



FOR SALE



OFFICE



± 5,321 SF

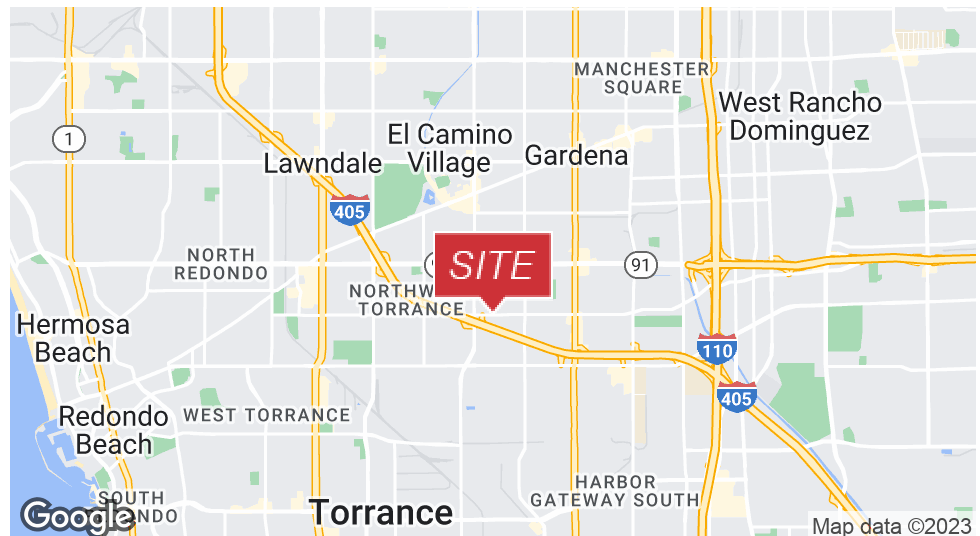


2700 W. 182ND STREET

TORRANCE, California 90504

Property Highlights

- Highly Visible Location
- Exceptional Owner-User Opportunity
- Adjacent to new Townhome Development
- Minutes to Torrance Courthouse and Torrance Municipal Airport
- Conveniently Located Between LAX and Long Beach Airports
- Excellent 405 Freeway Access with Ramp and Freeway Improvements in Process



www.naicapital.com

Sheri Messerlian

Executive Vice President | 310.436.1762
smesserlian@naicapital.com | CalDRE #00450571

Randy Matusoff, CCIM, SIOR

Executive Vice President | 310.878.6900 x6915
rmatusoff@naicapital.com | CalDRE #00971273

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CAL DRE Lic. #02130474



FOR SALE



OFFICE



± 5,321 SF



www.naicapital.com

Sheri Messerlian

Executive Vice President | 310.436.1762
smesserlian@naicapital.com | CalDRE #00450571

Randy Matusoff, CCIM, SIOR

Executive Vice President | 310.878.6900 x6915
rmatusoff@naicapital.com | CalDRE #00971273

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CAL DRE Lic. #02130474



FOR SALE



OFFICE



± 5,321 SF

Sale Price

\$1,950,000

LOCATION INFORMATION

Street Address	2700 W. 182ND ST
City, State, Zip	TORRANCE, CA 90504
County	Los Angeles
Traffic Count	± 28,943 (Crenshaw Blvd and 182nd (2022 Source: Costar)

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	RP
Land Size	± 8,407 SF (Per tax roll)
APN #	4095-020-027
Census Tract Number	65 010 13008

BUILDING INFORMATION

Building Size	± 5,321 SF (Per tax roll)
Number of Floors	2
Year Built	1986
Number of Buildings	1
Number of Suites	6
Parking Spaces	14

PROPERTY OVERVIEW

Sheri Messerlian and Randy Matusoff of NAI Capital Commercial South Bay are proudly the exclusive advisors to ownership in the disposition of the fee simple interest in 2700 W. 182nd Street.

2700 W. 182nd Street is a "Pride of Ownership" building that has been owned by the same entity for almost 15 years. The property is in good condition and includes recent improvements. This offering is an excellent value-add investment or owner-user opportunity.

The site is located in close proximity to Torrance City Hall, Torrance courthouse and many retail amenities including the Del Amo Mall. The property is located minutes from the Pacific Ocean, approximately 9 miles from Los Angeles International Airport (LAX) to the north and 15 miles from the Port of Los Angeles to the south.

Additionally, the site is adjacent to a new townhome development and one block east of the 405/182nd Street Northbound off-ramp. 405 freeway and ramp improvements are in process.

DO NOT DISTURB TENANTS.

Call or email agents for additional information.



www.naicapital.com

Sheri Messerlian

Executive Vice President | 310.436.1762
smesserlian@naicapital.com | CalDRE #00450571

Randy Matusoff, CCIM, SIOR

Executive Vice President | 310.878.6900 x6915
rmatusoff@naicapital.com | CalDRE #00971273

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CAL DRE Lic. #02130474