

FOR SALE

18501-18505 S Western Ave., Torrance, CA 90248

SALE PRICE: ~~\$4,200,000~~

\$3,690,000 -



- ❖ Building SF: 5,336
- ❖ Lot Size: 12,885 SF
- ❖ Build: 1976



- ❖ A Single Tenant property on 5,132 SF with Lot of 0.30 acre (12,885 sf).
- ❖ Fee simple, NNN, from 1/31/2014 to 1/30/2024,
 - with four – 5 year option rent escalation:
 - 1.5% annually current rent \$13,617.29 as of February 2019
13,821.52 2019
- ❖ Newer AC (tenant just requested seller's approval for replacement of new AC at tenant's cost)
- ❖ Close by is Toyota dealer. Next building is Japanese plaza.
- ❖ Convenient – Easy access to freeways.
- ❖ Corner Lot with prime Western Avenue Frontage
- ❖ Ample parking
- ❖ Close Proximity to LAX & World Ports of LA & LB
- ❖ Currently leased to Citi Bank
- ❖ Zoned C2
- ❖ Very motivated Seller

George Hsiao

Broker Associate | BRE# 01367791

Direct: (626) 203-8699

E-Mail: gaj888@yahoo.com



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