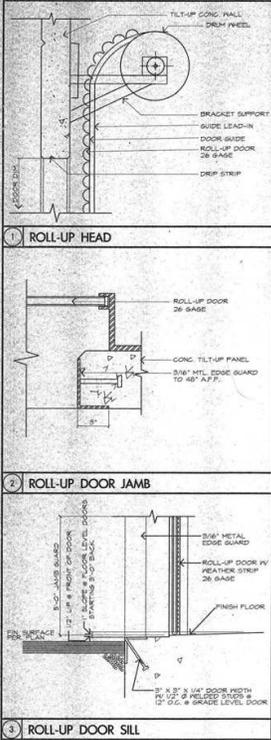


OFFICE BUILDING



13,790 SF

Service Building



SYMBOLS LEGEND

- RECESSED 2'x4' FLUORESCENT 3 LAMP LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED WALL WASHER
- KEYLESS INCANDESCENT LIGHT FIXTURE
- CEILING MOUNTED OR CHAIN HUNG FLUORESCENT LIGHT FIXTURE
- EXIT SIGN
- 2'x4'x8" SUSPENDED ACOUSTICAL CEILING TILE AND GRID - TO 9'-0" AFF. GRID USED DOWN 15/16" GRID OR EQUAL, COLOR - WHITE, TILE - CORTESA - WHITE
- HARDBOARD CEILING - TO 9'-0" AFF. AND 5/8" GYPSUM BOARD SCREWED TO MET STUDS SEED FOR SPECIFIC SPAN TAPE/TEXTURED AND PAINTED PER FINISH SCHEDULE
- DRAFT STOP

WALL LEGEND

- CONCRETE PANEL
- DEMISING WALL
- ONE HOUR WALL
- LOW WALL
- NEW PARTITION FROM FLOOR SLAB TO ABOVE CEILING SYSTEM

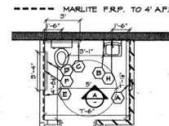
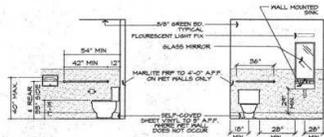
ALL PARTITIONS TO BE MOUNTED/ ANCHORED TO BOTH THE FLOOR AND CEILING.

TOILET ACCESSORIES (BORRICK OR APPROVED EQUIVALENT UNGO)

- A. B-8444 PAPER TOWEL DISPENSER AND WASTE RECEPTACLE FOR 4" WALL
- B. B-8222 LIQUID SOAP DISPENSER IV 1" HEIGHT SPACER
- C. B-8501 X 36" HORIZONTAL GRAB BAR
- D. B-8501 X 42" HORIZONTAL GRAB BAR
- E. B-8211 SURFACE MOUNTED TOILET SEAT COVER DISPENSER
- F. B-8471 RECESSED TOILET PAPER HOLDER - WALL (2) ROLLS COMMERCIAL GRADE

- G. B-8667 SURFACE MOUNTED TOILET PAPER HOLDER - TOILET PARTITION (2 ROLLS) COMMERCIAL
- H. B-8493 STAINLESS STEEL FRAMED MIRROR SIZE TO MATCH CENTER TOP LENGTH
- K. BABY CHANGING STATIONS
- L. SANITARY NAPKIN DISPENSER - B-8500X2
- M. SANITARY NAPKIN DISPOSAL - B-8510/B-8511 HG

NOTE:
 (1) WATER CLOSETS TO BE FLUSH VALVE TYPE
 (2) FLUSH CONTROLS AND OPERATING MECHANISMS AT COMMON USE
 (3) FLUSH CONTROLS AND OPERATING MECHANISMS AT COMMON USE
 (4) TOILETS AND/OR BATHING AREAS. THE CONTROLS SHALL BE SUCH THAT THEY SHALL: (A) BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE ARMSTRONG PULLERS OR TRIPPERS (B) REQUIRE NO MORE THAN BLEW FORCE TO ACTIVATE AND (C) BE LEVER-OPERATED OR PUSH-TYPE (IPC 1008)



SERVICE BUILDING FLOOR PLAN/REFLECTIVE CLG. PLAN

LUSARDI CONSTRUCTION COMPANY

D 2

DEARDORFF & ASSOCIATES

BLDG. REVISIONS

GERBER AMBULANCE SERVICE
19801 MARINER AVENUE
TORRANCE, CALIFORNIA 90510

DATE: 10/17/07

SCALE: 1/8" = 1'-0"
 DRAWN: LCC
 JOB: 2864

A-2.2

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