

2539 W 237th St - Unit G

Torrance, CA 90505

Broker Opinion of Value
& Marketing Proposal



MATTHEWS™

Property Overview

2539 W 237th St - Units G

City Torrance

State CA

Zip 90505

APN 7377-003-070

Units 2 (G & F)

RBA SF (per unit) ±2,600 SF

Monthly Rate **\$3,380 / Month**
\$1.30 / SF Gross

Lot AC ±1.78 AC

Zoning M1

Year Built 1979



Aerial Images

2539 W 237th St
Torrance, CA 90505



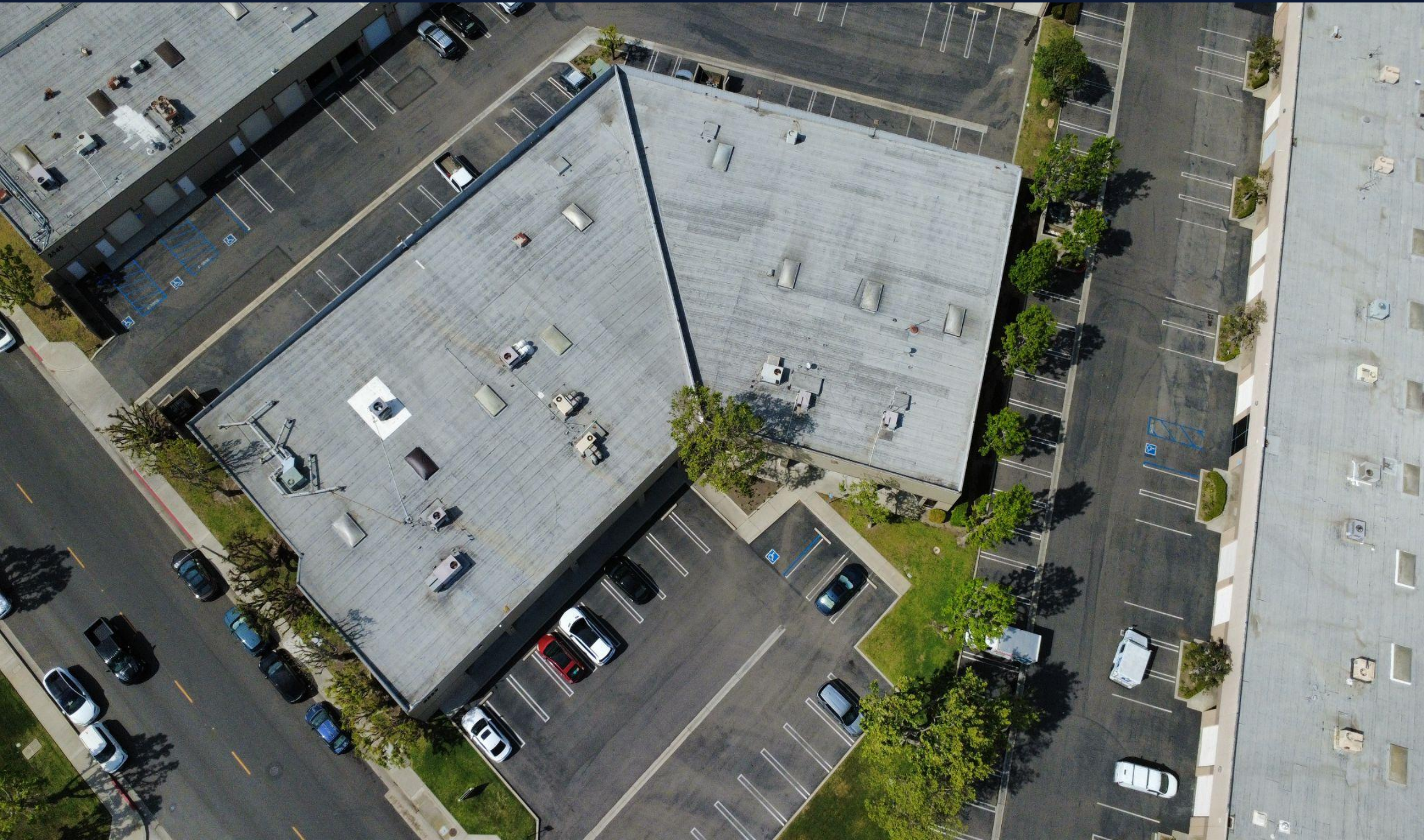
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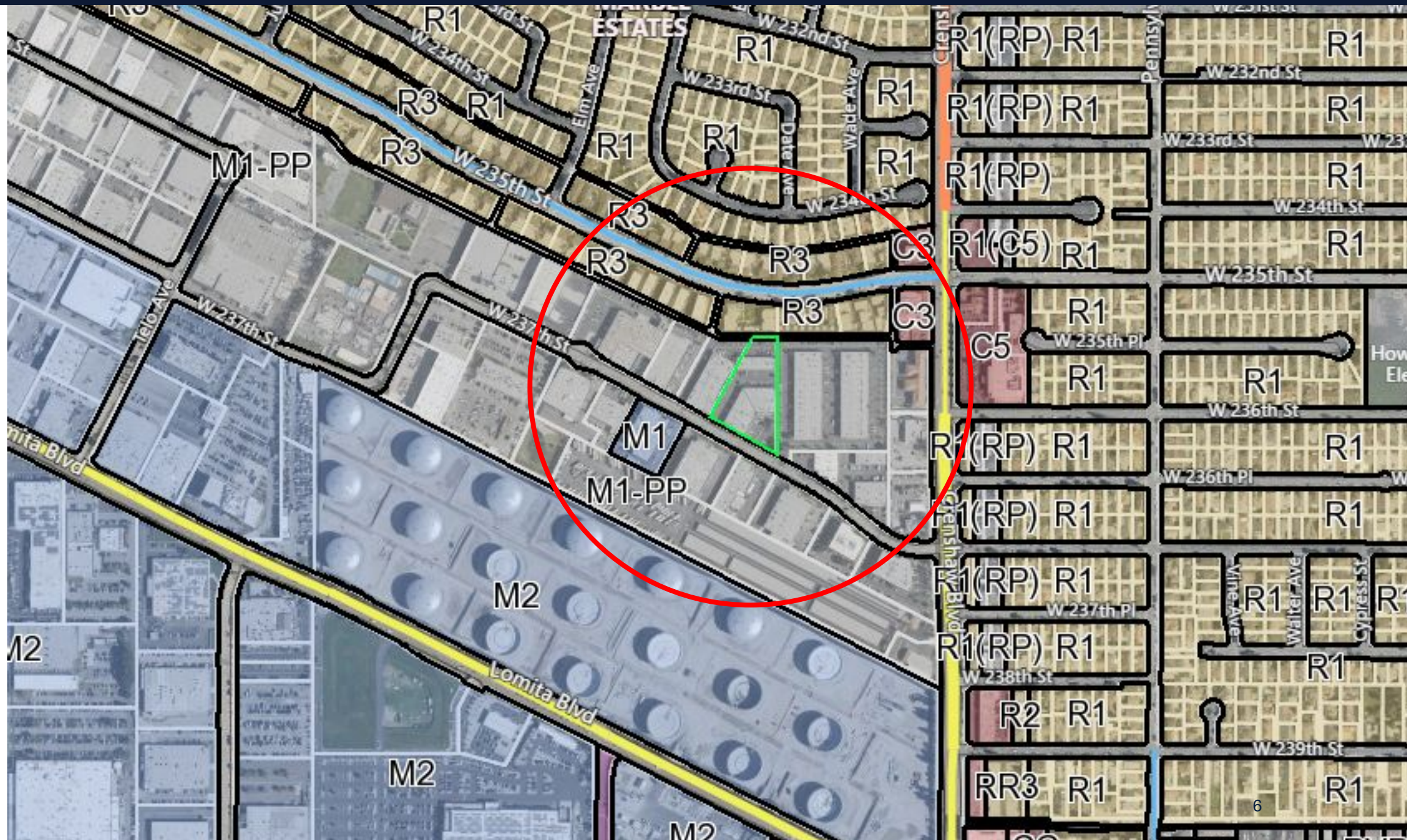


Aerial Images

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Zoning Map



Market Overview

2539 W 237th St
Torrance, CA 90505



Torrance, CA

Market Demographics



142,130
Total Population

\$116,217
Median HH Income

54,900
of Households

55.0%
Homeownership Rate

69,593
Employed Population

54.7%
% Bachelor's Degree

43.2
Median Age

\$1,070,000
Median Property Value

Local Market Overview

Torrance is a well-established city in the South Bay region of Los Angeles County, known for its strong residential base, high-quality schools, and diverse economic profile. Anchored by major employers in aerospace, manufacturing, retail, and healthcare, the city draws a highly educated and professionally active workforce.

With a median age of 43.2 and a homeownership rate of 55%, Torrance reflects a mature, stable community with substantial household wealth. The Del Amo Fashion Center—one of the largest malls in the US—anchors robust retail activity, while proximity to the 405 and 110 freeways provides regional connectivity.

The local economy benefits from a high concentration of Japanese-American residents and corporate presence, strong consumer spending power, and a well-maintained housing stock with a median property value exceeding \$1 million. Torrance presents opportunities for premium retail, professional services, and high-quality residential development.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	28,450	202,310	418,620
Current Year Estimate	28,940	207,480	428,950
2020 Census	29,810	214,600	443,200
Growth Current Year-Five-Year	-1.7%	-2.5%	-2.4%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	11,820	81,340	166,480
Current Year Estimate	12,050	83,210	170,250
2020 Census	12,380	85,640	175,100
Growth Current Year-Five-Year	-1.9%	-2.2%	-2.2%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$118,240	\$128,960	\$138,740

MATTHEWS™

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