

17910 PRAIRIE AVE  
**TORRANCE, CA 90504**

EDUCATIONAL SPACE FOR LEASE  
20,846± TOTAL SF ON 3.68± TOTAL ACRES

**FOUNDRY**  
COMMERCIAL



# EDUCATIONAL SPACE FOR LEASE

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### PROXIMITY MAP



- 1 Min to Edison Elementary School
- 1 Min to North High School
- 1 Min to Interstate 405
- 2 Min to South Bay Galleria
- 3 Min to Columbia Regional Park
- 4 Min to Alondra Park
- 5 Min to El Camino College

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FOR MORE INFORMATION, PLEASE CONTACT:

**CHRIS BURY**  
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Broker: 0170578

**CHARLIE HOWARTH**  
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949.542.9484  
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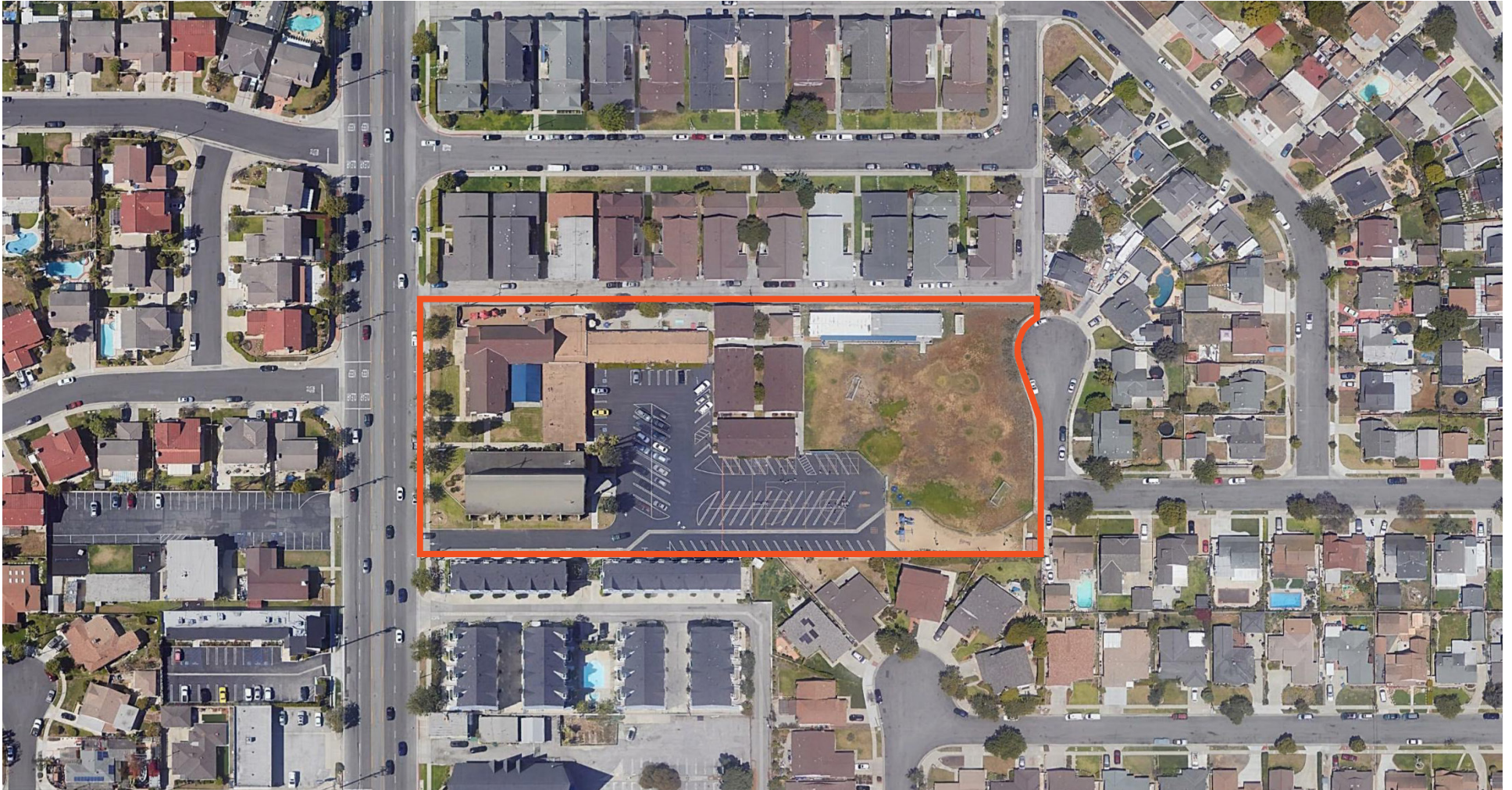
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## AERIAL



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### AREA DEMOGRAPHICS

#### 1 MILE RADIUS



26,674  
ESTIMATED  
POPULATION 2019



39.2  
MEDIAN AGE



\$604,889  
MEDIAN HOME VALUE



7,972  
TOTAL EMPLOYEES



\$98,883  
AVG HOUSEHOLD  
INCOME

#### 3 MILE RADIUS



277,480  
ESTIMATED  
POPULATION 2019



38.5  
MEDIAN AG



\$706,628  
MEDIAN HOME VALUE



140,484  
TOTAL EMPLOYEES



\$110,289  
AVG HOUSEHOLD  
INCOME

#### 5 MILE RADIUS



622,748  
ESTIMATED  
POPULATION 2019



38.2  
MEDIAN AGE



\$698,807  
MEDIAN HOME VALUE



378,821  
TOTAL EMPLOYEES



\$111,915  
AVG HOUSEHOLD  
INCOME



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## PROPERTY OVERVIEW

The subject property has frontage on Prairie Ave and is less than half a mile from the 405-freeway. It also has easy access to Torrance Freeway and Artesia Blvd. The property is zoned R-3: Limited Multiple Family Residential and is surrounded primarily by residential, with retail and commercial amenities nearby. The property lies in an overall area of high-demand with tremendous access and visibility from major thoroughfares.

The property is a religious and educational facility that sits on 3.68 acres of land, with 7 total structures measuring approx. 20,846 SF. There is a sanctuary with a seating capacity of 300, a fellowship hall, kitchen, offices and 3 dedicated educational buildings with multiple classrooms. There is ample outdoor recreation area with approx. 100 paved parking spaces. In addition, two classrooms are available within the church building which were previously used as a technology lab. The previous school operated grades PK-8, and there is currently a preschool utilizing a portion of the property.

## EDUCATIONAL SPACE

The space for lease is intended to be used by a school or some form of educational use. The current owner is a church and still actively utilizing the property throughout the week. The space being offered for lease is exclusive to the tenant, however, the greater property and certain common areas are shared with the owner. The lease will be a NNN lease, meaning that tenant will be responsible for their share of utilities, operating expenses, and any property tax assessed during the course of tenancy. Please do not disturb the owner and contact listing brokers for questions or tours. Please submit all offers in writing to the listing brokers.



## PROPERTY FEATURES

- 7 Total Buildings
  - 3 Dedicated Educational Building with Multiple Classrooms
- 20,846± Total SF
- 3.68± Acres
- Zoned R-3: Limited Multiple Family Residential
- 300± Sanctuary Seating Capacity
- Fellowship Hall, Kitchen and Offices

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### PROPERTY PHOTOS



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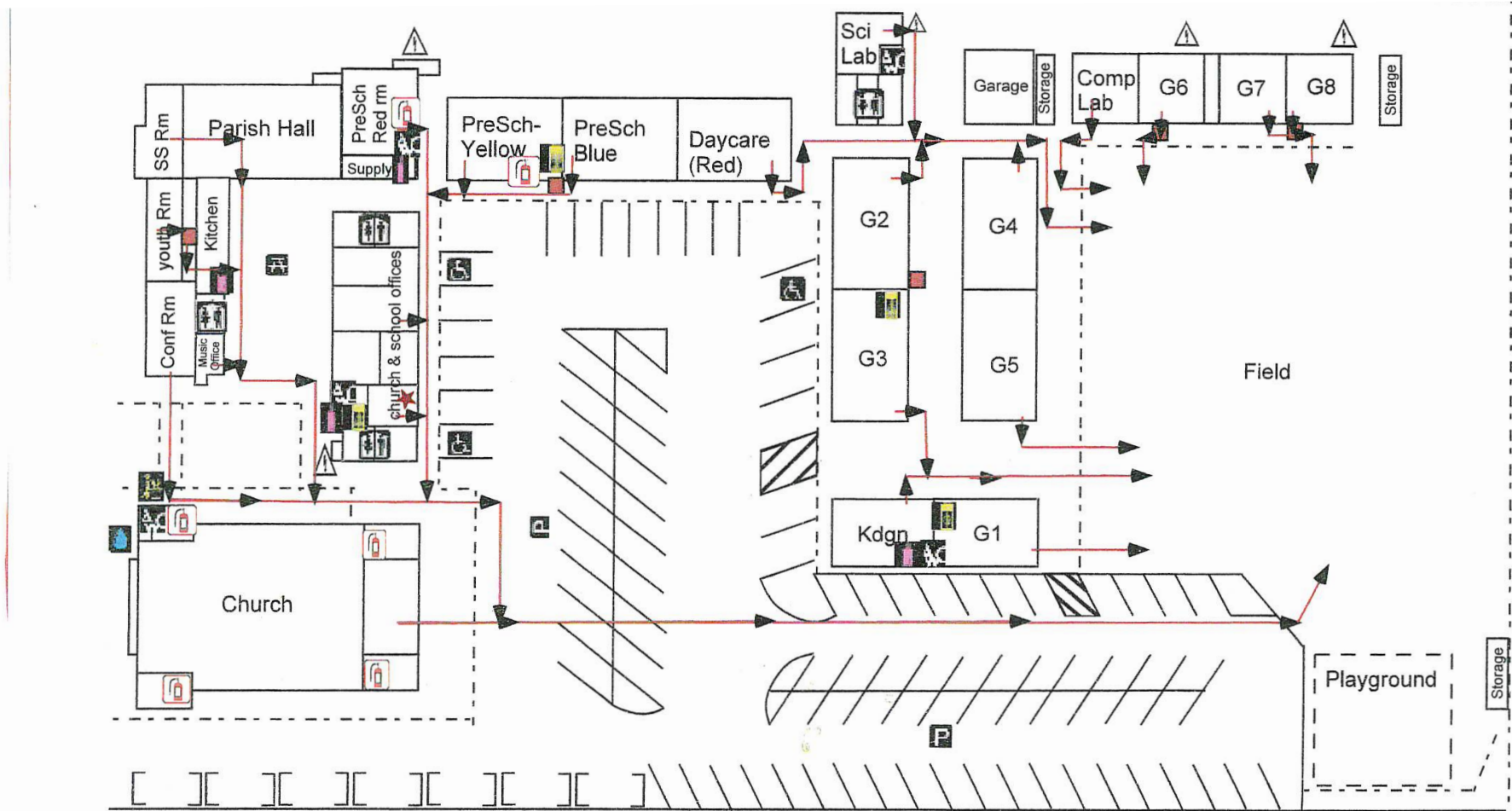
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### PROPERTY MAP



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