



1405 CRENSHAW BLVD.

TORRANCE

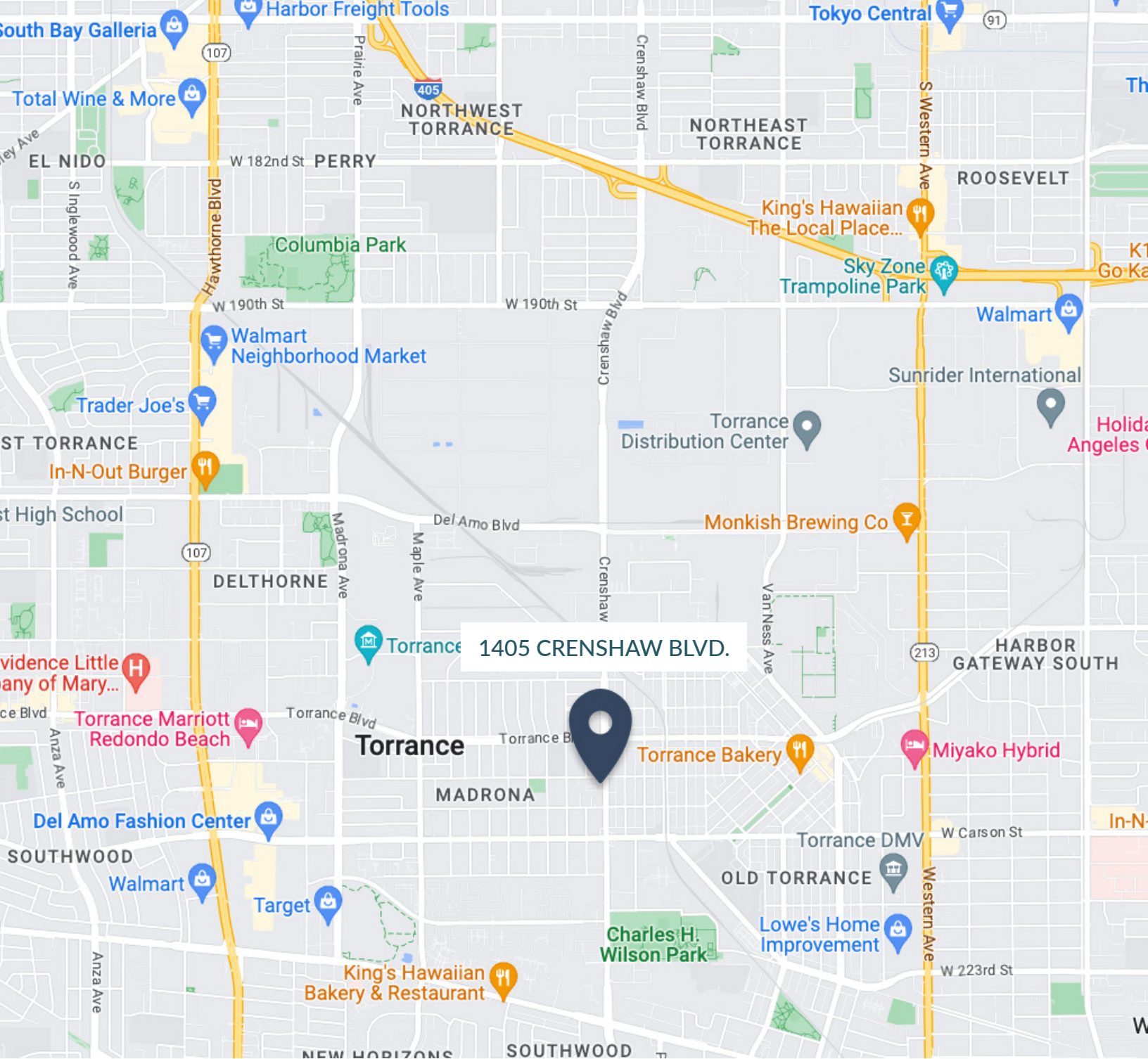


Fantastic Investor Opportunity: Premier Commercial Property at 1405 Crenshaw Blvd, Torrance! Unlock an extraordinary chance for owner-investors to secure a premium office building. Nestled at the prime corner of Crenshaw Blvd, this two-story freestanding gem stands as a beacon of visibility in Torrance. With a generous 3,440 SF of office space on an expansive 5,700+ SF corner lot, this property boasts unparalleled street exposure and boasts distinctive signage potential that's truly one-of-a-kind. Conveniently positioned near downtown Torrance, the courthouse, and Torrance Airport, this location offers seamless accessibility to the 405 Freeway, as well as convenient proximity to both LAX and Long Beach airports.

Don't miss this extraordinary chance to invest in an exceptional commercial property with the potential for remarkable returns. Secure your spot at 1405 Crenshaw Blvd and seize the advantage of this unparalleled opportunity today!



- **Strategic Pricing:** An attractive and competitive pricing structure that adds incredible value to your investment.
- **Prime Location:** Situated at the epicenter of activity, this property claims a coveted spot on bustling Crenshaw Blvd, ensuring optimal visibility and foot traffic.
- **Stable Income:** Enjoy a reliable income stream through the current leasing arrangement, providing stability and security for investors.
- **Comfort Assured:** The property is equipped with HVAC systems, ensuring a comfortable environment for tenants and clients.
- **Ample Parking:** Onsite parking facilities provide convenience for occupants and visitors alike.



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10
PARKING
SPACES

BUILDING SIZE
3,440 SF

LOT SIZE
5,759 SF

\$1,550,000



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