

OFFERING MEMORANDUM

5 UNITS • POTENTIAL FOR ADU • \$1,700,000

REMAX

COMMERCIAL & INVESTMENT REALTY

"Serving Southern California for over 20 years"

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2363 TORRANCE BLVD • TORRANCE

INVESTMENT OVERVIEW

Exceptional Investment Opportunity – First Time on the Market in Over 30 Years!

Welcome to this pride-of-ownership **5-unit multifamily property** located in the heart of Old Torrance, a neighborhood celebrated for its historic charm, walkability, and community vibe. This **well-maintained, mid-century gem** exudes timeless appeal and presents a rare chance to acquire a stable asset with immediate and long-term upside.

Each of the **five units** offers a thoughtful and comfortable layout, designed to feel more like individual homes than apartments. Features include:

- **100% vacant**
- **Four spacious 1-bedroom/1-bath units**
- **One large 2-bedroom/1-bath unit** featuring a cozy fireplace and separate dining area
- **Original hardwood floors** in excellent condition
- **Built-in bookshelves** and charming architectural details
- **Tile baths, bright kitchens, and all units have separate dining rooms**
- **Backdoors from kitchens** in all units, enhancing privacy and convenience
- **Newer dual-pane windows** in four out of five units for energy efficiency and noise reduction
- **Potential for ADU's - buyer to verify**

Tenants enjoy the added benefits of **on-site coin-operated laundry**, generating additional monthly income, and **ample parking**, including **four garages**, a **driveway**, and **street parking**. The property also offers significant **rental upside potential**, with current rents below market—ideal for investors seeking value-add opportunities.

Prime Location Benefits:

Located in the desirable **Old Torrance neighborhood**, the property is just moments from:

- **Historic Downtown Torrance**, with its cafes, restaurants, and boutique shops
- **Wilson Park and Del Amo Fashion Center**
- **Top-rated schools**, including Torrance High School
- **Easy access to major employers** such as **Honda HQ, Chevron, Harbor-UCLA Medical Center, and Little Company of Mary Hospital**
- **Convenient freeway access** (110 & 405) and just a short drive to Redondo Beach

Torrance is known for its **highly regarded public schools**, low crime rates, and strong local economy. Importantly, **this property is not subject to local rent control**, offering greater flexibility in managing future returns.

Whether you're an investor looking for stable income and growth, or a savvy buyer eyeing an asset in a coveted South Bay location, this property checks all the boxes.



RENT ROLL

Unit	Unit Type	ProForma Rents
1	1 Bed / 1 Bath	\$2,350
2	1 Bed / 1 Bath	\$2,350
3	1 Bed / 1 Bath	\$2,350
4	1 Bed / 1 Bath	\$2,350
5	2 Bed / 1 Bath	\$2,950
		\$12,350



FINANCIAL SUMMARY

Income	ProForma
Gross Scheduled Income	\$148,200
Garage Income	\$6,000
Laundry Income (Potential)	\$800
Total Gross Scheduled Income	\$155,000
Vacancy Rate	\$4,650 (32%)
Effective Operating Income	\$150,350

Expenses	ProForma
Property Taxes	\$20,060
Insurance	\$4,507
Electric	\$960
Water/Sewer	\$1,500
Gardener	\$1,200
Trash	\$1,200
Repairs & Maintenance	\$4,000
Reserves	\$2,000
Total Expenses	\$35,427
Net Operating Income	\$114,923

Summary	
Price	\$1,700,000
Price Per Square Foot	\$466
GRM	10.96
Cap Rate	6.76%

Property	
Property Type	Multi-Family
No. of Units	5
Year Built	1944
Building Square Footage	3,648
Lot Size	6,302
Zoning	TOCC-GEN
Roof Type	Tile
Parking	4 Garages
Parcel No.	7354-013-010



King Harbor
2363 Torrance Blvd
Torrance

Del Amo
Fashion Center

Torrance
Refinery

Wilson
Park

Torrance
High School

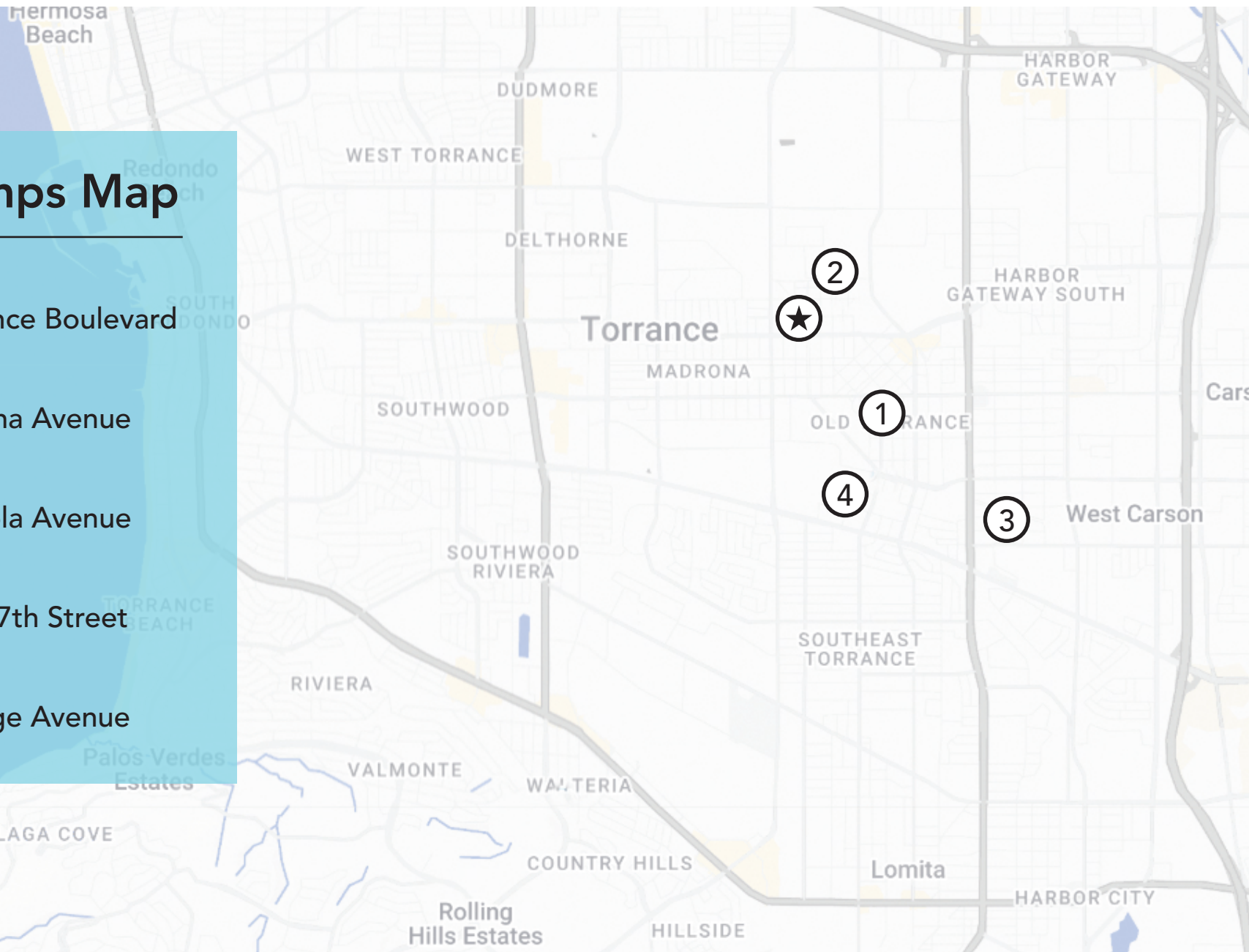
Honda
Headquarters

Old
Torrance

Harbor UCLA
Medical Center

Sales Comps Map

- ★ 2363 Torrance Boulevard
- ① 1751 Martina Avenue
- ② 625 Amapola Avenue
- ③ 1556 W. 227th Street
- ④ 2758 Orange Avenue



SALE COMPARABLES

**2363 Torrance Boulevard
Torrance, CA**



Listing Price	\$1,700,000
Building SF	3,648
Price/SF	\$466
CAP Rate	6.76%
GRM	10.96
Year Built	1944
Unit Mix	1 (2+1), 5 (1+1)
No Of Units	5
Price/Unit	\$340,000

**1751 Martina Avenue
Torrance, CA**



Sale Price	\$2,400,000
Building SF	5,560
Price/SF	\$432
CAP Rate	4.50%
GRM	15.15
Year Built	1962
Unit Mix	1 (3+1), 4 (2+1), 2 (1+1)
No Of Units	7
Price/Unit	\$342,857

**625 Amapola Avenue
Torrance, CA**



Sale Price	\$3,439,800
Building SF	6,770
Price/SF	\$508
CAP Rate	5.20%
GRM	12.01
Year Built	1963
Unit Mix	6 (1+1), 4 (2+1)
No Of Units	10
Price/Unit	\$343,980

SALE COMPARABLES

1556 W. 227th Street
Torrance P.O., CA



Sale Price	\$1,725,000
Building SF	4,241
Price/SF	\$407
CAP Rate	5.29%
GRM	12.51
Year Built	1986
Unit Mix	1 (2+2), 1 (2+1), 4 (1+1)
No Of Units	6
Price/Unit	\$287,500

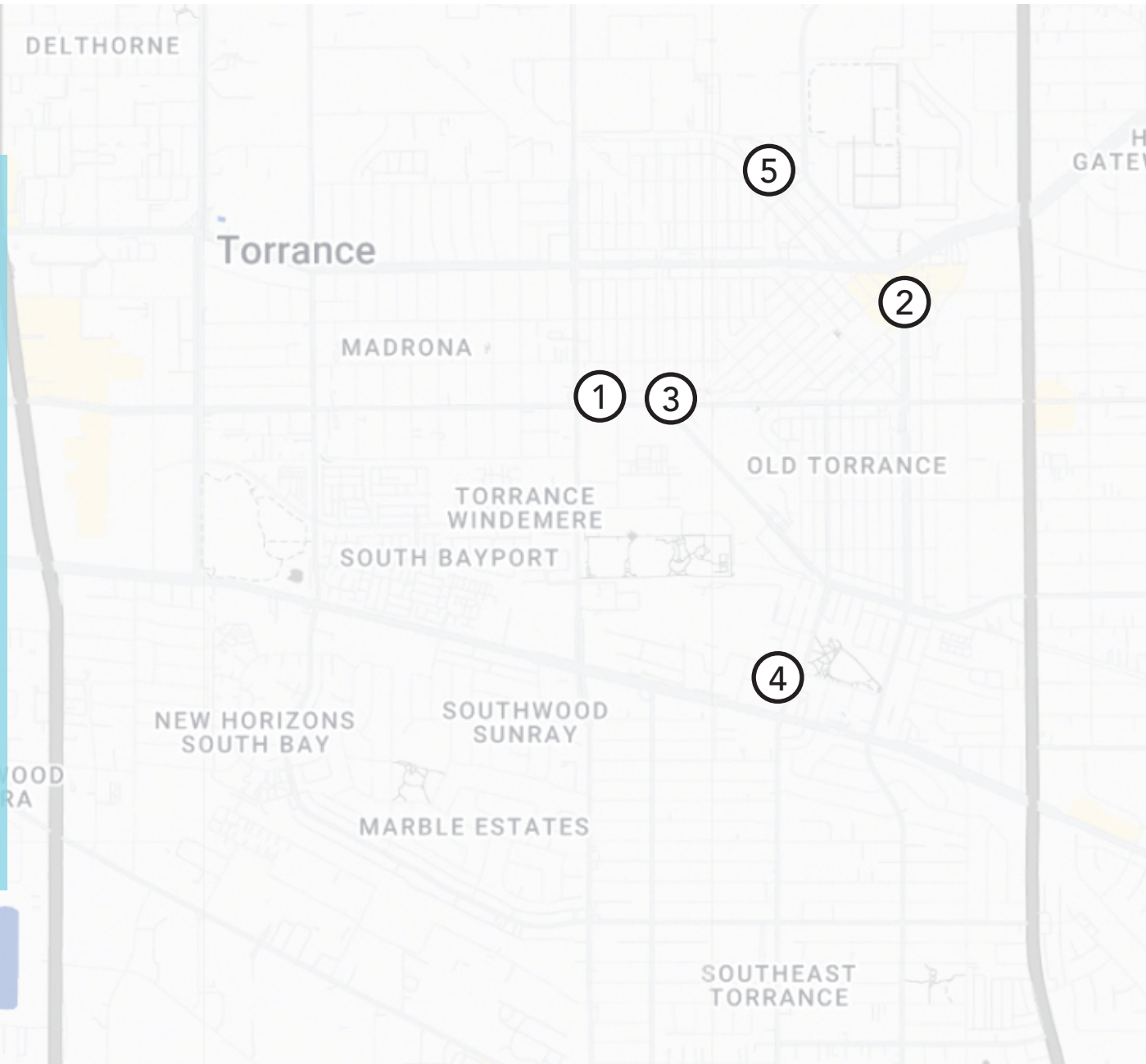
2758 Orange Avenue
Torrance, CA



Sale Price	\$6,300,000
Building SF	16,464
Price/SF	\$383
CAP Rate	5.31%
GRM	12.75
Year Built	1964
Unit Mix	10 (2+1), 2 (3+2), 3 (1+1)
No Of Units	15
Price/Unit	\$420,000

Rental Comps Map

- ① 1645 Beech Avenue
- ② 1301 Cabrillo Avenue
- ③ 2315 W. Carson Street
- ④ 2072 Sante Fe Avenue, #A
- ⑤ 712 Sartori Avenue, #C



RENT COMPARABLES



1645 Beech Avenue, #3, Torrance, CA
1 Bedroom / 1 Bath Approx. 750 SF

\$2,250



1301 Cabrillo Avenue, #411, Torrance, CA
1 Bedroom / 1 Bath Approx. 606 SF

\$2,450



2315 W. Carson Street, Torrance, CA
1 Bedroom / 1 Bath Approx. 670 SF

\$3,000



2072 Sante Fe Avenue, #A, Torrance, CA
1 Bedroom / 1 Bath Approx. 716 SF

\$2,400



712 Sartori Avenue, #C, Torrance, CA
1 Bedroom / 1 Bath Approx. 625 SF

\$2,200

MAJOR EMPLOYERS

IN THE NEARBY AREA





KING'S HAWAIIAN ENTERPRISES



EL CAMINO CITY COLLEGE



ROBINSON HELICOPTER CO INC



LIST AEROSPACE - TORRANCE



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