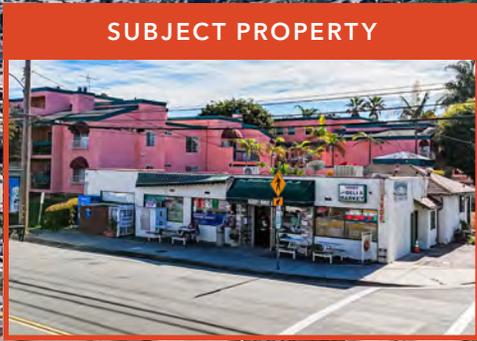


OFFERING MEMORANDUM

# 3690 NEWTON ST

TORRANCE, CA 90505



SUBJECT PROPERTY



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CALIFORNIA  
PROPERTIES

**km** **Kidder  
Mathews**

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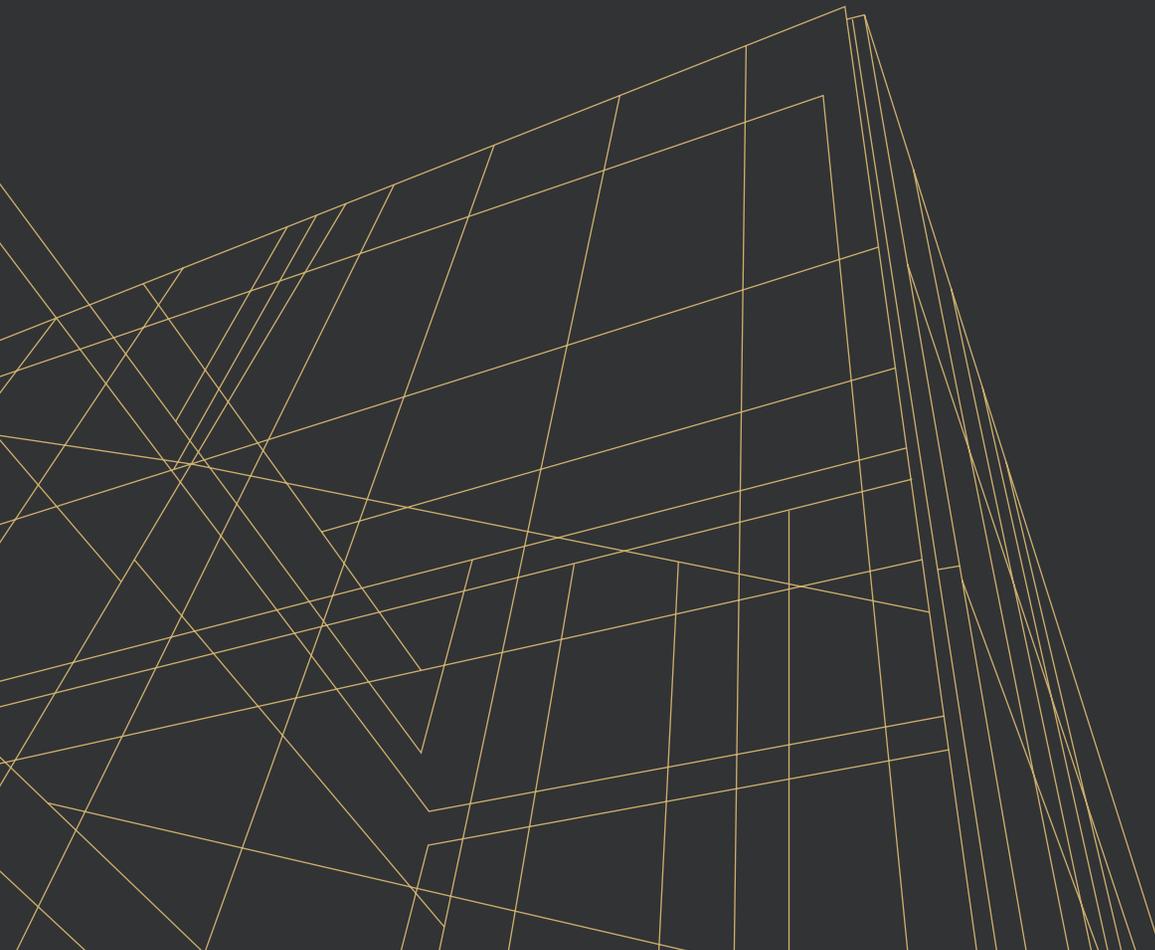
CALIFORNIA  
PROPERTIES

**km** **Kidder  
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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# EXECUTIVE SUMMARY

# PROPERTY INFORMATION

3690 Newton Street is a ±2,202 SF mixed use commercial property located in a well established Torrance neighborhood at the base of Rolling Hills Estates. The building includes a ±1,602 SF ground floor retail space previously operated as a convenience store/deli, along with a ±600 SF second floor 1 bedroom, 1 bath apartment featuring a large private patio. The configuration offers flexibility for a variety of retail or service oriented uses, paired with residential income potential.

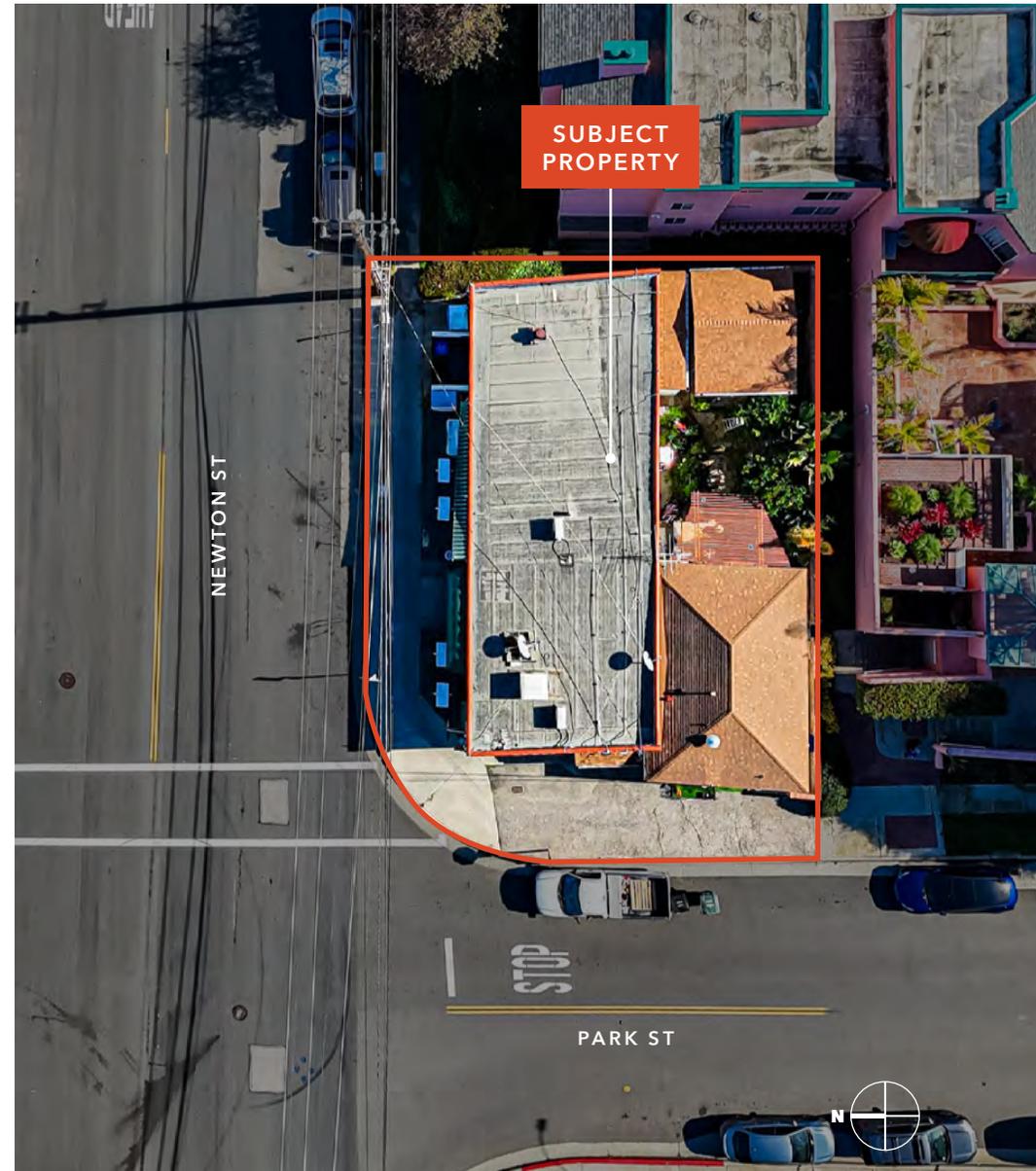
ADDRESS	3690 Newton St, Torrance, CA 90505
LISTING PRICE	\$1,099,900
TOTAL BUILDING SIZE	±2,229 SF
RETAIL SPACE	±1,602 SF
APARTMENT	±600 SF (1 bed / 1 bath, large private patio)
TYPE	Mixed-Use (commercial & residential)
ZONING	C2 - General Commercial
OWNERSHIP	Fee Simple

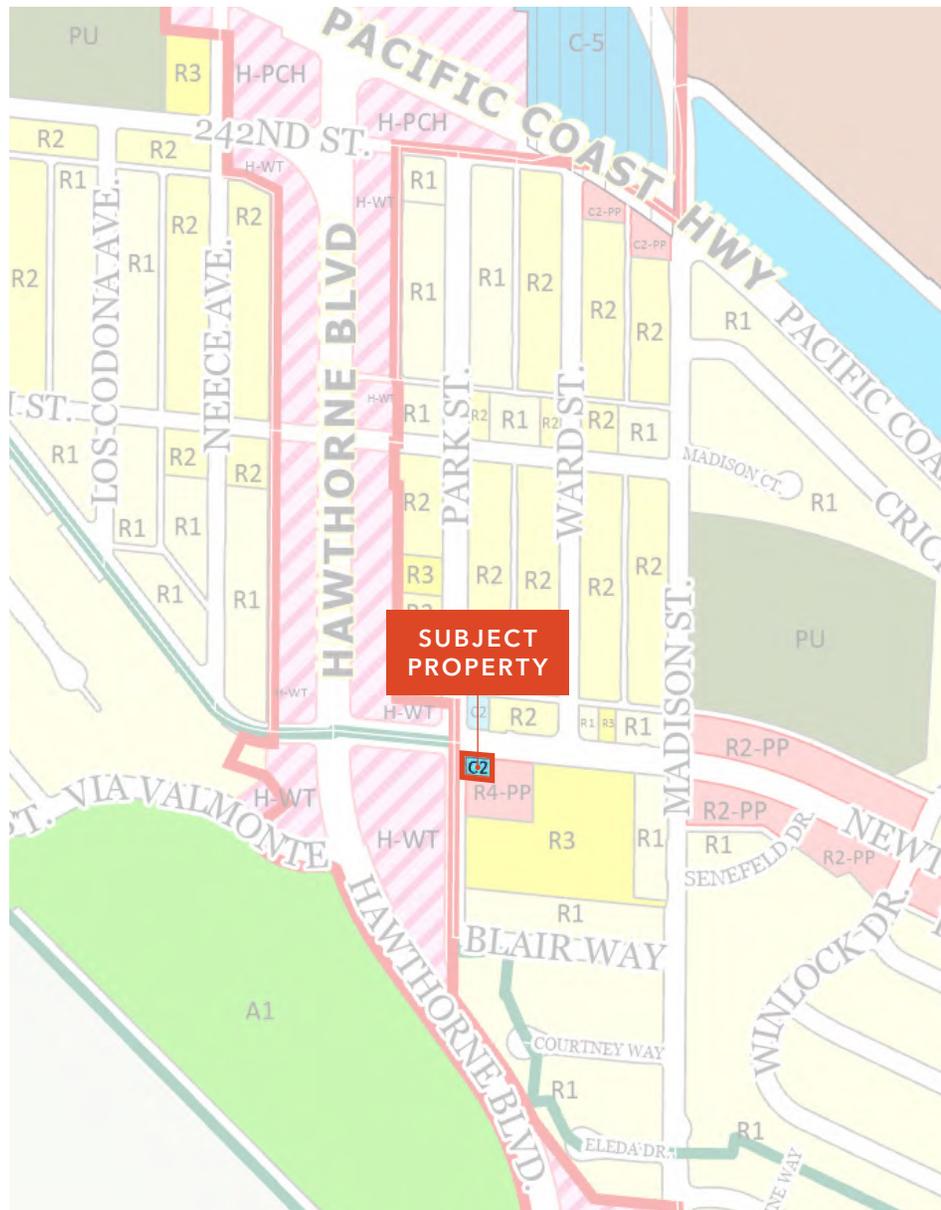
\*Individual unit sizes are estimates. Buyer to verify. Sale contingent upon bankruptcy trustee approval, court confirmation & overbid procedures.

**+2,229**  
TOTAL BUILDING SF

**+1,602**  
RETAIL SF

**C2**  
ZONING





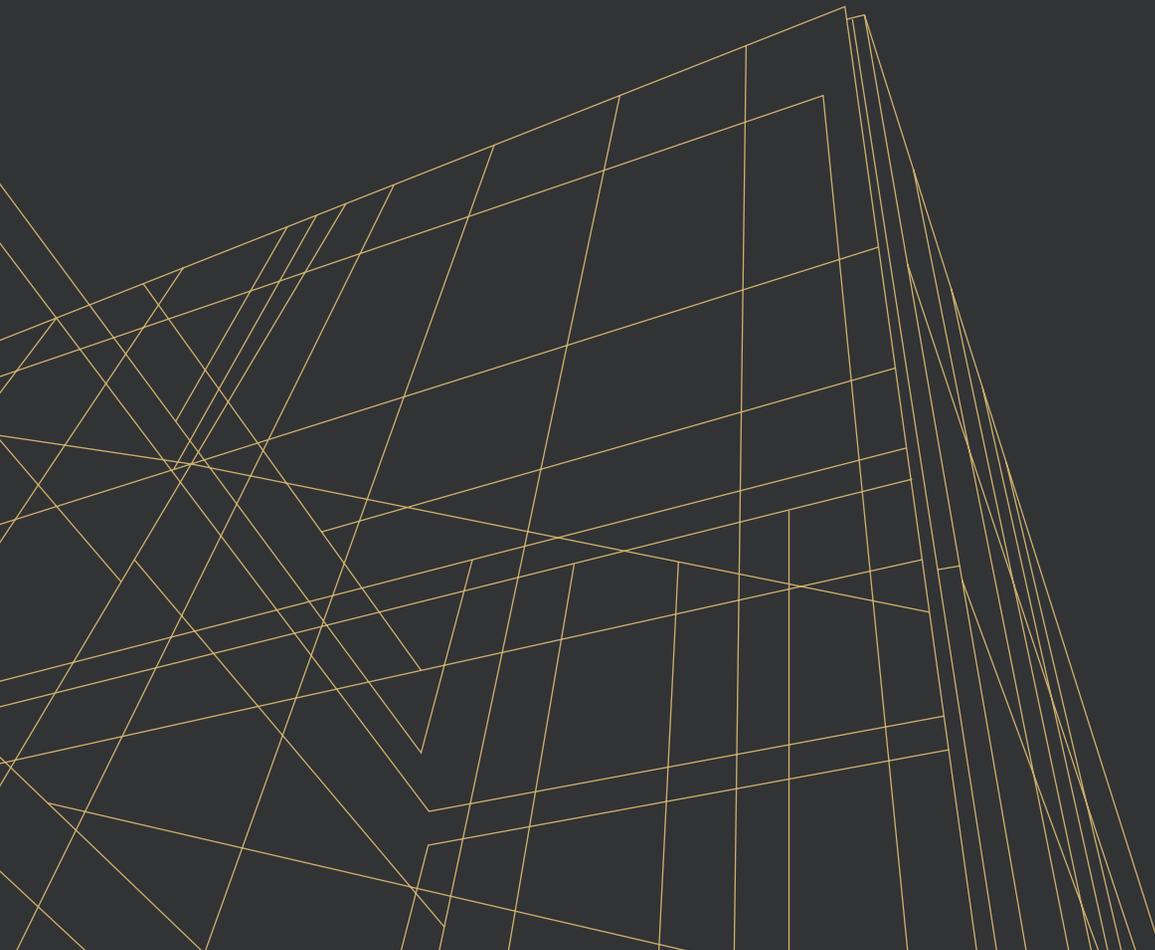
# ZONING CODE

The C2 zoning district allows a wide range of commercial uses, including retail, service, food and beverage, and neighborhood serving businesses. This designation provides flexibility for both traditional storefront operations and specialty retail concepts.

→ [FULL ZONING MAP](#)

→ [C2 ZONING REGULATIONS](#)





# PROPERTY OVERVIEW

# PROPERTY SUMMARY

ADDRESS	3690 Newton St, Torrance, CA 90505
TOTAL BUILDING SIZE	±2,229 SF
RETAIL SPACE	±1,602 SF
APARTMENT	±600 SF (1 bed / 1 bath, large private patio)
ZONING	C2 - General Commercial
WALK SCORE	81 (Very Walkable)
ACCESS	Newton Street



## LISTING DISCLAIMER

Showings by appointment only - listing agent must be present - must provide POFs and lender letter (if getting a loan) to schedule.

Minimum 48-hours' notice - showings are scheduled by appointment only, call Clarence Yoshikane at 714.606.5765 to schedule.

Bankruptcy court sale - possible auction (not short sale, not bank owned, & not an REO).

"Qualified" bids will be accepted until 5:00 p.m. The business day before the court date (not yet scheduled). Sale is contingent on trustee/bankruptcy court approvals/overbid procedures - \$100,000 EMD cashier's check to be deposited w bankruptcy trustee upon completion of inspections/due diligence & removal of contingencies. Property is in good condition & sold "as-is" without repairs, warranties or representations by seller.

Square footage is estimated - buyer to confirm through their own investigations.

The purchaser shall, at the purchaser's sole expense, install all smoke and carbon monoxide detectors, if any, as may be required by state or local law. The trustee is not required to deliver to the purchaser a written statement of compliance with any applicable state and local law.

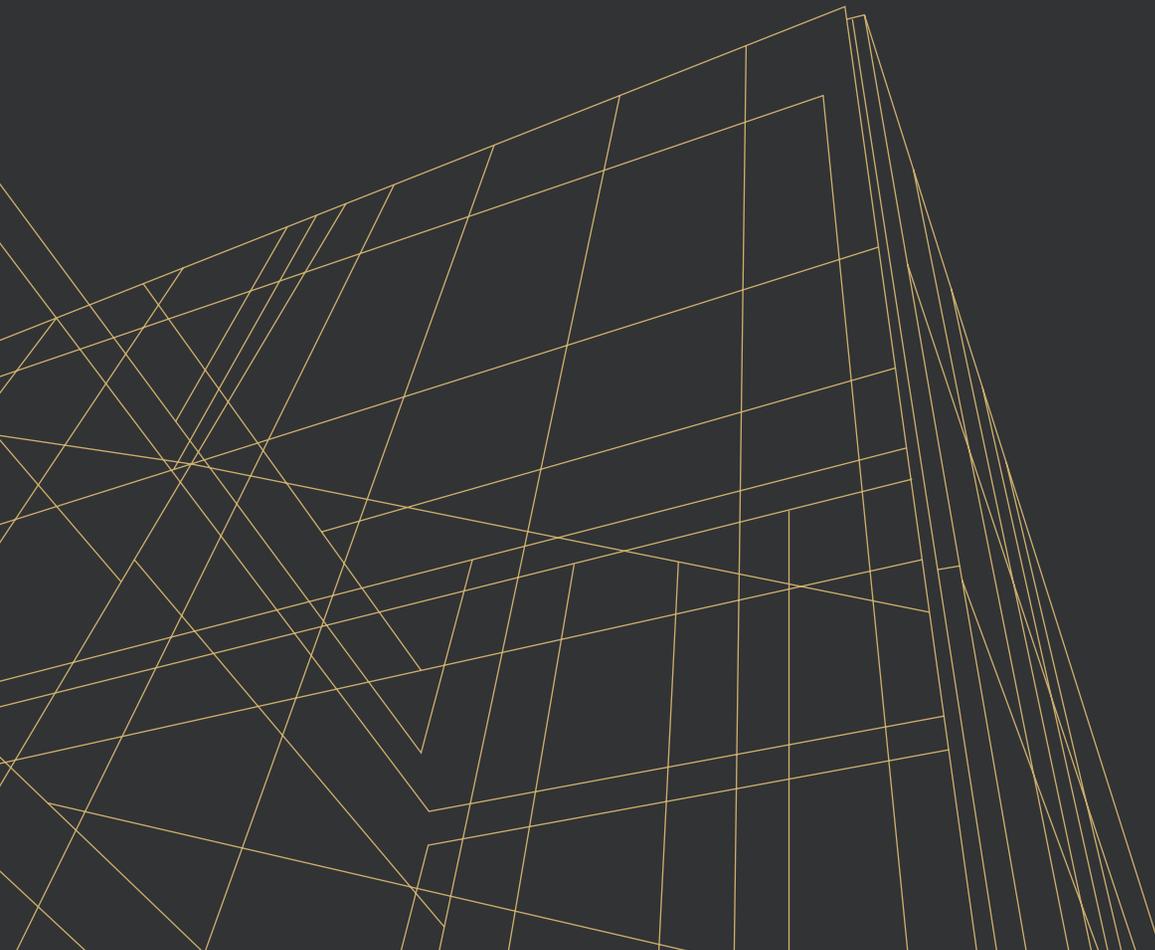
The purchaser shall, at purchaser's sole expense, obtain all pest control inspection repairs that purchaser deems appropriate.

If any local ordinance requires that the property be brought into compliance with minimum energy conservation standards as a condition of sale or transfer, the purchaser shall comply with and pay for these requirements at purchaser's sole expense.

The bankruptcy court shall have exclusive jurisdiction to resolve any and all disputes.

Sale contingent upon bankruptcy trustee approval, court confirmation & overbid procedures.

After showing only you may request offer forms (only after showing property) by calling or texting Jennifer Toyama at 714.501.7132 (include name, company, and email address).

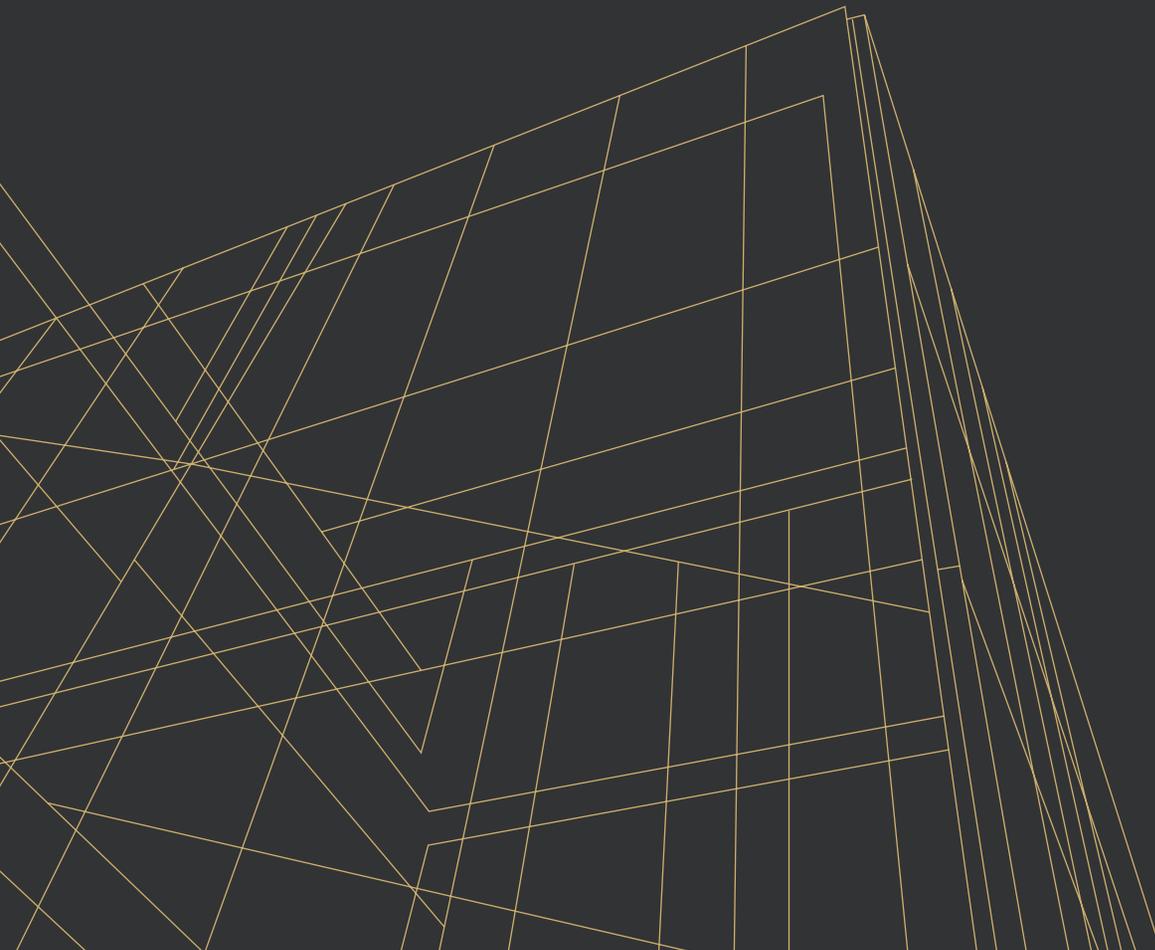


# PROPERTY PHOTOS

*Section 03*

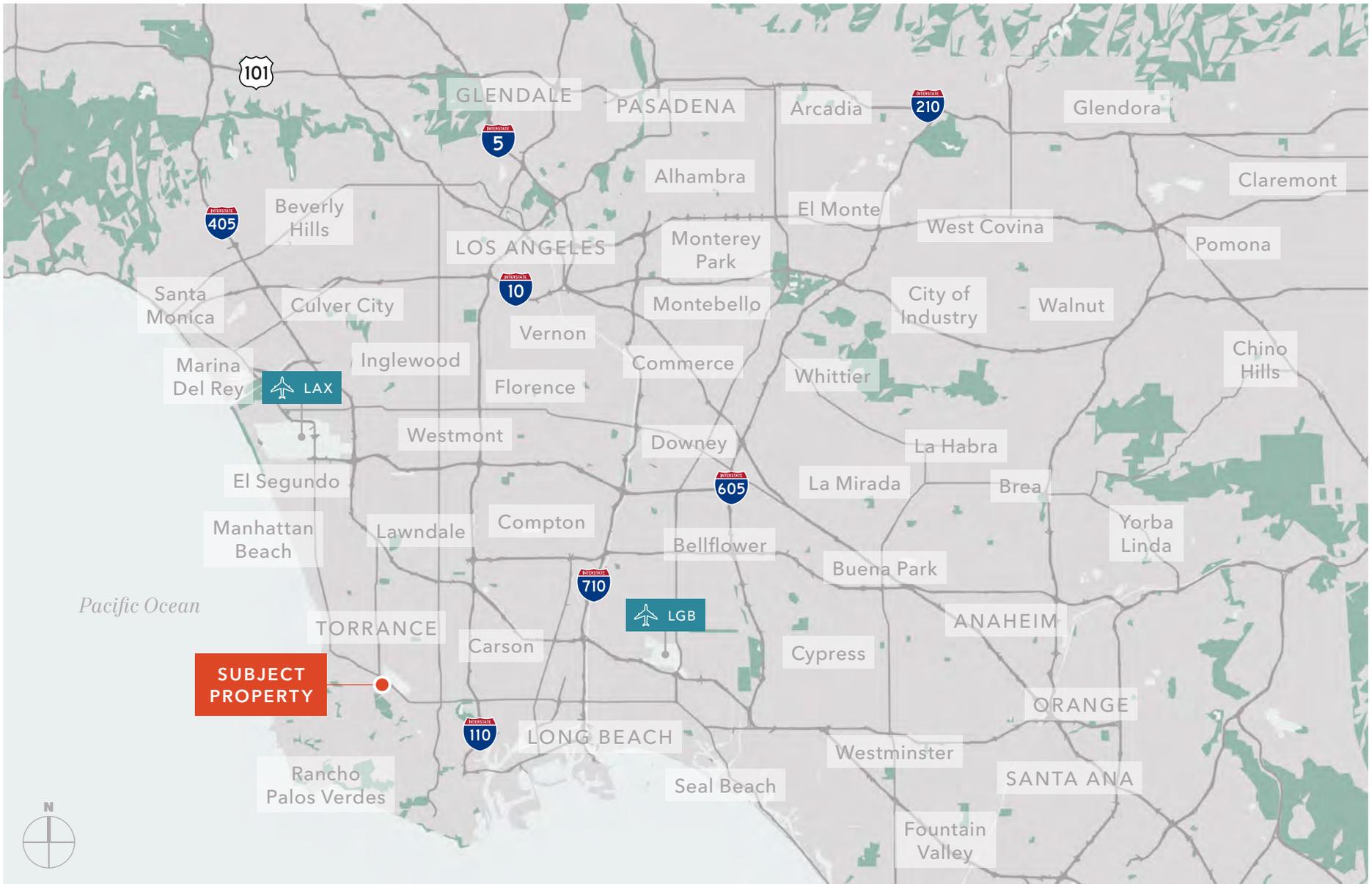
PROPERTY PHOTOS





# AREA OVERVIEW

# AREA OVERVIEW



# AREA OVERVIEW

VISTA PLAZA SHOPPING MALL

UNITED STATES POSTAL SERVICE

PIZZA PAPA JOHN'S

SPROUTS FARMERS MARKET

Michaels

O'Reilly

THE SALVATION ARMY

MART

usbank

Mobil

McDonald's

Walgreens

Starbucks

POPEYES

Carls Jr.

Valvoline

verizon

BEST BUY

SHARK'S

Domino's

BR BASKIN-ROBBINS

UCLA HEALTH TORRANCE SPECIALTY CARE

TORRANCE MUNICIPAL AIRPORT

WALTERIA ELEMENTARY SCHOOL

Mercedes-Benz

LAND-ROVER

Chevron

SUBJECT PROPERTY

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# *TORRANCE'S* MARKET IS RIPE FOR CHANGE

*During the past 12 months, \$84.2 million worth of properties traded in the Torrance Submarket. Recent sales levels compare to the average of \$130 million transactions annually during the past 10 years.*

The area witnessed steady demand, with 62,000 SF of net absorption during the past 12 months. Rental rates in the submarket have seen similar gains to market-wide averages, with average annual gains of 1.8% during the past three years, compared to 2.1% growth seen across Greater L.A.

During the past five years, the area saw net deliveries of 155,000 SF. The current pipeline has 320,000 SF of retail space underway. The largest project in the submarket, and in Greater Los Angeles, is the 400,000 SF Los Angeles Premium Outlets in Carson. The project broke ground in 2019 but stalled in 2020 due to litigation. In May 2020, developers Macerich and Simon Property Group filed an \$80 million lawsuit accusing the City of Carson of renegeing on its promise to clean up the project site, formerly a landfill. A judge subsequently dismissed the lawsuit. The project will complete in late 2026.

The area saw \$84.2 million in transactions during the past 12 months, below historical transaction levels. Market retail asset pricing, averaging \$415/SF, is around 10% below Greater Los Angeles retail market averages.

# DEMOGRAPHICS



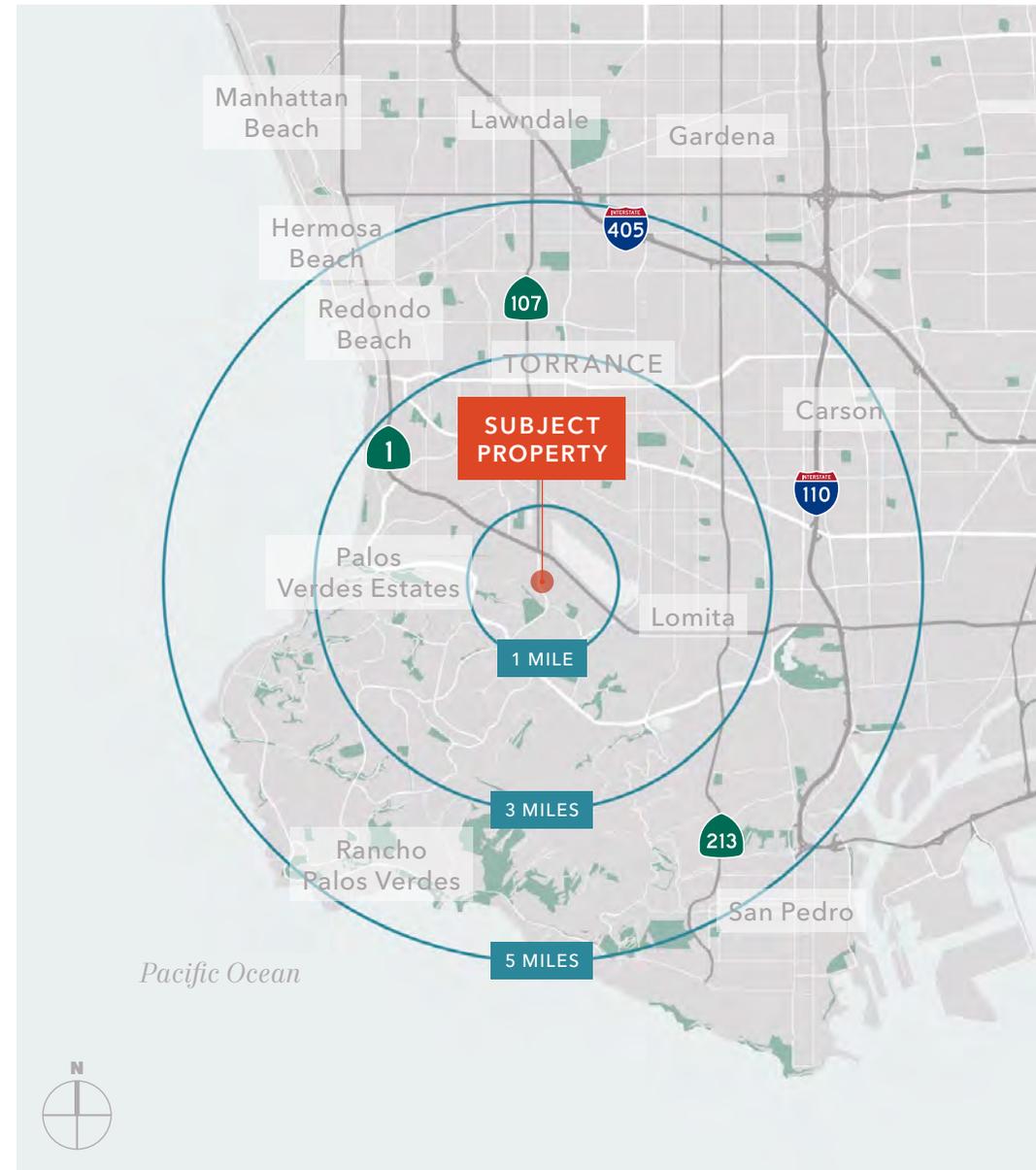
## Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	13,782	173,060	418,215
2020 CENSUS	13,835	176,736	429,675
2025 ESTIMATED	13,250	174,308	418,319
2030 PROJECTED	12,424	165,646	398,671



## Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$136,408	\$133,284	\$129,957
2030 MEDIAN PROJECTED	\$136,869	\$133,934	\$130,311
2025 AVERAGE	\$192,584	\$187,195	\$179,289
2030 AVG PROJECTED	\$193,132	\$187,760	\$179,637



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