



19801 Mariner Ave.

Torrance, California 90503

Property Highlights

- Well-maintained main two story front building with a turnkey former preschool existing CUP on the ground floor and high-quality second floor office space.
- ±12,140 SF main two story front building with additional ±1,650 SF, rear single story building on a ±42,300 SF parcel with abundant parking and backup generator.
- This property is also offered for sale, please call broker for additional information.
- Versatile opportunity for an owner-user, or tenant; delivered vacant and for office, medical, light industrial uses; Existing approval for pre-school on the ground floor and possible approval for second floor pre-school.
- 3 preschool playrooms, kitchen and restrooms (on Ground floor, & executive office, restrooms, conference room and private offices on the second floor.)
- Prime South Bay location in Torrance, just off Hathorne Blvd, offering proximity to the Beach Cities, Palos Verdes Peninsula, and major employment centers.
- Convenient access to nearby neighborhoods, retail corridors, medical and profession services, three Hospitals and I-405, 110 and 91 Freeways.

OFFERING SUMMARY

Main Two Story Front Building:	12,140± SF
Rear Single Story Building:	1,650± SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,991	89,857	215,881
Total Population	28,659	233,688	585,860
Average HH Income	\$84,444	\$95,829	\$92,535

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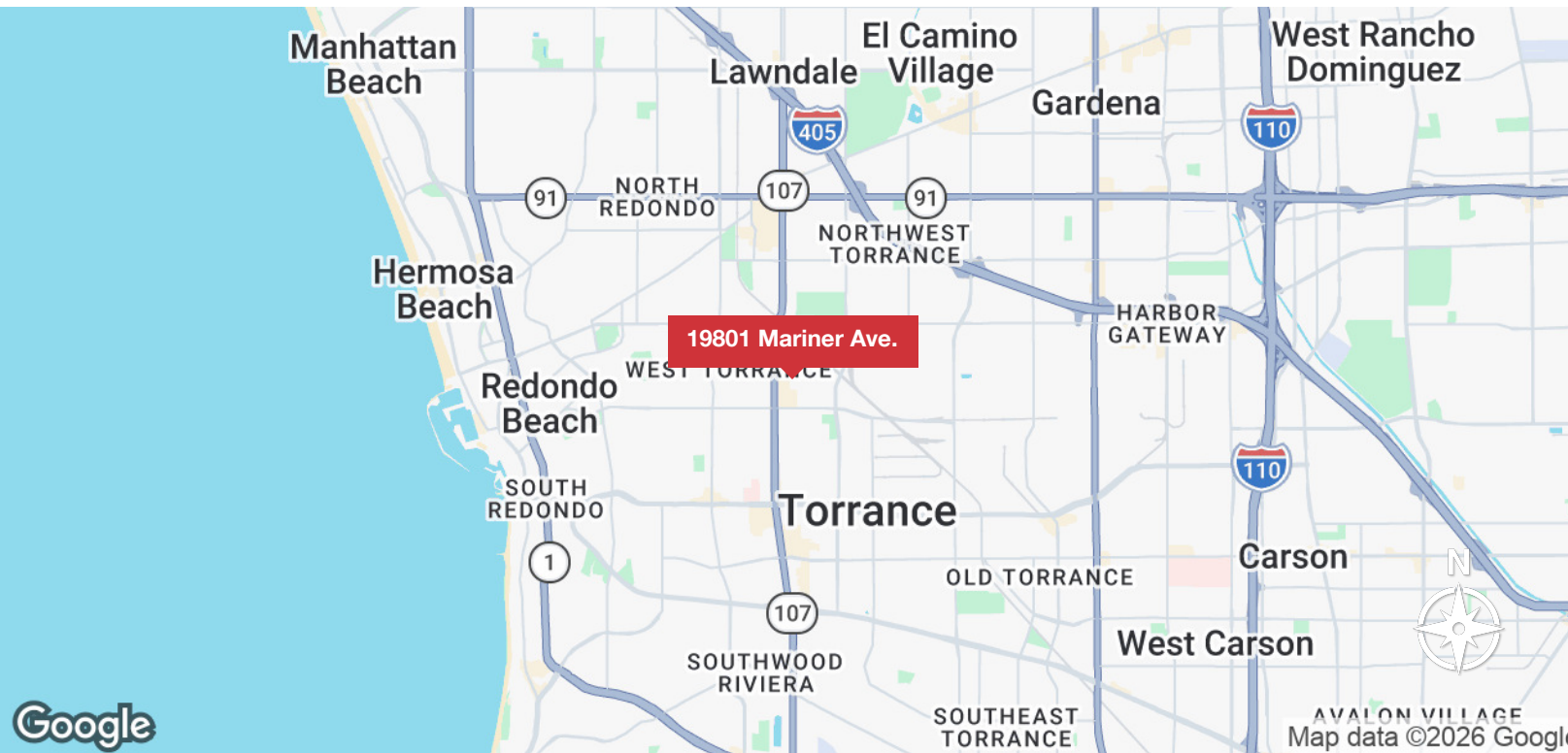
FOR LEASE



OFFICE BUILDING



13,790 SF



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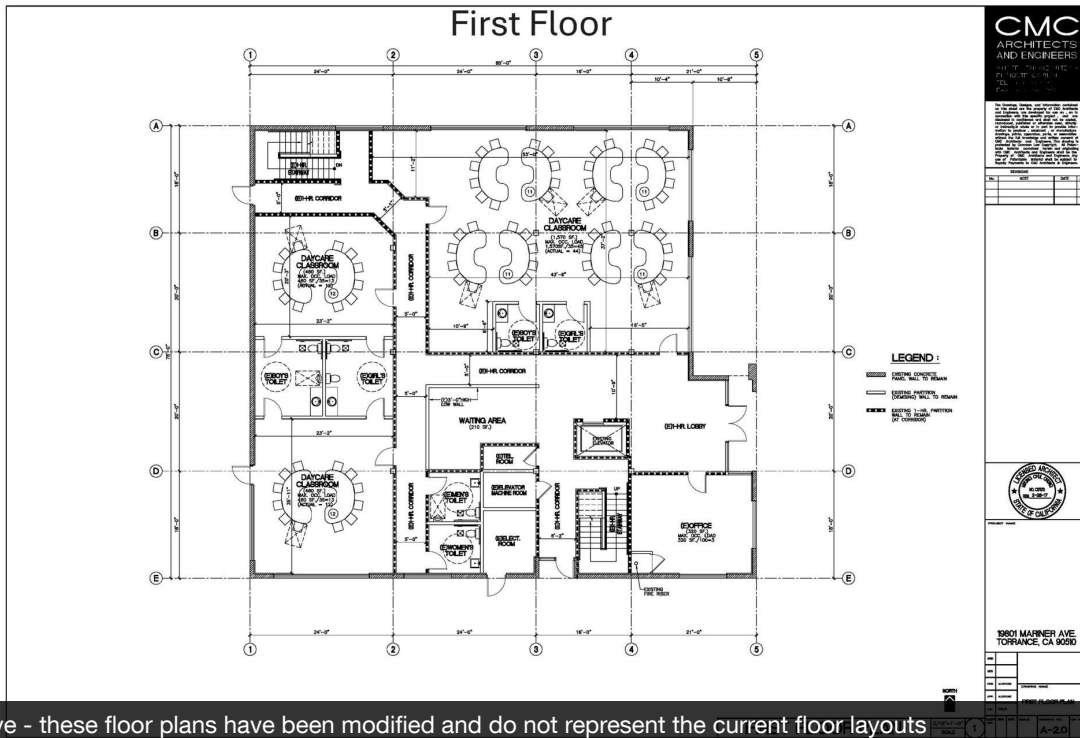
FOR LEASE



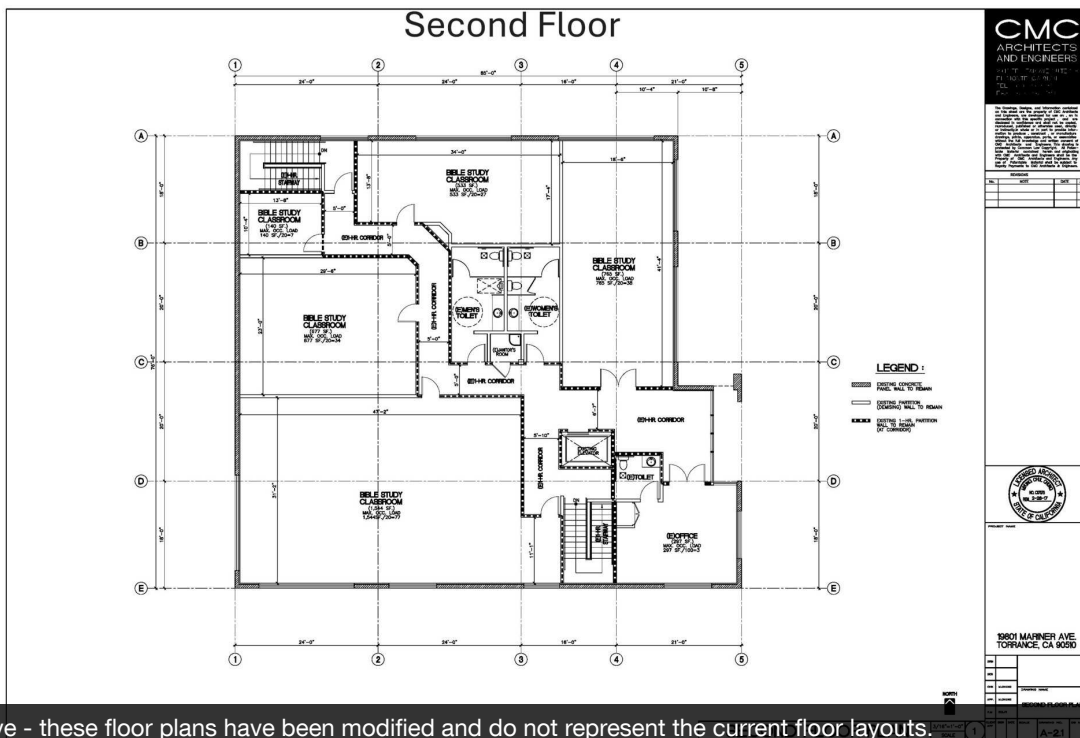
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Floor Plans are illustrative - these floor plans have been modified and do not represent the current floor layouts



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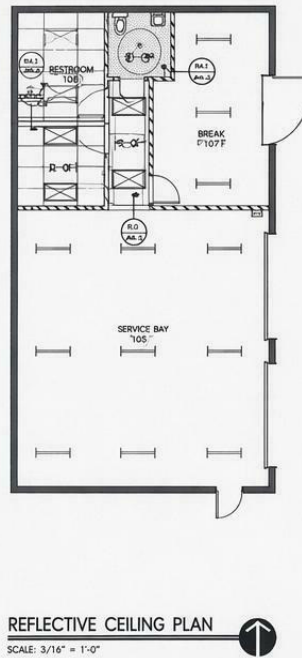
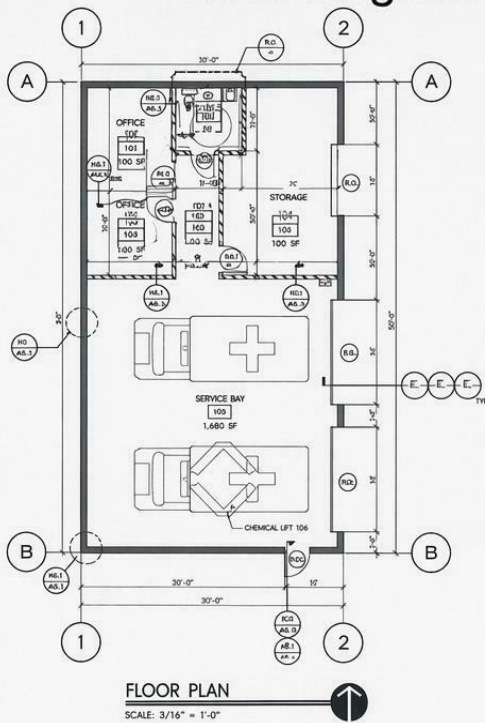
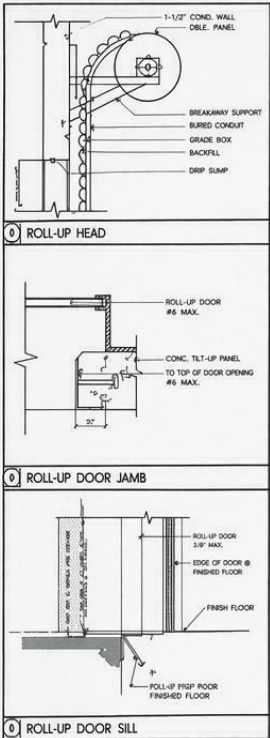


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Rear Single Story Building



SYMBOLS LEGEND

- RECESSED 2"x4" FLUORESCENT 2 LAMP LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- SURFACE WALL WASHER
- SURFACE INCANDESCENT LIGHT FIXTURE
- EMERGENCY/EXIT OR COMBO HEAD W/REMOTE LAMP FIXTURE
- EXIT SIGN
- 2x4x4 SUSPENDED ACOUSTICAL CEILING TILE AND GRID - 10'-0" A.F.F. (S.U.N.O.) (USE "1050" 4000 OR EQUAL, OR OWNER TO CONFIRM.)
- HARD CEILING - 10'-0" A.F.F. (S.U.N.O.) (USE "1050" 4000 DRIVALL® OR SIB® SHEETROCK SPAN OR EQUAL, AND PAINTED BY FINISH SCHEDULE)
- DRAFT STOP
- ROOM #
- OCCUPANCY GROUP
- EXIT CAPACITY
- DOOR #
- FIRE EXTINGUISHER MOUNTED ABOVE A.F.F.

WALL LEGEND

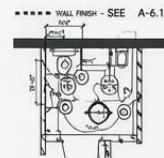
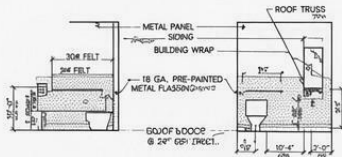
- CONCRETE PANEL
- EXISTING WALL
- INTERIOR CMU WALL
- LOW WALL
- NEW PARTITION - FROM FLOOR TO DECK AND CEILING SYSTEM

ALL PARTITIONS TO BE MOUNTED TIGHT TO DECK OR TO WALL AND CALKED.

PROVIDE FIRESTOP ACCESSORIES WHERE REQUIRED.

1. ROLLED SPACE PARTITIONS (TYP.)
2. BREAKAWAY SUPPORT, BUFFERS AND PLATE
3. GYPSUM BOARD ON METAL STUDS
4. GRADE 1 EXIT HARDWARE ON EXIT DOORS
5. SPRAY 1 KIT HORIZONTAL, GWB BAR
6. PAINTED HOLLOW METAL FRAME AT COVER
7. PAINT FINISHED HOLLOW METAL DOOR
8. PAINTED HOLLOW METAL D FRAME
9. PAINT FINISHED HOLLOW METAL DOOR

- ROLLED SPACE PARTITION FOR 3 BAY COMMERCIAL INTERIOR PACKAGES (TYP. AT OFFICE AREA)
- FLUSH INSULATED HOLLOW METAL DOOR
- DIARY GARNERED STAMPED
- SANITARY NAPKIN DISPENSER - S-96000D-S
- G.C. -
- PARTIAL GLASS IN TO IN FLUSH WALL SYSTEM



LUSARDI
CONSTRUCT COMPANY

D²
DESIGN/BUILD & DEVELOPMENT

1275 GARDEN PARKWAY
SUITE 200
SERRAVALLE, CA 94085
(925) 325-9800

REVISIONS

NO.	DATE	DESCRIPTION

GERBER AMBULANCE SERVICE, INC.
3981 ALEXANDER LANNER RD.
FORT WAYNE, IN 46870

DATE: _____
SCALE: 3/16" = 1'-0"
DRAWN: LAG
JOB: 20-2004

A-2.2

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