



FOR SALE



RETAIL



12,412 SF



## PROPERTY DESCRIPTION

NAI Capital Commercial, Inc. is the exclusive advisor to Ownership in the disposition of the Fee interest of 23805 Hawthorne Blvd, Torrance, CA 90505 (the "Property"). The Property consists of a 12,412 SF single-story building situated on approximately 1.11 acres. The Mediterranean-style property was recently constructed in 2012 and 100% occupied with two tenants on NNN leases. The weighted average lease term is 6.64 years. Drive By Only; Please do not disturb Tenants.

## PROPERTY HIGHLIGHTS

- The Property features corner visibility from Hawthorne Blvd, the #1 commercial thoroughfare in the highly desirable South Bay submarket.
- Fully leased asset with long term tenants on market rent triple net leases.
- The property is in excellent condition with a recently resurfaced and restriped parking lot with 41 spaces + playground.
- The site is zoned conditional commercial, TO-C5, within the Meadowpark District of the Hawthorne Blvd Specific Area Plan.

## OFFERING SUMMARY

|                             |                 |
|-----------------------------|-----------------|
| Sale Price:                 | \$7,250,000     |
| Cap Rate:                   | 5.45%           |
| Building Size:              | 12,412 SF       |
| Lot Size:                   | 48,224          |
| Parking Spaces:             | 41 + Playground |
| Number of Tenants:          | 2               |
| Weighted Average Lease Term | 6.64 Years      |
| Zoning:                     | TO-C5           |

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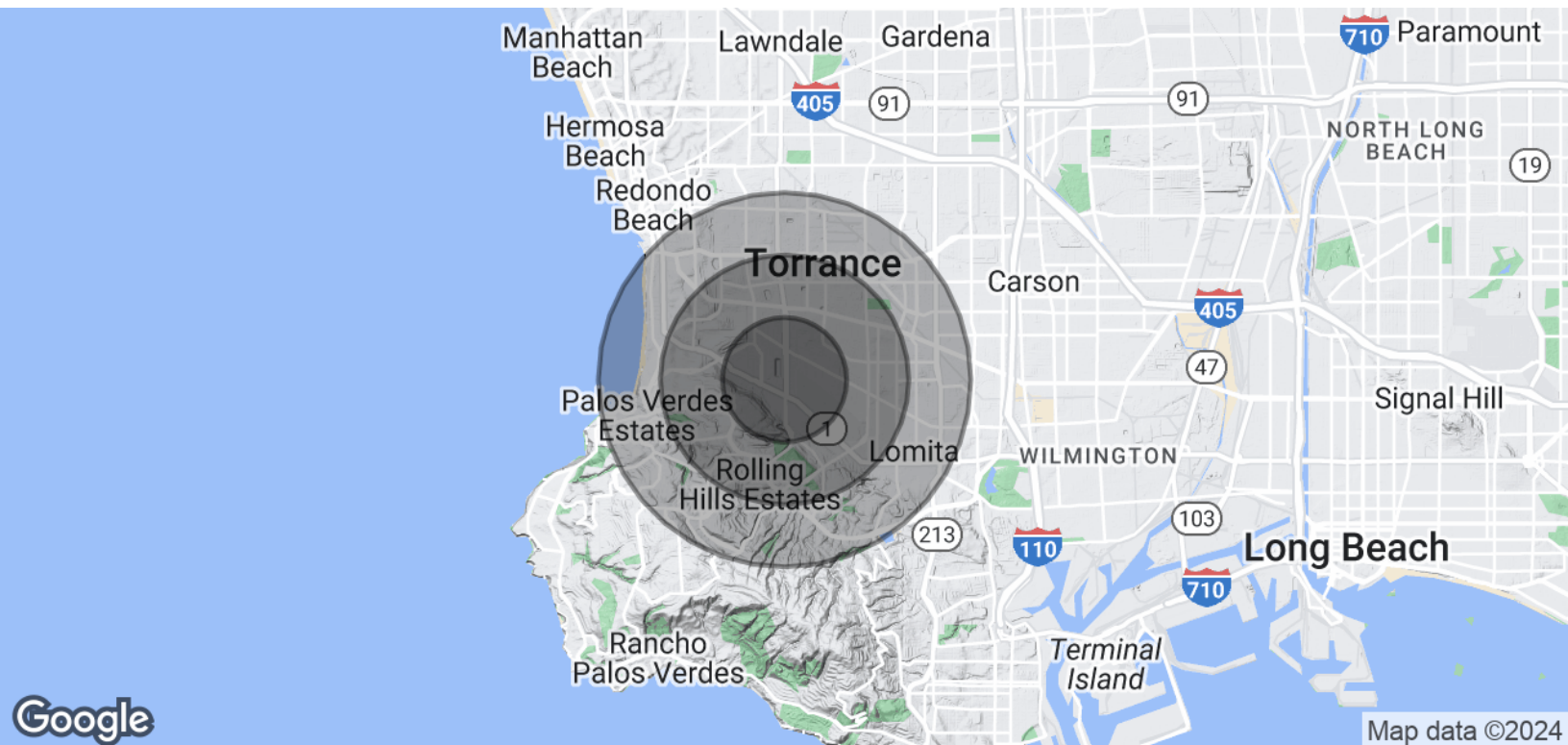
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| POPULATION           | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 20,656    | 71,221    | 169,895   |
| Average Age          | 41.4      | 42.8      | 41.7      |
| Average Age (Male)   | 40.8      | 41.6      | 40.7      |
| Average Age (Female) | 42.7      | 44.2      | 42.6      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 2 MILES   | 3 MILES   |
| Total Households     | 8,157     | 27,903    | 66,906    |
| # of Persons per HH  | 2.5       | 2.6       | 2.5       |
| Average HH Income    | \$95,228  | \$105,311 | \$104,213 |
| Average House Value  | \$763,485 | \$730,050 | \$769,906 |

\* Demographic data derived from 2020 ACS - US Census

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