

FOR SALE

1439 PLAZA DEL AMO
TORRANCE, CALIFORNIA 90501

RE/MAX
COMMERCIAL & INVESTMENT REALTY



INDUSTRIAL/WAREHOUSE/R&D/FLEX

FOR SALE

1439 PLAZA DEL AMO TORRANCE, CALIFORNIA 90501



CONTACT:

Jeffery A. Turek
Vice-President
310 . 802 . 2545
jturek@remaxcir.com
www.jeffturek.com
DRE # 01260097

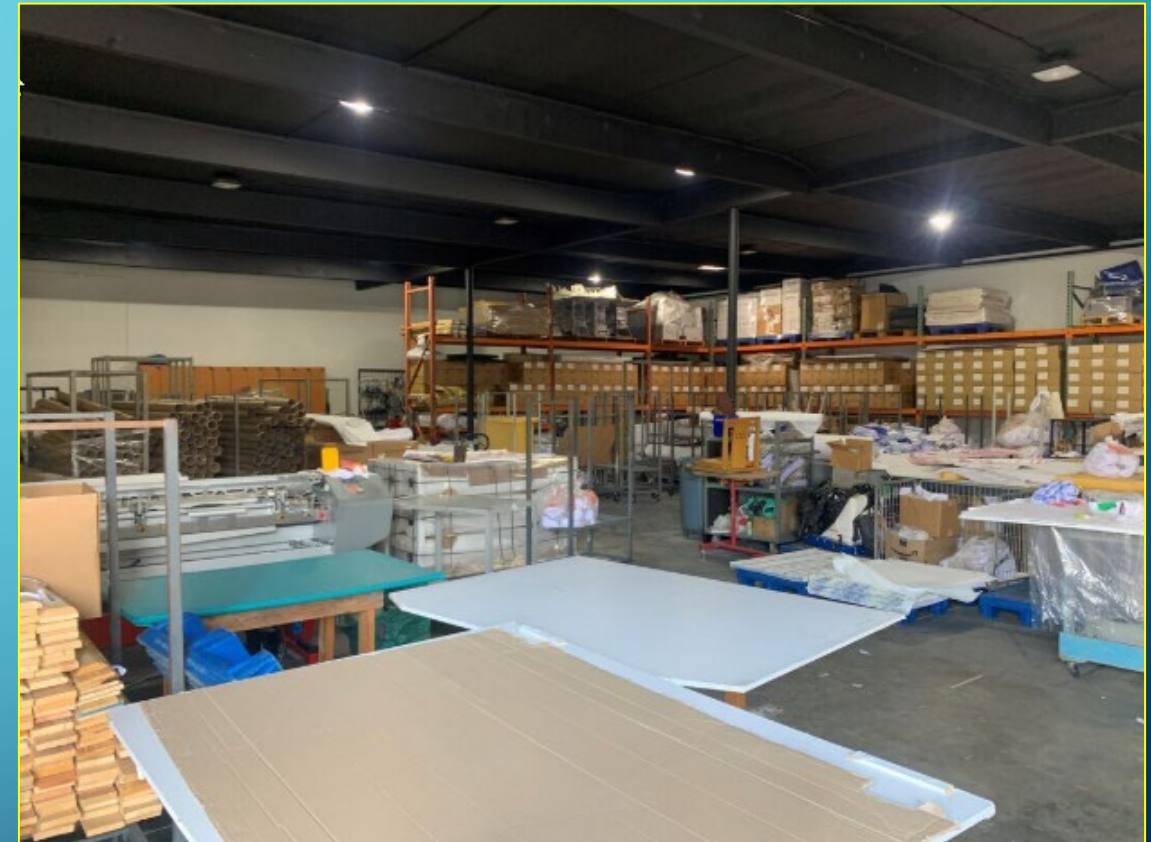


REMAX Commercial & Investment Realty

450 Silver Spur Road
Rolling Hills Estates, California 90274

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EXECUTIVE SUMMARY

RARE opportunity to acquire a high image INDUSTRIAL/WAREHOUSE/R&D/FLEX property in the South Bay of Los Angeles. REMAX Commercial & Investment Realty is pleased to offer for sale 1439 Plaza Del Amo, Torrance 90501 (City of Los Angeles with a Torrance PO). 1439 Plaza Del Amo benefits from proximity to the 110 and 405 freeways, and convenient access to the World Ports, LAX, Long Beach Airport, Downtown LA, and the executive communities of the Palos Verdes Peninsula and Beach Cities.

Constructed in 1977 and with nearly \$500,000 spent in 2022 for modernizing and refurbishment, the property contains approximately 8,000 square feet of building demised into two (2); 4,000 square foot units. The front 4,000 square feet includes glass entry, 100% HVAC, 500 square feet of office, 2 bathrooms, 1 motorized ground level door (12'x10'), and shower. The rear 4,000 square feet is pure warehouse with 1 motorized ground level door (12'x10') and is stubbed for plumbing.

The property is situated on a 23,018 square foot LARD2 zoned parcel with 2-street access, Plaza Del Amo and 225th Street, with access to either via motorized gates.

In addition there is a bonus 3,000 square foot metal warehouse with a concrete floor, 14'-16' foot clear height, and 2 ground level doors. This metal warehouse can be removed to create a huge yard for extra parking or possible outside storage. This metal warehouse is not permitted and is not part of the square footage.

The front 4,000 square foot unit is Leased through September 30, 2026 with a rent payment of \$5,627.55 per month gross.

OFFERING SUMMARY

Asking Sale Price: \$2,795,000

BUILDING/PROPERTY FEATURES

Address: 1439 Plaza Del Amo, Torrance, California 90501

APN: 7347-006-002

Building Size: 8,000 Square Feet

Land Size: 23,018 Square Feet

Property Type: Industrial/Warehouse/R&D/Flex

Zoning: LARD2

Year Built: 1977; Refurbished in 2022

Ground Level Doors: 2 motorized (12'x10')

Office Area: 500 Square Feet

Clear Height: 12'

Bathrooms: 2

Roof Type: Laminated/GLU Wood Beam

HVAC: Yes (front 4,000 Square Foot Unit)

Construction Type: Block

Parking: 20 Spaces

Power: 200 Amps, 220 Volts, 3 Phase

AERIAL/MAP

**Bonus Unpermitted
3,000 SF Metal
Warehouse Can Be
Removed to Increase
Yard/Parking**

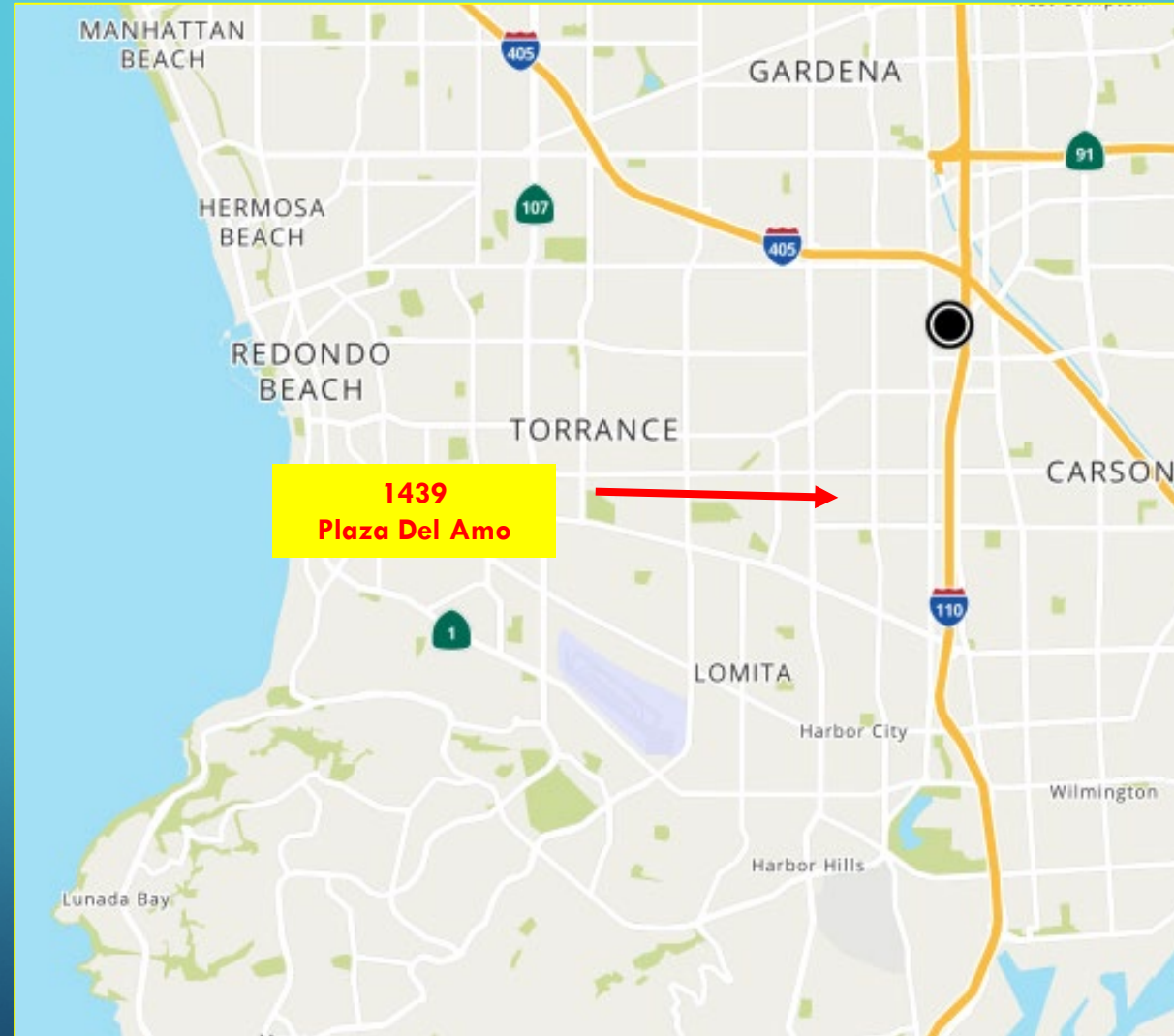


AERIAL/MAP



**Bonus Unpermitted
3,000 SF Metal
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AERIAL/MAP








AERIAL/MAP



PROPERTY HIGHLIGHTS

- Industrial / Warehouse / R&D/Flex
- Refurbished in 2022 (new roof, new façade, new office, new bathrooms, new motorized ground level loading doors, new motorized gates, new LED lighting).
- Extra Land
- 2-Street Access
- Possible Residential Redevelopment

SALES COMPARABLES

PHOTO	ADDRESS	BUILDING SF	LAND SF	SALE DATE	PRICE	PRICE/SF
	6105 Obispo Avenue Long Beach, CA 90805	9,982	POL	3/26	\$3,873,000	\$388.00
	4947 Marine Avenue Lawndale, CA 90260	5,634	9,583	11/25	\$2,196,000	\$389.78
	11810 Greenstone Avenue Santa Fe Springs, CA 90670	5,400	10,144	10/26	\$1,876,000	\$347.41
	20915 S Western Avenue Torrance, CA 90501	7,034	15,246	5/26	\$2,380,000	\$338.36
	230-234 East C Street Wilmington, CA 90744	7,760	14,112	2/26	\$2,600,000	\$335.05

LOCATION OVERVIEW

1439 Plaza Del Amo is positioned within the South Bay of Los Angeles and located in the City of Los Angeles but with a Torrance PO. The property offers convenient access to the 110 and 405 Freeways, has excellent proximity to the World Ports, LAX, and the executive communities of the Beach Cities along with the Palos Verdes Peninsula. Numerous amenities nearby include restaurants, banking, hotels, shopping, and world class entertainment.



PROPERTY PHOTOS



PROPERTY PHOTOS



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FOR MORE INFORMATION:

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REMAX Commercial & Investment Realty operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither REMAX Commercial & Investment Realty nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, REMAX Commercial & Investment Realty will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and REMAX Commercial & Investment Realty, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or REMAX Commercial & Investment Realty nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or REMAX Commercial & Investment Realty. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or REMAX Commercial & Investment Realty. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to REMAX Commercial & Investment Realty.

Disclaimer

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