



824-832 Torrance Blvd

OFFERING MEMORANDUM

824-832 TORRANCE BLVD
REDONDO BEACH, CA 90277
OFFERED AT \$2,095,000



Yorkshire Realty

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EXECUTIVE SUMMARY



This is a rare opportunity to acquire a flexible, mixed-used portfolio consisting of two contiguous parcels totaling 7,429 sq ft on a prime corner in South Redondo Beach. Located just blocks from the Redondo Beach pier and esplanade, the site is walkable to premier retail, dining, and entertainment options.

The offering includes:

824-830 Torrance Blvd: Two-story mixed-use building with two commercial units on the first level and two residential units on the second level.

832 Torrance Blvd: Standalone oversized commercial structure currently used a media studio, also suitable for use as creative office, fitness studio, retail, automotive, and more.

Three of the units are leased to long-term tenants on flexible, market-rate leases. The other two units can be delivered vacant.

This property is ideal for investors seeking a 5.7% CAP rate from day one, owner-users desiring a live/work setup, or developers considering future repositioning under C2 zoning.

Contact Chris Barker at 714 883-7270 or chris@yorkshirere.com for more information.



PROPERTY HIGHLIGHTS

Prime coastal location: walk to the beach, pier, and more. Convenient to all the South Bay has to offer.

Mixed-used flexibility: a rare mix of residential, commercial, and flex use.

Income and vacancy mix: 3 leased units with month-to-month/flexible terms; 2 vacant units for owner-user or lease-up upside.

Zoning: C2 supports a wide range of commercial and residential uses.

Pride of ownership: the current owners have maintained the property meticulously and made significant upgrades throughout.

Parking: plentiful onsite parking, including a designated handicapped space.

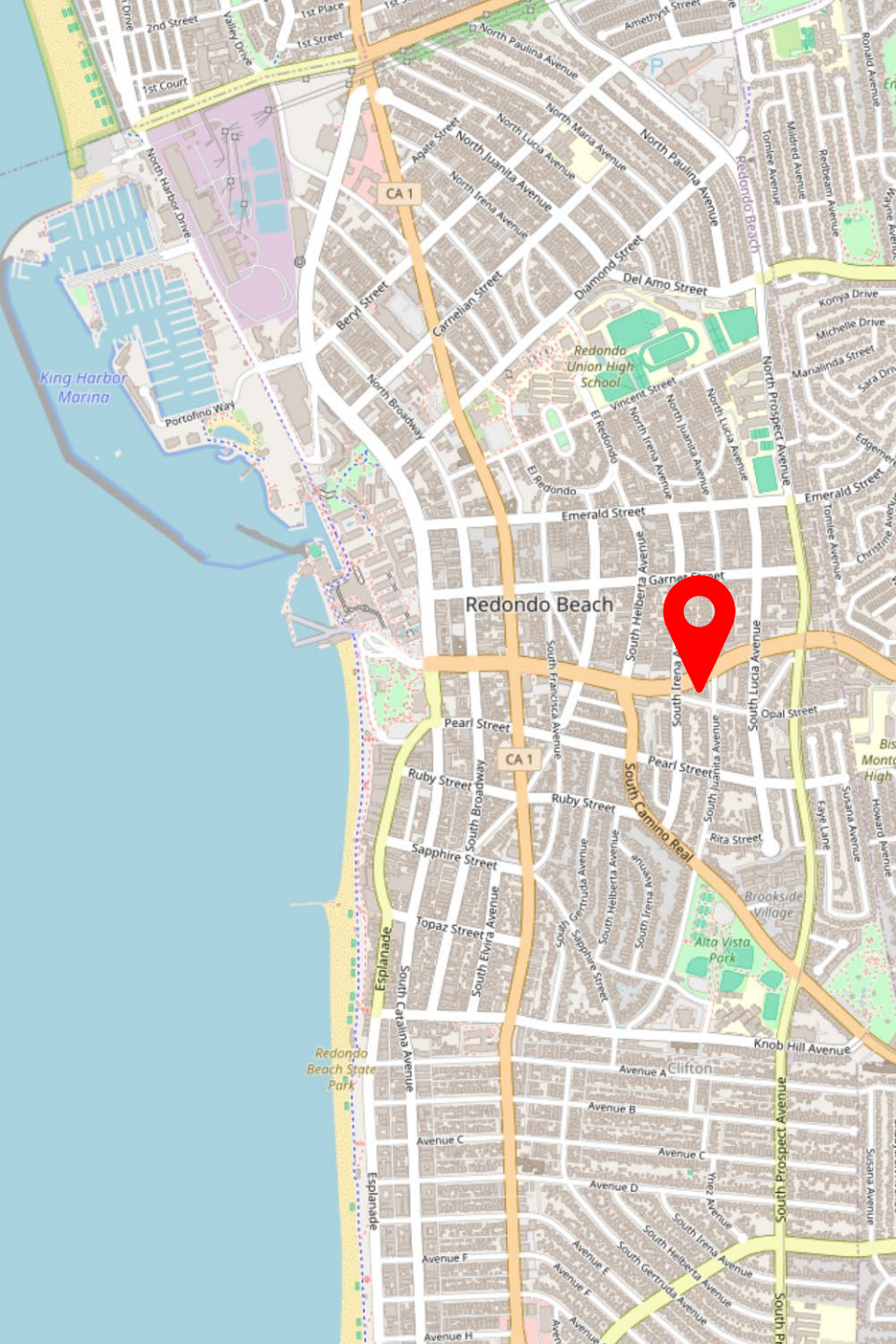
Lot size: 7,429 SF

Building size: 4,037 SF

Current CAP rate: 5.7%

Price/SF (Lot): \$282

Price/SF (Building): \$519



PROPERTY OVERVIEW

Address	824-832 Torrance Blvd Redondo Beach, CA 90277
Price	\$2,095,000
Zoning	C2
Number of Units	5
Current GRM	13.1
Market GRM	12.7
Current CAP	5.7%
Market CAP	5.9%
Year Built	1935/1924
Year Remodeled	1978/1969
Lot SF	7,429
Building SF	4,037

PROPERTY OVERVIEW



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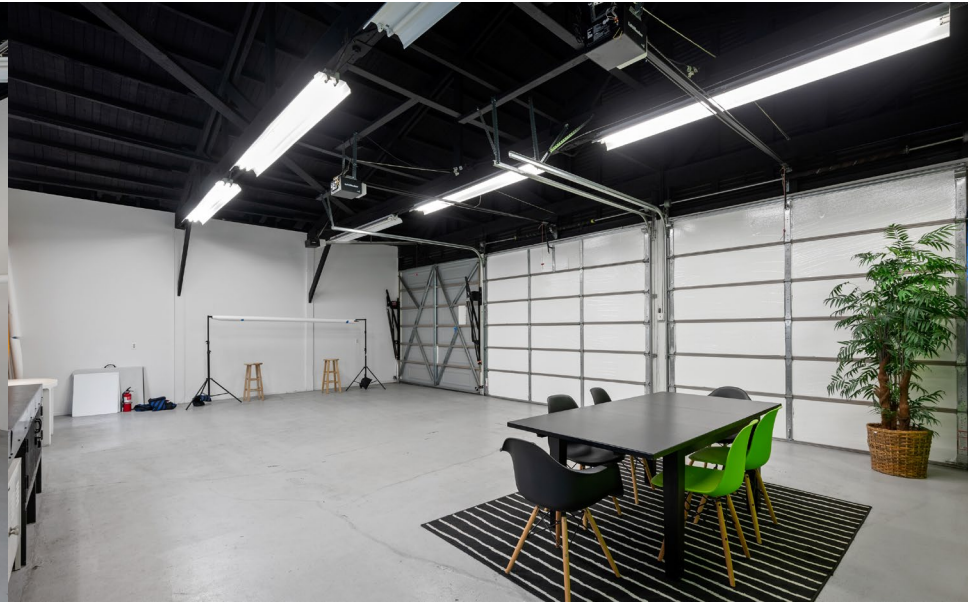
PROPERTY OVERVIEW



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FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents	Market Rents
Scheduled Gross Income	\$160,500	\$164,400
Expenses	\$41,306	\$41,306
Net Operating Income	\$119,193	\$123,093

ESTIMATED OPERATING EXPENSES

New Property Taxes	\$26,187
Insurance	\$6,894
Maintenance	\$4,750
Utilities	\$3,475
Estimated Total Expenses	\$41,306

SCHEDULED INCOME

Unit	Beds/Baths	Sq Ft	Current Rents	Market Rents
824	1/1	649	\$2,275	\$2,600
826	1/1 + den	860	Vacant	\$2,800
828	Commercial (office)	539	\$2,000	\$2,100
830	Commercial (med-spa)	837	\$3,077	\$3,100
832	Commercial	1,152	Vacant	\$3,100
Monthly Scheduled Gross income			\$13,375	\$13,700
Annual Scheduled Gross Income			\$160,500	\$164,400