

OWNER USER/INVESTOR | OCCUPY UNIT 3730 (9,202 SF)

FOR SALE 15,712 SF

TWO UNITS
INDUSTRIAL | FLEX
CREATIVE OFFICE



INVESTMENT IN
PRIME TORRANCE
LOCATION



SKYPARK DRIVE
TORRANCE | CA

3720-3730

For More Information, Contact:

CHUCK BRILL
Executive Vice President
P: 310.538.6710 | C: 310.710.3127
chuck.brill@daumcommercial.com
CA License #00974881

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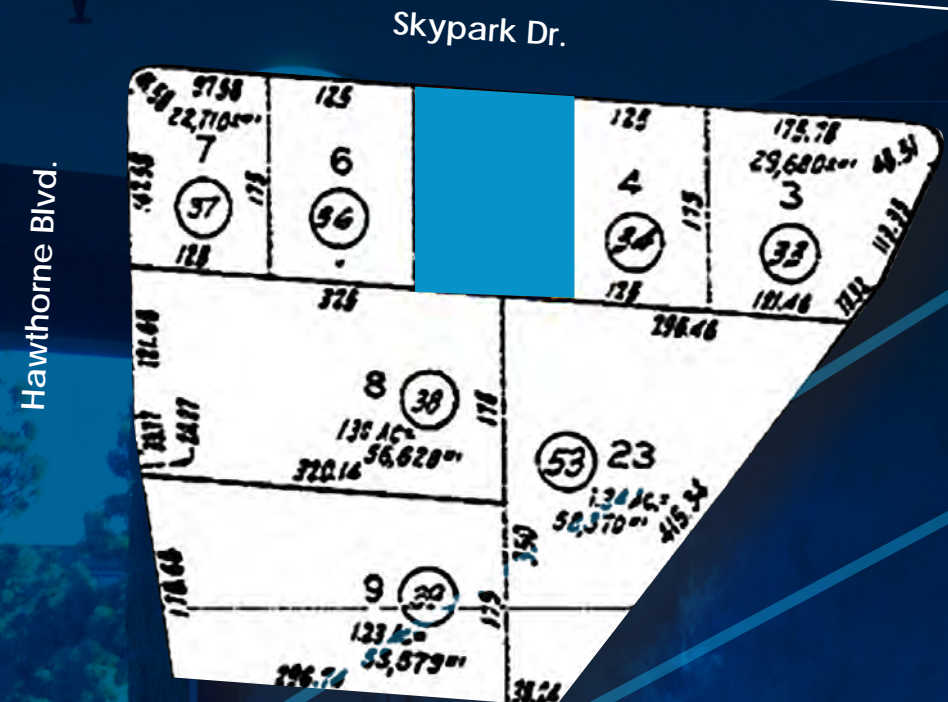
PROPERTY HIGHLIGHTS

- Partial Owner User/Investor Opportunity – Occupy 9,202 sf of the 3730 address side
- 15,712 SF: Two Unit Leased Investment in Prime Torrance Location
- Land: ±0.50 Acres
- Drive Ins: 2 tot. (14'w x 14'h)
- Power: 200A | 277-480V | 3P-3W
- Zoning: M1
- Well-Maintained
- Highly Built-Out Creative Office Amenities
- High Identity Street; 1/2 Block East of Hawthorne
- Approx 3000 sf Finished Office Bonus Mezzanine
- Potential for High Parking Ratio with Off-Site Lot

\$ ASKING SALE PRICE
\$4,190,620

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PARCEL MAP



RENT ROLL & INVESTMENT ANALYSIS

*Each option increase by 3% rent 3% annually

Address	SF	Start Lease	Lease End	Lease Type	Rent PSF	Rent/Mo.	Rent/Yr.	CAM	Options
3720	6,510	6/15/13	6/30/25	Gross	\$1.14	\$7,340.00	\$89,180.00	\$1,200.00	2 (5-Year)*
3730	9,202	11/5/18	11/30/20	Gross	\$1.37	\$12,593.50	\$151,122.00	\$3,312.72	1 (1-Year)*

	\$/SF/MONTHLY GROSS	ANNUAL INCOME
RENTAL INCOME	\$1.27	\$240,302
CAM + OTHER REIMBURSEMENTS	\$0.15	\$28,647
ANNUAL GROSS INCOME	\$1.43	\$268,949
TOTAL EXPENSES	\$0.32	\$59,456
NET OPERATING INCOME	\$1.11	\$209,493

CAP RATE	VALUE PSF	VALUE
5.0%	\$266.71	\$4,190,620



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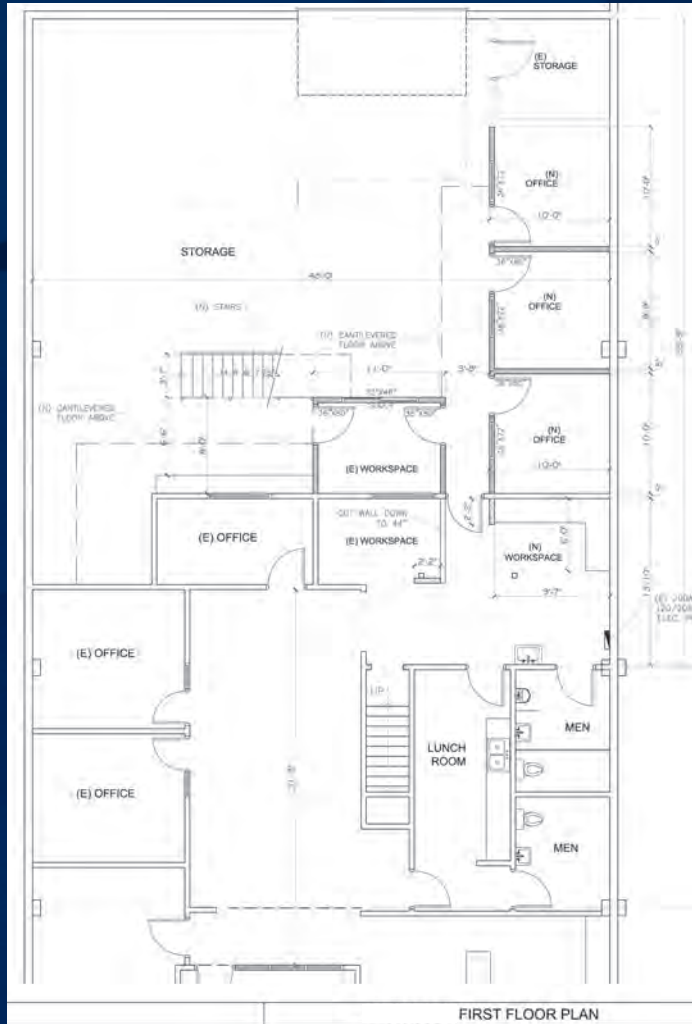
W. 240TH ST.

SKYPARK DR.

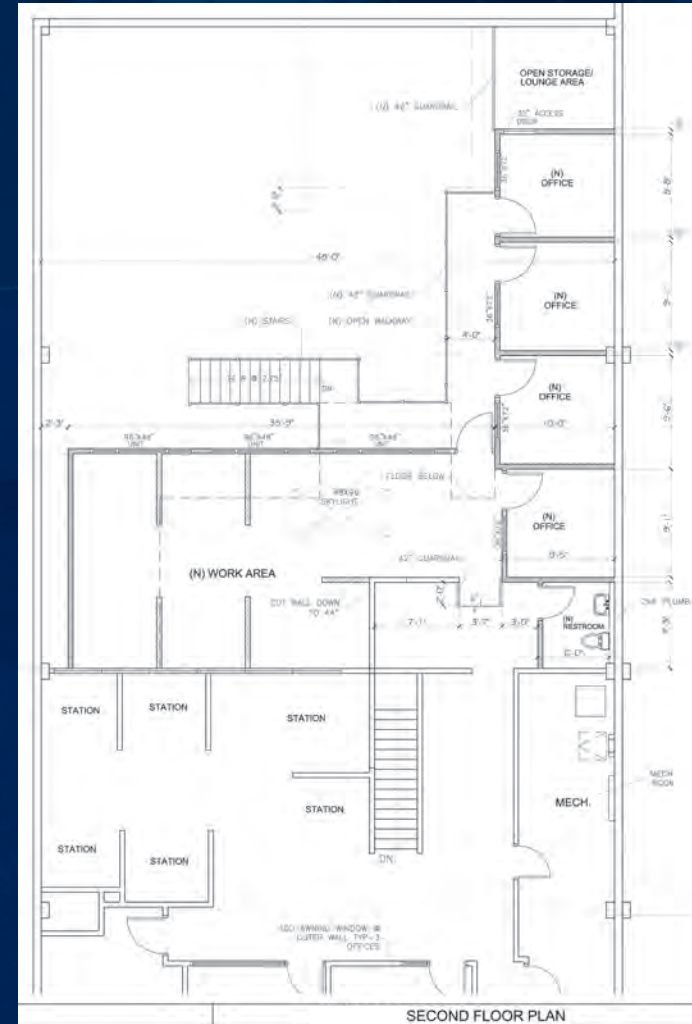
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FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



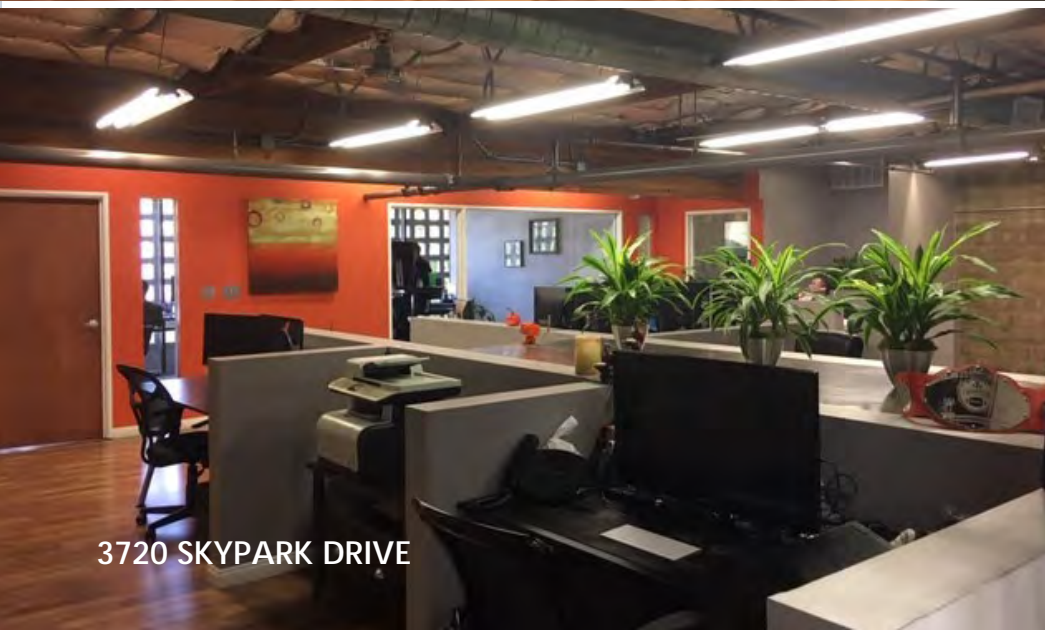
DAUM
COMMERCIAL REAL ESTATE SERVICES



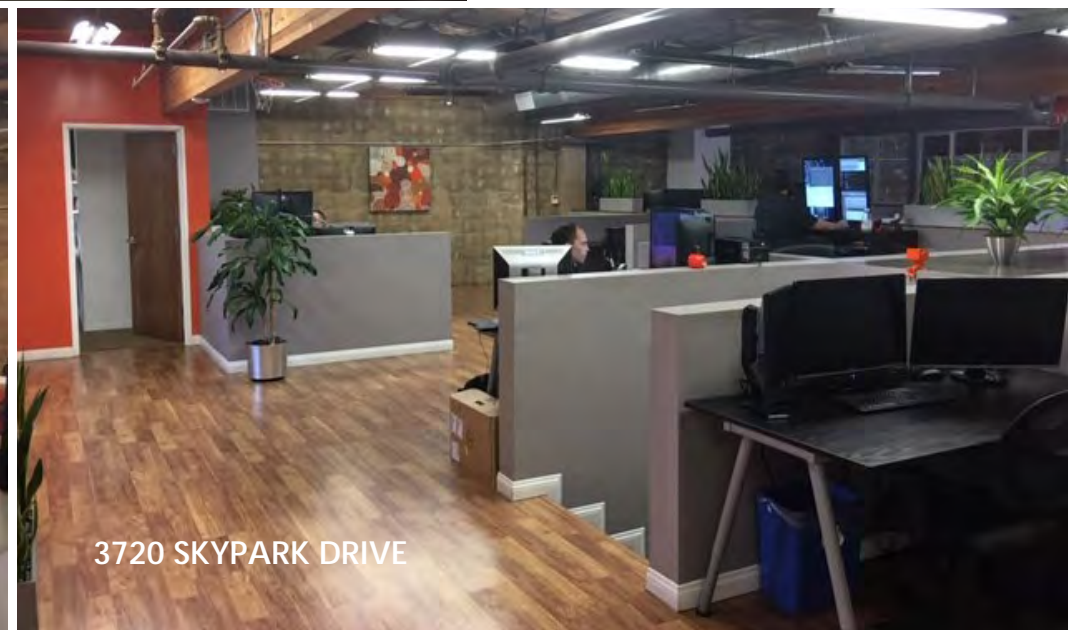
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FLOOR PLAN



MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



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COMMERCIAL REAL ESTATE SERVICES

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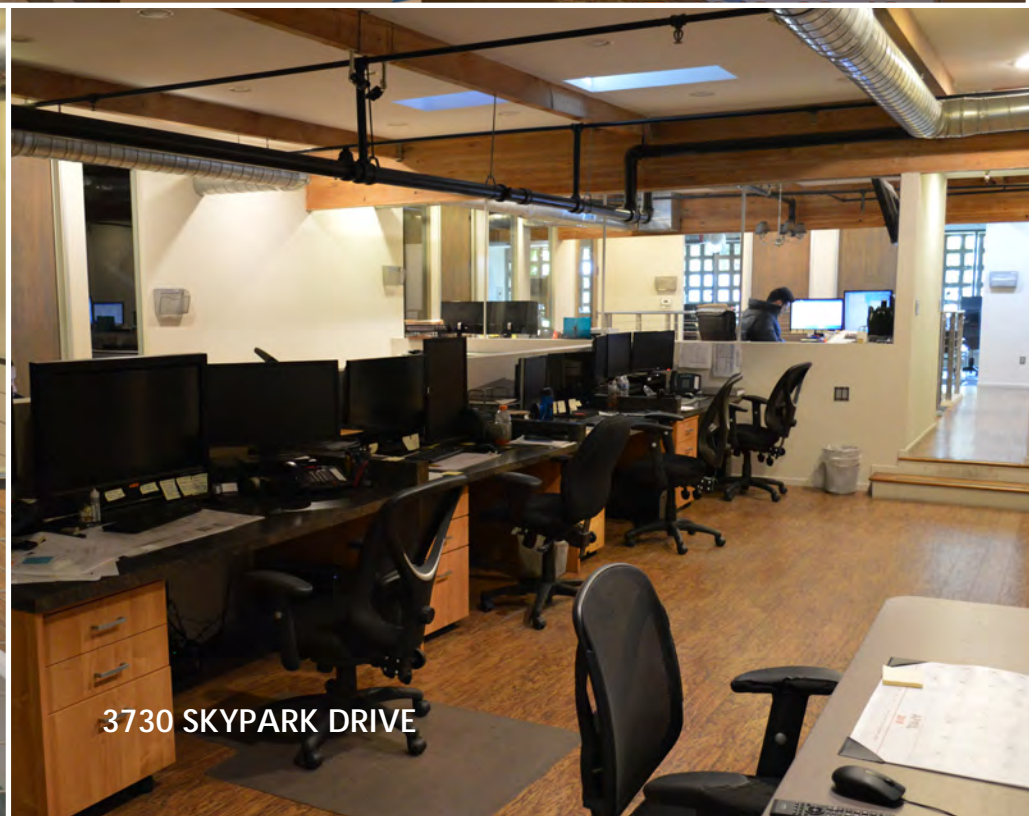


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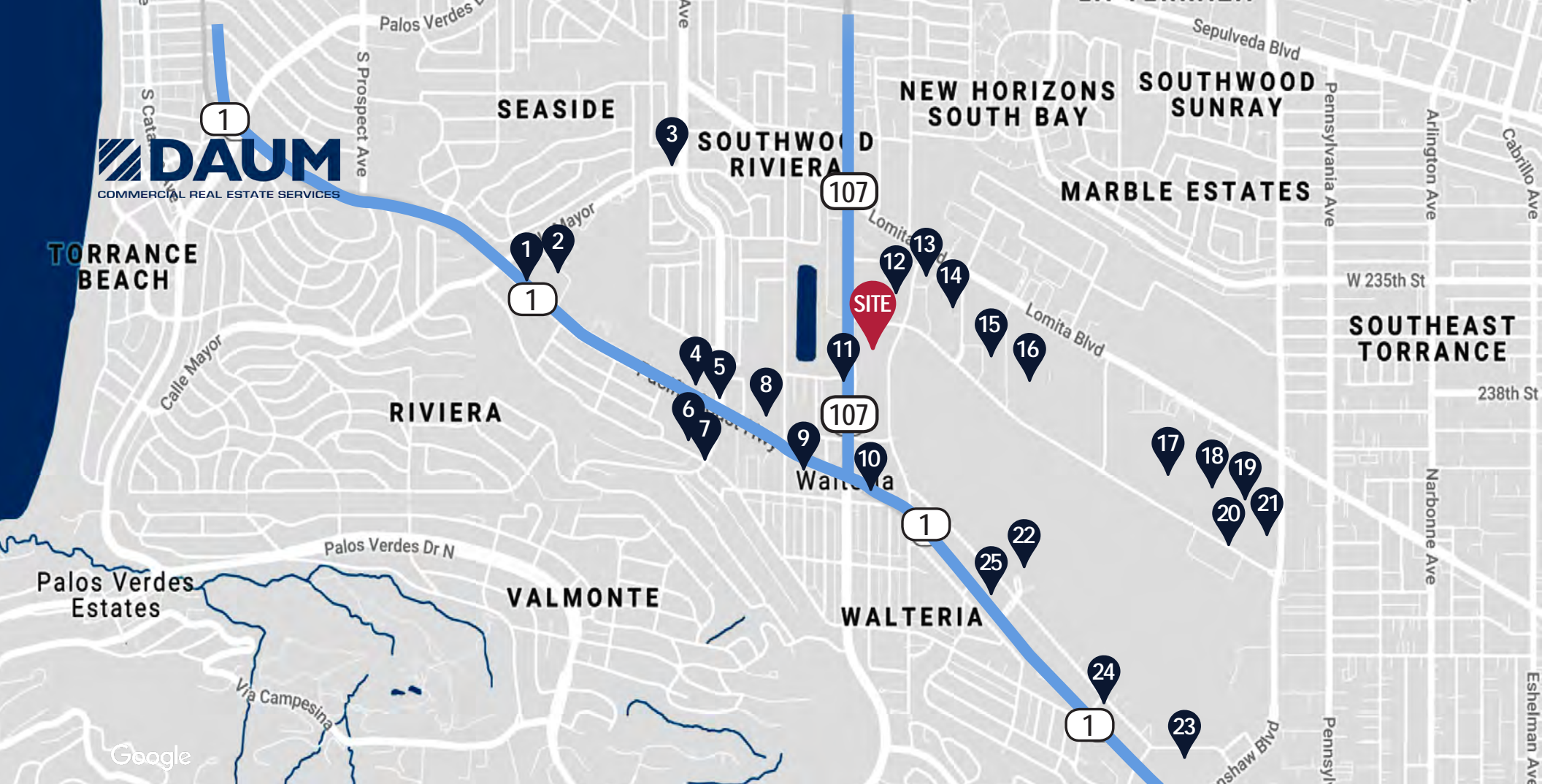
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AMENITIES:

- | | | |
|---------------------------------|--|---|
| 1. Plaza Major Shopping Center | 10. Best Buy | 18. Sam's Club |
| 2. Ralphs | 11. East West Bank | 19. Torrance Crossroads Shopping Center |
| 3. Villa Hermosa Plant Shop | 12. East West Eye Institute | 20. Petco Grooming |
| 4. Ross Dress for Less | 13. UCLA Center | 21. The Home Depot |
| 5. CVS | 14. Torrance Memorial Blood Donor Center | 22. Zamperini Field |
| 6. Sprouts Farmers Market | 15. Torrance Memorial Medical Center | 23. Kohl's Torrance |
| 7. United States Postal Service | 16. Hughes Aircraft Employees CU | 24. DCH Toyota of Torrance |
| 8. Days Inn | 17. Costco Wholesale | 25. Mercedes-Benz of South Bay |

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