

# OFFERING MEMORANDUM



4208-4214 Pacific Coast Highway, Torrance, CA 90505



## EXCLUSIVELY LISTED BY:

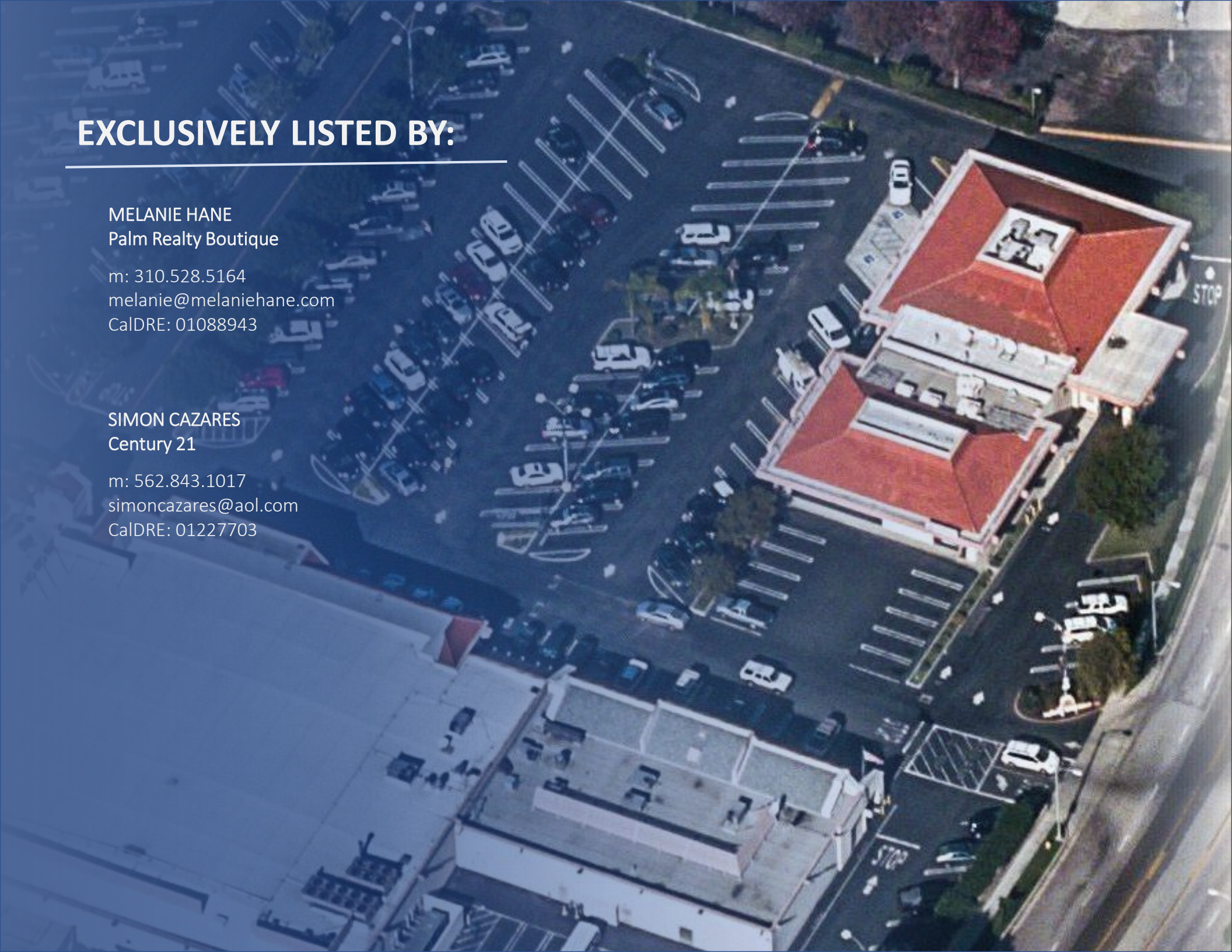
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# PROPERTY INFORMATION

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Property Description

Photos

## Executive Summary

Address	4208-4214 Pacific Coast Highway
Location	Torrance, CA 90505
Cross Street	Vista Montana/Anza Avenue
Property Type	Shopping Center
Net Rentable Area	3,240 ±
Lot Size	11,687 (0.268 AC)
Year Built	1972
Total Tenants	4
APN	7532-008-015
Current Occupancy	77.2%
Zoning	C-2 (General Commercial)

Palm Realty Boutique and Century 21 are pleased to offer a 100% fee simple sale at 4208-4214 Pacific Coast Highway in Torrance. The property is 3,240 square foot retail building situated on 11,687 square feet of land. This is a rare investment opportunity to purchase a retail strip center located in the Vista Plaza Shopping Center on Pacific Coast Highway in Torrance. Vista Plaza Shopping Center is a 133,000 square foot shopping center anchored by Sprouts Farmers Market and Michael's and a variety of food and service tenants such as United States Postal Service , Papa John's and O'Reilly Auto Parts to name a few.

The subject property is located in the City of Torrance, a city in the South Bay region of Los Angeles County, California. Torrance encompasses a land area approximately 21 square miles and is situated halfway between Los Angeles and Orange Counties. Torrance is bordered by the cities of Lawndale and Gardena to the north, Harbor City and Carson to the east, Lomita, Rolling Hills Estates and Palos Verdes Estates to the south and the city of Redondo Beach and the Pacific Ocean to the west.



## Property Photos



## Property Photos





## Property Photos



# LOCATION INFORMATION

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Regional Map

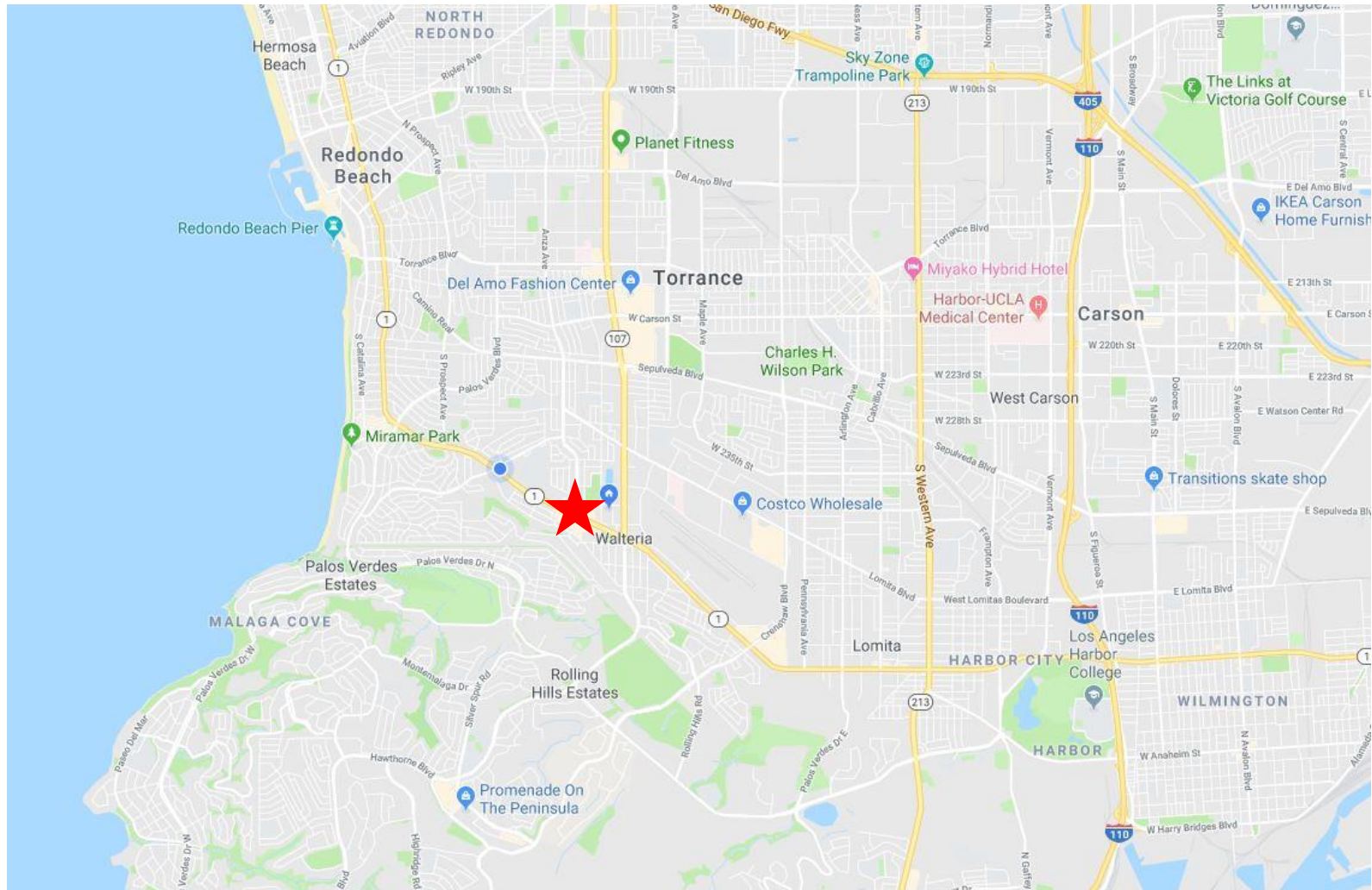
Location Maps

Aerial & Parcel Maps

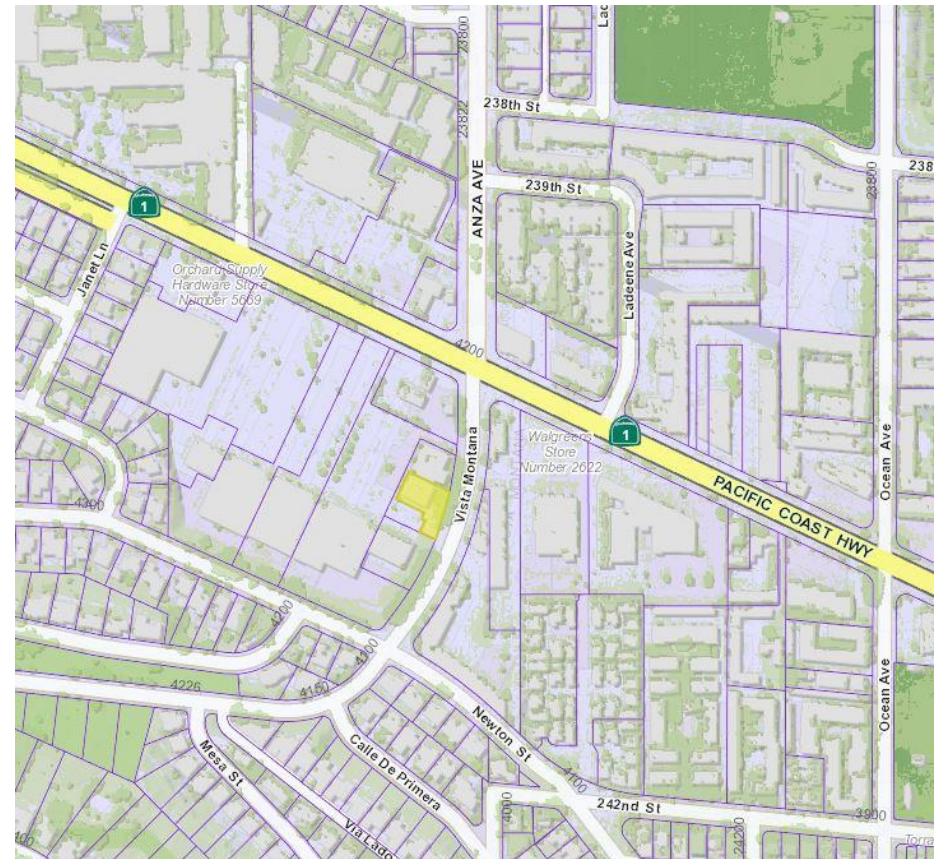
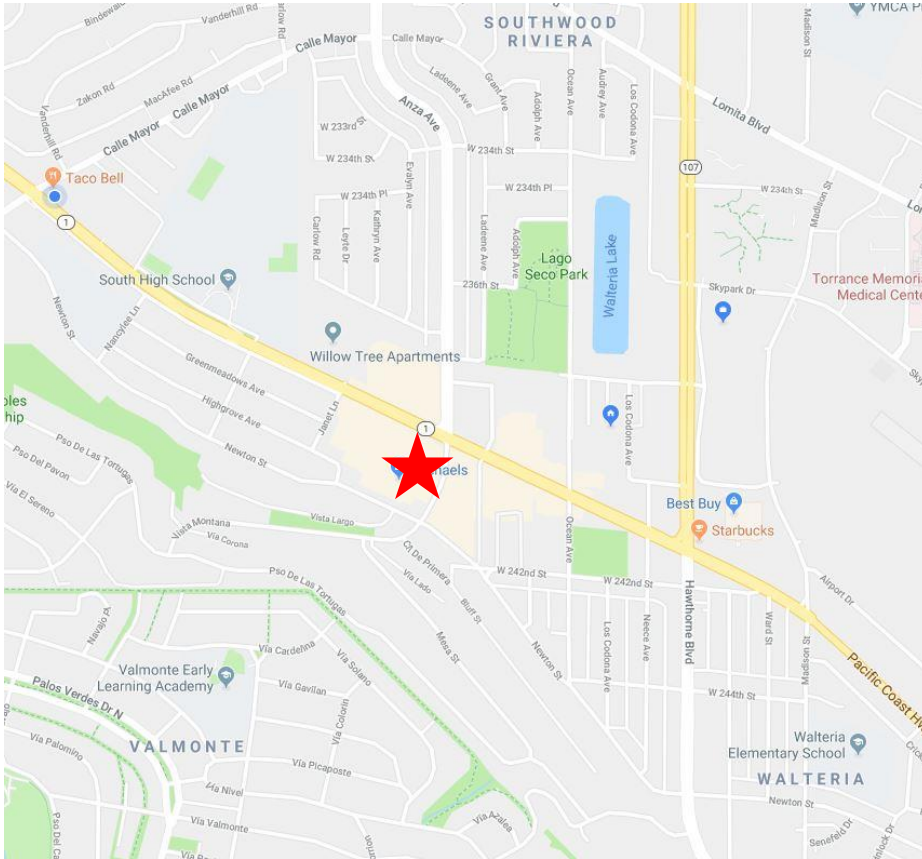
Retailer Map



## Regional Map

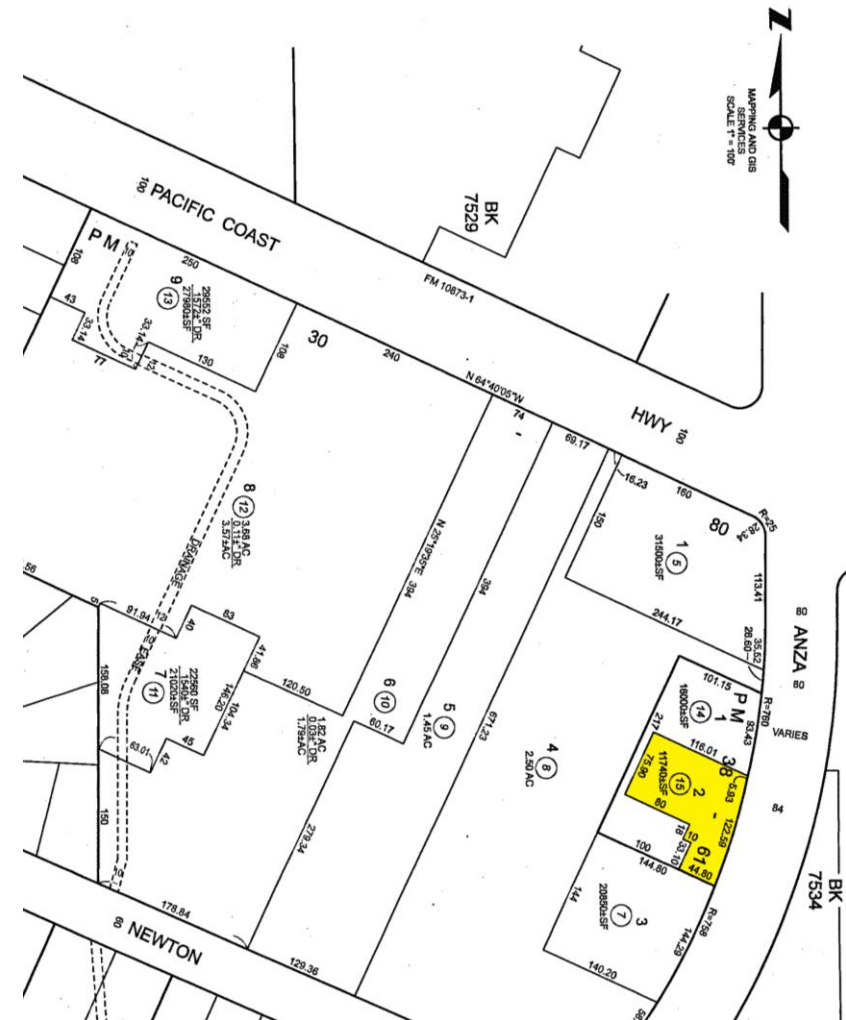
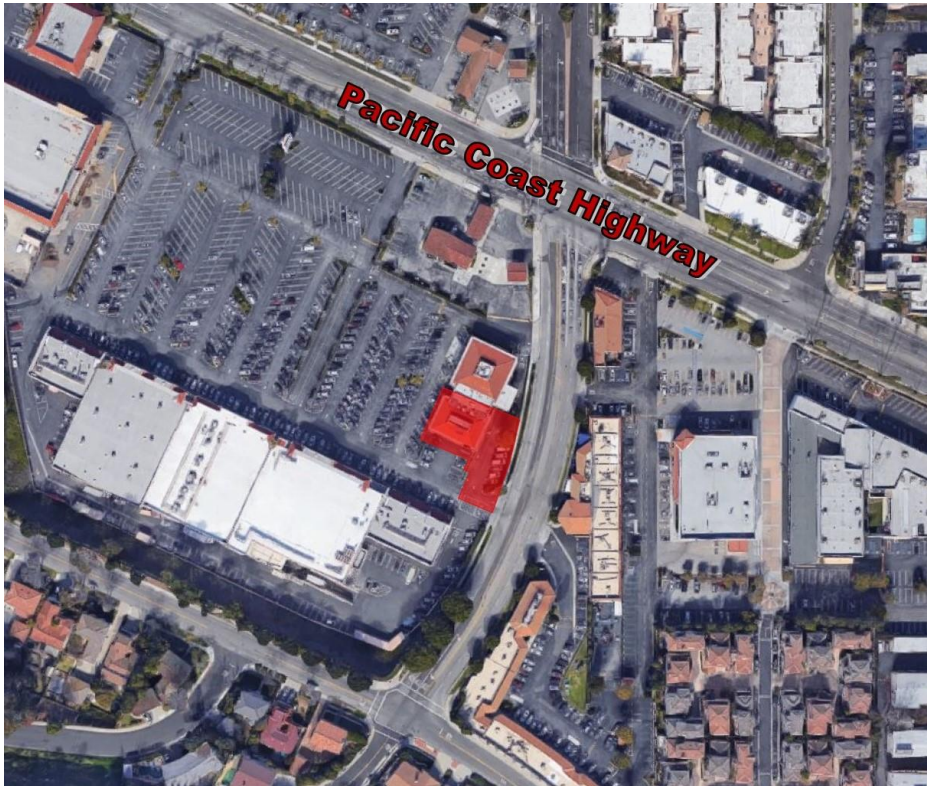


## Location Map





## Aerial & Parcel Map



## Retail Map





# FINANCIAL ANALYSIS

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Financial Summary

Income & Expenses

Rent Roll

## Financial Summary

Address	4208-4214 Pacific Coast Highway Torrance, CA 90505
Asking Price	\$1,488,000
Building	1
Building SF	3,240 ±
Lot Size	11,687 (0.268 AC)
Year Built	1972
Price Per Square Feet	\$459.26
APN	7532-008-015
Cap Rate	4.5%
Zoning	C-G



- On the market for the first time! Only one owner since 1972
- Extremely rare opportunity to purchase a retail center on Pacific Coast Highway in Torrance.
- Ample parking and ease of access to strip center
- Access points into center include two entrances off Vista Montana and one off Pacific Coast Highway
- Property was extensively improved in 2018; newer roof, A/C units, and flooring



## Income & Expenses

### NET OPERTING INCOME

Annualized

#### REVENUE

Schedule Base Rent	
Gross Potential Rent	\$86,952
Base Rent Abatements	0
Total Scheduled Base Rent	\$86,952
<b>TOTAL GROSS REVENUE</b>	<b>\$86,952</b>
Expense Reimbursement	\$8,929
General Vacancy Loss (3%)	(\$4,680)
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$91,201</b>
<b>OPERATING EXPENSES</b>	
CAM + Management Fee	(\$3,711)
Insurance	(\$1,629)
Real Estate Tax (1.25%)	(\$18,600)
<b>TOTAL OPERATING EXPENSES</b>	<b>(\$23,940)</b>
<b>NET OPERATING INCOME</b>	<b>\$67,261</b>

### REIMBURSABLE EXPENSES

Annualized

#### Reimbursable Expenses CAM

<b>OPERATING EXPENSES</b>	
CAM + Management Fees	\$3,711
Insurance	\$1,629
Real Estate Tax	\$3,589
<b>TOTAL REIMBURSEMENT EXPENSES</b>	<b>\$8,929</b>



## Rent Roll

Suite	Tenant	Lease Start	Lease End	Square Feet	% of Net Rentable Area	Minimum Monthly Rent	\$/Sq Ft/Mo
4208	Vacant	-	-	725	22.8%	\$1,842*	\$2.54*
4210	Grace's Hair Design	9/1/2014	8/31/2019	800	25.2%	\$1,500	\$1.88
4212	DMA Tutoring	5/1/2018	4/30/2021	625	19.7%	\$1,700	\$2.72
4214	DMA Tutoring	5/1/2018	4/30/2023	1,025	32.3%	\$2,204	\$2.35
Total				3,175	100%	\$7,246/Month	\$2.35/SF/Month

\*Assuming PROFORMA Rent of \$2.54/SF/Month NNN

# SALES COMPARABLES

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Sales Comps Summary

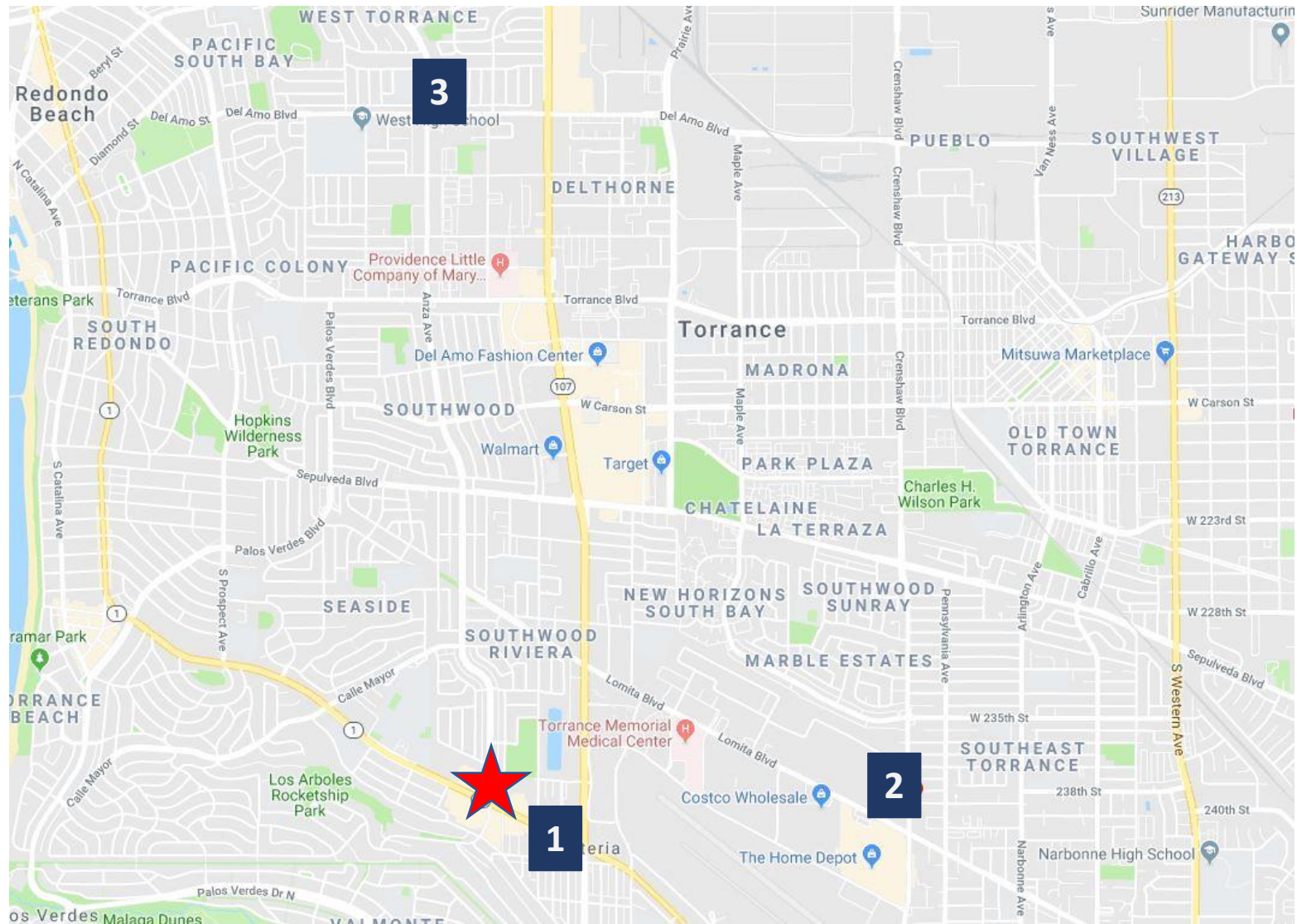
Sales Comps Map



## Sales Comps

 	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
	4208-4214 Pacific Coast Highway Torrance, CA 90505	\$1,488,000	3,240 SF	\$459.26	-	4	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
1	 <b>3810 Pacific Coast Highway</b> Torrance, CA 90505	\$1,311,000	6,800 SF	\$192.79	-	3	08/24/2018
2	 <b>23900-23922 Crenshaw Boulevard</b> Torrance, CA 90505	\$2,525,000	8,658 SF	\$291.64	4.82%	-	10/31/2017
3	 <b>20200-20210 Anza Avenue</b> Torrance, CA 90503	\$2,650,000	5,800 SF	\$456.90	6.03%	4	06/20/2018
Totals/Averages		\$2,162,000	7,086 SF	\$305.11	5.43%	3.5	

## Sales Comps Map



# DEMOGRAPHICS

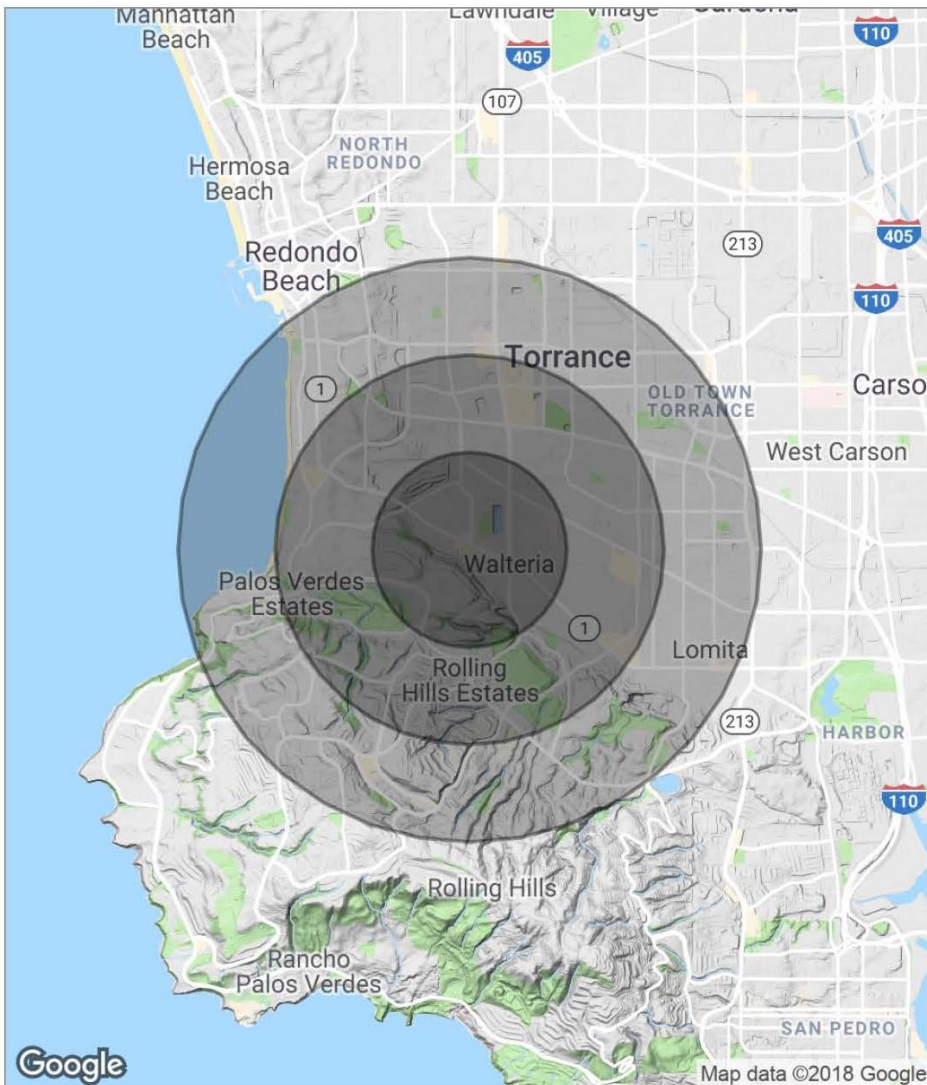
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Demographics



## Demographics



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,446	67,653	160,689
Median Age	41.6	43.0	42.2
Median Age (Male)	41.2	42.0	41.2
Median Age (Female)	42.4	44.3	43.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,907	26,420	63,646
# Of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$108,534	\$113,329	\$108,902
Average House Value	\$811,588	\$805,228	\$792,718
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	9.6%	9.2%	12.4%
RACE (%)	1 MILE	2 MILES	3 MILES
White	61.5%	63.3%	58.2%
Black	0.6%	1.3%	2.2%
Asian	29.2%	27.4%	29.6%
Hawaiian	0.1%	0.1%	0.2%
American Indian	0.2%	0.2%	0.2%
Other	3.0%	2.9%	4.6%

\* Demographic data derived from 2010 US Census





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