



Table of Contents

Executive Summary	3
Property Details	
Property Description	
Complete Highlights	
Rent Roll	
Additional Photos	
Location Information Section	9
Location Map	
Retailer Map	
Demographics Section	12
Demographics Map & Report	

All materials and information received or derived from NAI Capital Commercial, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NAI Capital Commercial, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NAI Capital, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NAI Capital Commercial, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NAI Capital Commercial, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI Capital Commercial, Inc. in compliance with all applicable fair housing and equal opportunity laws.



Sale Price

\$2,200,000

Location Information

Street Address	4903 Torrance Boulevard
City, State, Zip	Torrance, CA 90277
County	Los Angeles
Market	Torrance
Sub-market	Hawthorne
Cross-Streets	Victor Street

Building Information

Building Size	2,448 SF
Occupancy %	100.0%
Tenancy	Single
Year Built	1972
Gross Leasable Area	2,448 SF
Construction Status	Existing

Property Information

Property Type	Retail
Property Subtype	Restaurant
Zoning	C-3
Lot Size	0.28 Acres
APN #	7519-025-051
Corner Property	No
Traffic Count	27000
Traffic Count Street	Torrance Boulevard & Victor Street
Waterfront	No

Parking & Transportation

Parking Type	Surface
Parking Ratio	6.94
Number of Parking Spaces	17

Utilities & Amenities



Property Description

This is an excellent opportunity for an owner user to open their restaurant in this affluent beach community. The property is freestanding and has ample parking. The C-3 zoning allows for a variety of uses including commercial, office, medical, restaurants and residential. Current tenant is a Mediterranean restaurant and is on MTM.

Location Description

The subject is located on Torrance Boulevard between Hawthorne Boulevard and Pacific Coast Highway. This location is just minutes from the ocean and the Redondo Beach Pier.

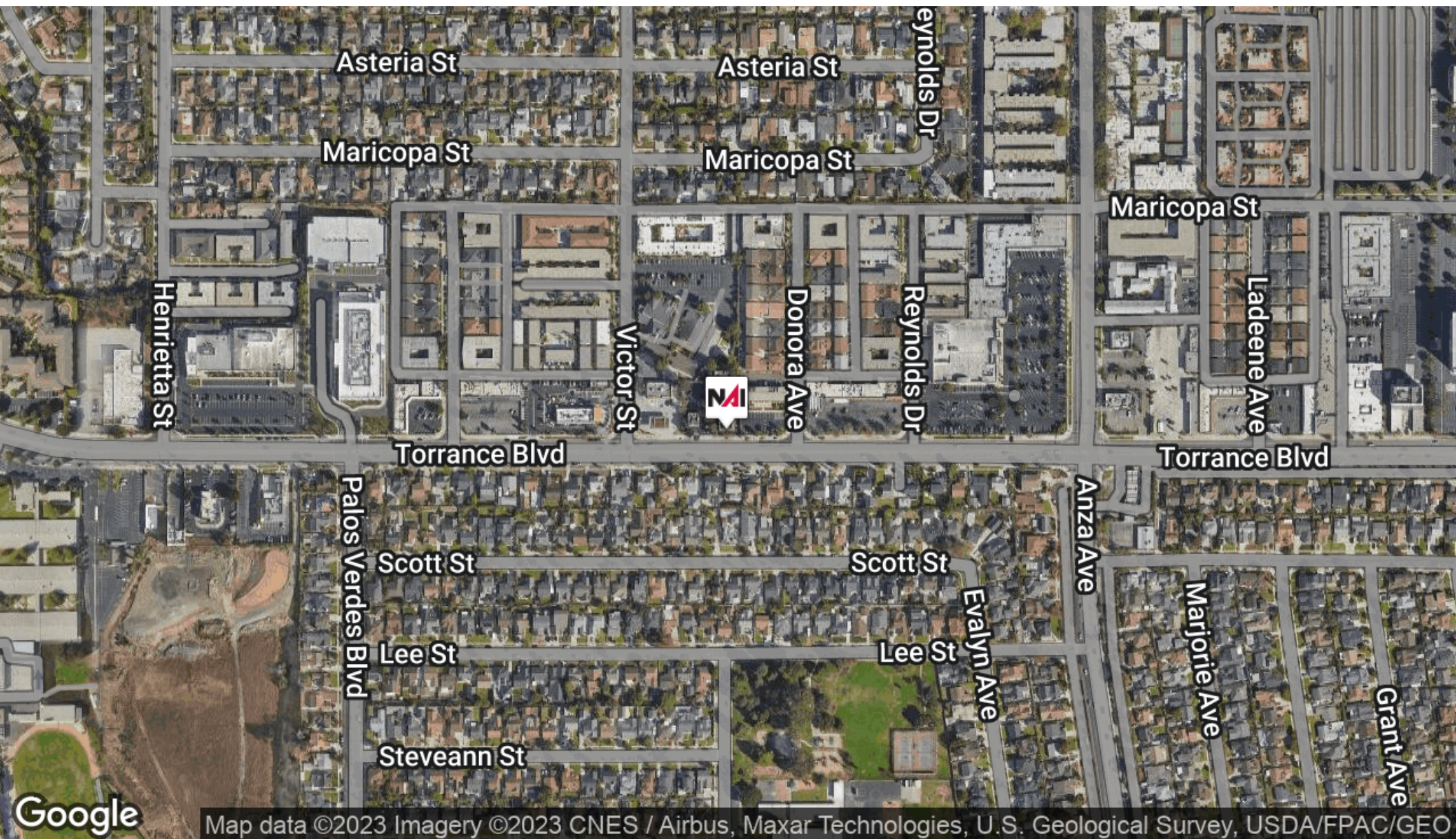


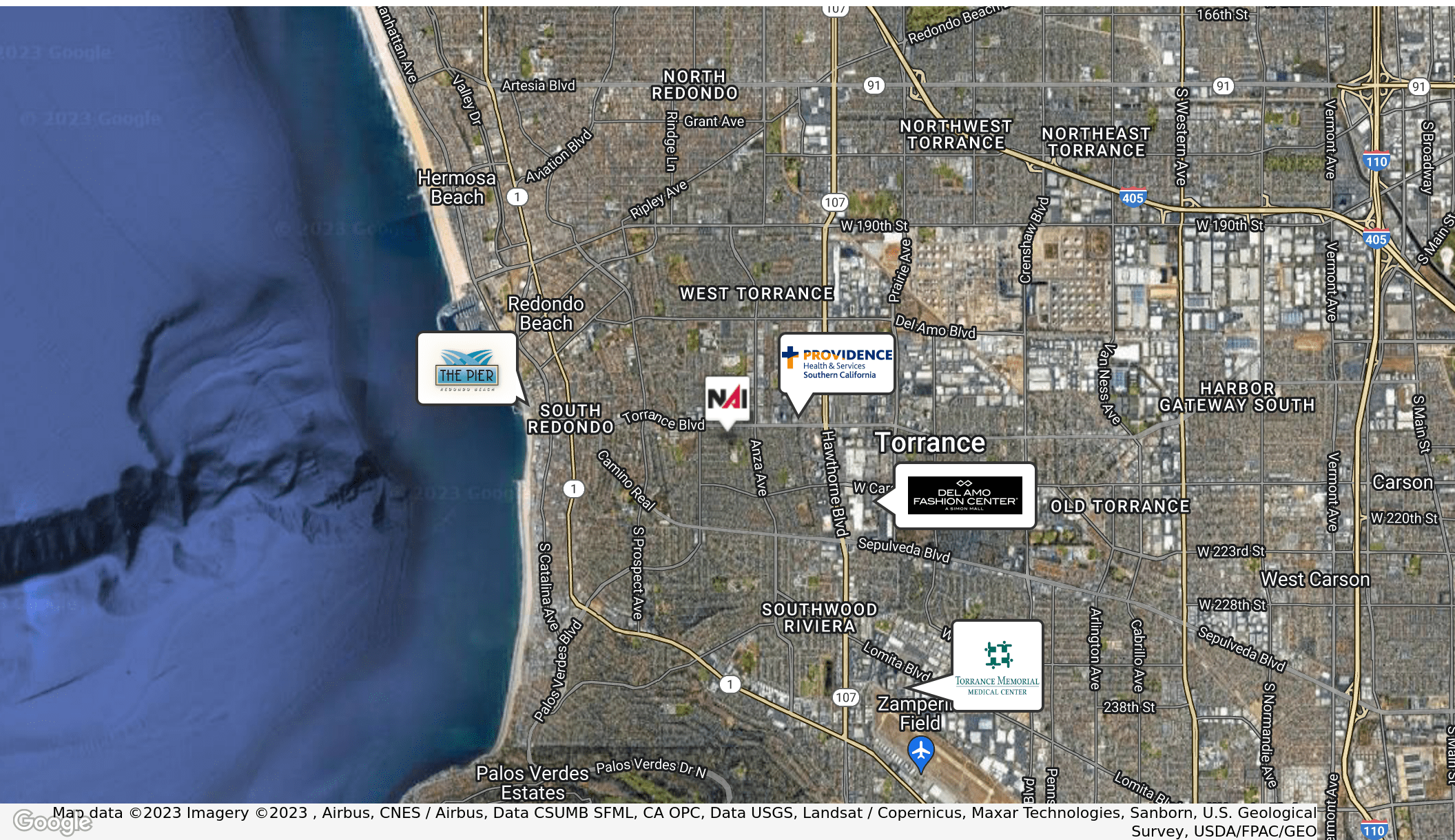
Property Highlights

- 2,448 SF Freestanding Restaurant
- Full Kitchen & Outdoor Patio Seating
- Excellent Owner User Opportunity
- High Visibility Torrance Blvd Frontage
- 27,000 CPD on Torrance Boulevard
- Less than 2 Miles from Redondo Beach Pier
- Excellent Parking (6.94/1000)
- Affluent Demographics - \$100K within 3 Mile Radius
- Current MTM Tenant - DO NOT DISTURB
- Minutes From Del Amo Fashion Center, Providence Little Company of Mary & Torrance Memorial Medical Center

Suite	Tenant Name	Size SF	% Of Building	Monthly Rent	Lease End
-	La Zeez Pita Grill	2,448 SF	100%	\$4,500	MTM
Totals		2,448 SF	100%	\$4,500	



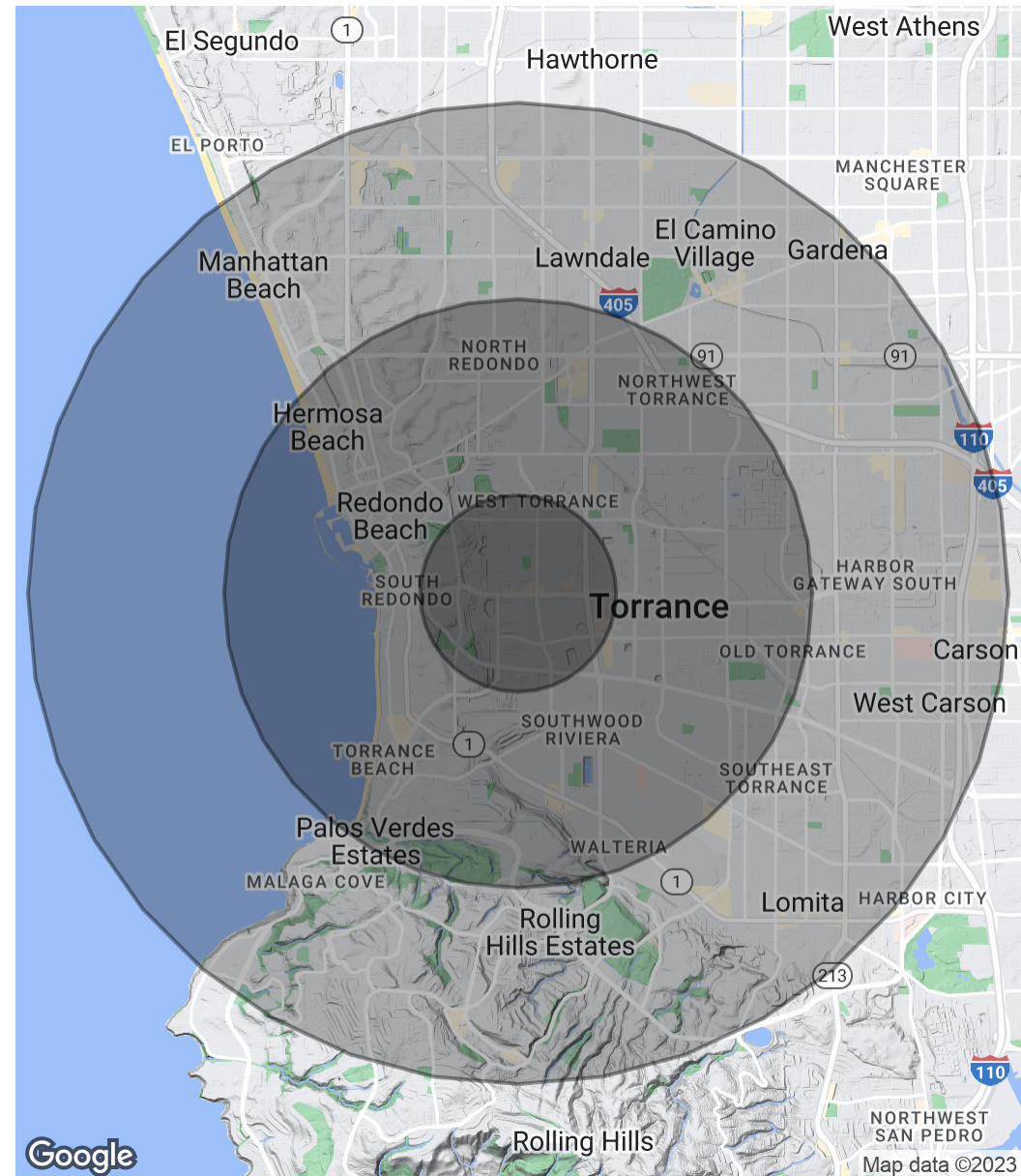




Map data © 2023 Imagery © 2023 , Airbus, CNES / Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

Population	1 Mile	3 Miles	5 Miles
Total Population	30,030	201,745	473,143
Average Age	41.4	39.9	38.7
Average Age (Male)	41.2	39.4	38.0
Average Age (Female)	40.6	40.2	39.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,414	81,157	177,396
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$97,283	\$105,270	\$105,331
Average House Value	\$752,163	\$758,575	\$755,777

* Demographic data derived from 2020 ACS - US Census



For additional information please contact:



Steve Liu
Executive Vice President
O: 949 468 2385 | C: 714 349 3547
sliu@naicapital.com
CalDRE #01323150

Andrew Batcheller
Vice President
O: 949 468 2379 | C: 949 463 9881
andrewbatcheller@naicapital.com
CalDRE #02097603

Nikki Liu
Senior Associate
O: 949 468 2386 | C: 818 744 3398
nliu@naicapital.com
CalDRE #02038755

Disclaimer

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Member, NAI Member, Another Company? and their respective agents, representatives,

affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

