

# Medical Office Condo For Sale

4305 TORRANCE BLVD \$205 - TORRANCE, CA 90503

COMPASS  
COMMERCIAL



Brett Alphin  
Real Estate Advisor | DRE 01998404  
323.686.1976 | [brettalphin@compass.com](mailto:brettalphin@compass.com)

# EXECUTIVE SUMMARY

PRICE

**\$465,000**

TOTAL SQUARE FEET

**818**

USE

**Medical Only**

SALE TYPE

**Owner User**

PATIENT ROOMS

**3 + Lobby**

NEW RENOVATION

**2025**



Year Built:	1964
Asking Price:	\$465,000
Price Per SF:	\$568
Investment Type:	Owner User
Asset Type	Medical Office
Association Fee	\$714/ month
Patient Rooms	3 + Lobby
Patient Parking:	Free

## Highlights

- Brand New Renovation
- Excellent Location
- Medical Professionals Only
- Ample Parking
- Utilities Included in Association Fee
- Reception Area with Storage
- Easy Elevator Access
- Plug & Play for Any Medical Practice

## About the Office

**Discover this freshly renovated Medical Office Condo, ideally situated near Little Company of Mary Hospital and a thriving network of healthcare providers.**

**Designed with functionality and comfort in mind, this space is move-in ready and perfectly suited for healthcare professionals.**

**This turnkey office offers everything you need to establish or grow your practice in a premier location.**

**Don't miss out on this opportunity. Units in this building rarely come up for sale.**



4305

SUITE 108  
**URGENT CARE**  
WALK IN CLINIC  
(310) 542-9758

THREE  
TRAFFIC  
MERGE  
LEFT



# OFFICES



PATIENT ROOM 1



PATIENT ROOM 2

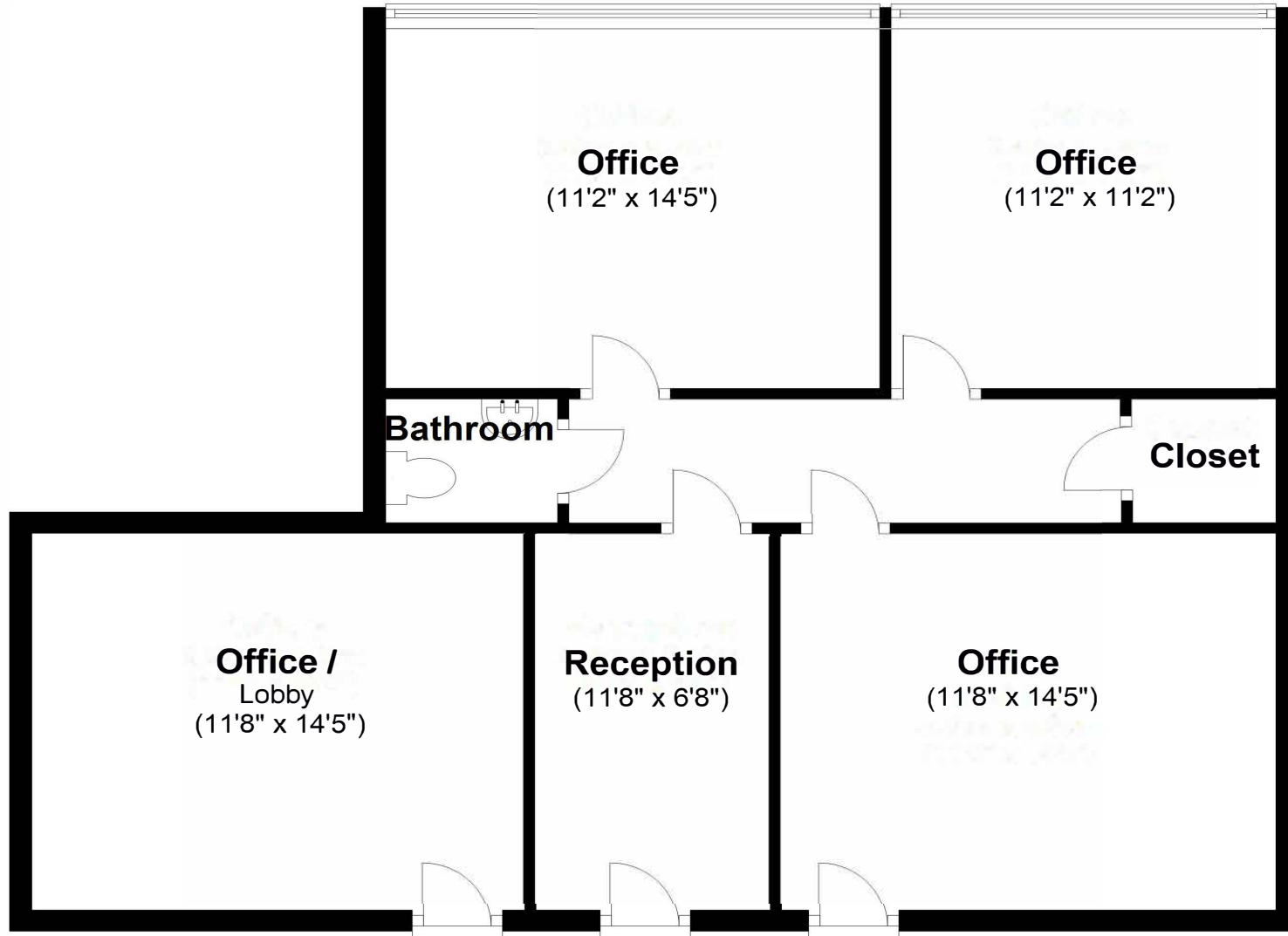


LOBBY



PATIENT ROOM 3

## Suite 205



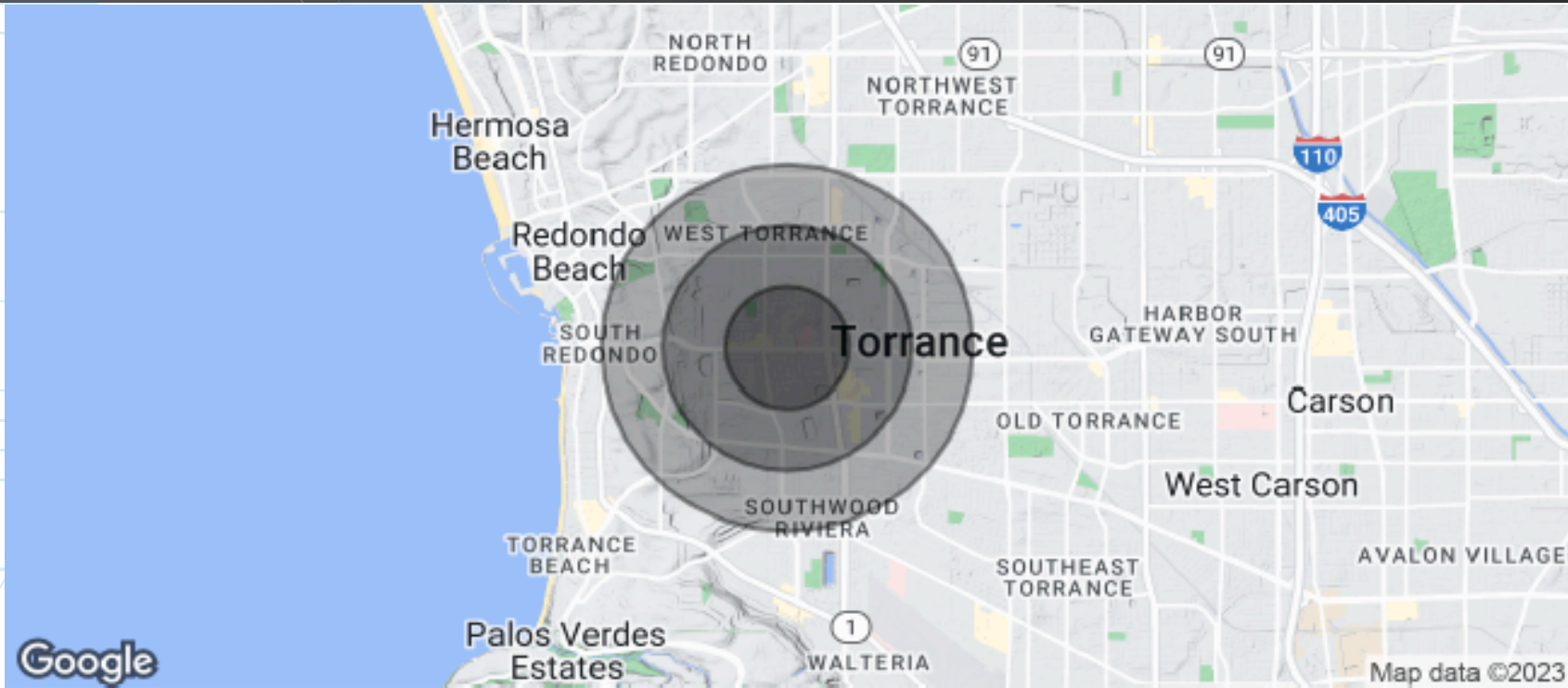
# THE LOCATION



Torrance, located in the South Bay region of Los Angeles County, is a thriving healthcare hub supported by institutions like Torrance Memorial Medical Center and Providence Little Company of Mary Medical Center. These anchor facilities create a strong demand for medical services, attracting both specialists and general practitioners. With excellent connectivity via major highways, including the 405 and Pacific Coast Highway, Torrance is easily accessible to patients from surrounding areas. Its proximity to affluent neighborhoods and a diverse population further enhances its appeal for medical offices.

Torrance combines a strong healthcare ecosystem with desirable amenities such as shopping centers, restaurants, and safe neighborhoods. These factors not only attract patients but also help retain top healthcare professionals. Its blend of strategic location, robust economic activity, and supportive business environment make Torrance an excellent choice for medical office real estate investment.

# DEMOGRAPHICS



<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	8,099	31,655	62,951
Average Age	39.9	40.6	41.3
Average Age (Male)	40.7	40.2	40.8
Average Age (Female)	37.9	40.3	41.3
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	3,076	12,159	24,288
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$84,994	\$87,627	\$93,829
Average House Value	\$700,809	\$707,824	\$724,979





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Brett Alphin is a Commercial Real Estate Broker who specializes in Landlord Representation, Tenant Representation and Property Disposition with an emphasis on Multifamily, Retail, Office, and Leasing.

Brett's experience in commercial real estate has given him a comprehensive understanding of leasing, owner-user purchases and investment sales. Serving a wide-ranging clientele, his strengths include helping people understand their real estate needs and developing strategies to meet those needs.

Brett approaches his real estate business from a client-centric perspective, choosing to focus his efforts on building long-term relationships with his clients rather than utilizing the traditional transaction-oriented business model. He is committed to the highest level of client service and ethical standards and ensuring that his clients receive the highest price the market will allow for their properties.

# DISCLAIMER

**DISCLAIMER:** All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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