

2281 W. 190th Street

Torrance, CA 90504

Owner/User Purchase Opportunity

Motivated seller. Must sell in 2026. Excellent 1031 exchange property.

Seller willing to consider full capacity leaseback through 2028.

Sale Price: \$2,899,999

±6,069 RSF



Property Highlights

- ±6,069 SF two story building for sale
- Sale price is \$2,899,999 (\$477.84/sf) ALL CASH
- 3/1000 FREE parking
- No LA City Gross Receipts Tax
- Entire first floor with over-standard high ceilings and second floor is built out as a law office
 - 1st Floor - 2,618 SF
 - 2nd Floor - 3,451 SF
- Exclusive entry
- Private Restrooms
- Possible monument signage
- Well maintained business park environment
- Easy access to the 405, 110 and 91 freeways

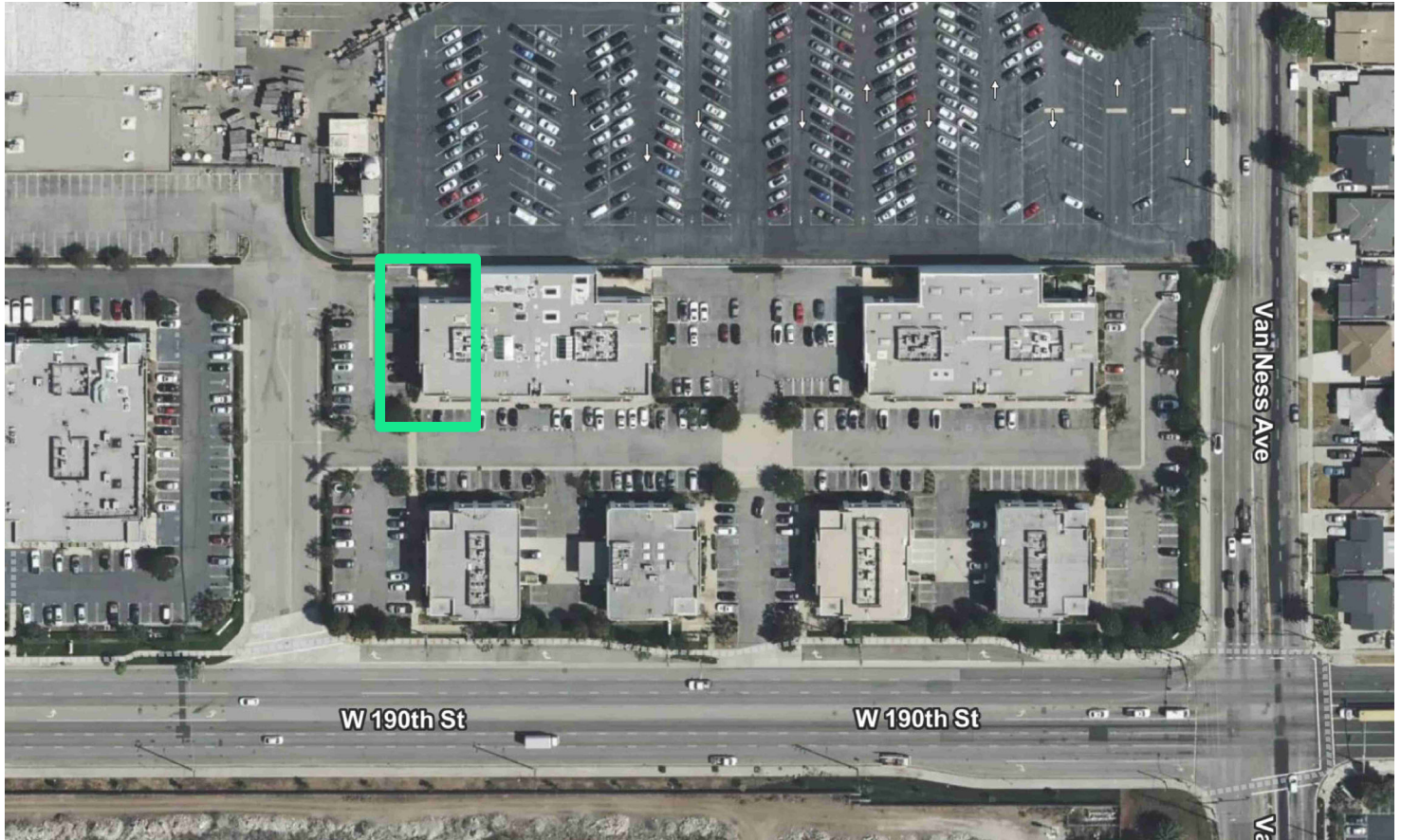
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Interior Photos



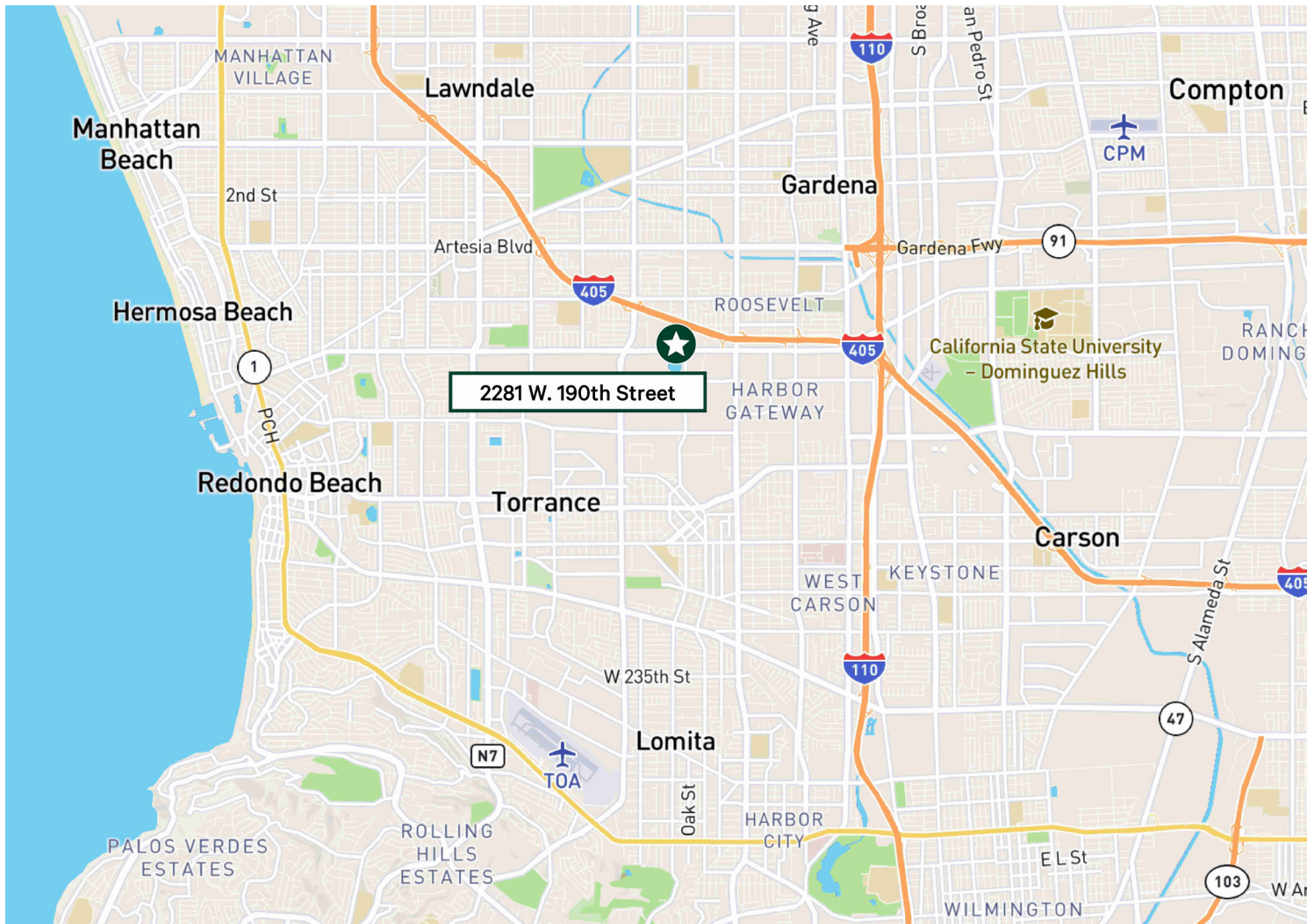
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Location Aerials



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Location Map



Contact:

Mike Harry

Vice President
+1 310 363 4980
mike.harry@cbre.com
Lic. 00940402



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