

±14,743 SF OFFICE ACQUISITION OPPORTUNITY

23717

HAWTHORNE BLVD

23717 HAWTHORNE BLVD, TORRANCE, CA 90505

CBRE

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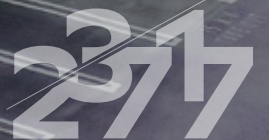
PARCEL/ZONING

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FLOOR PLANS

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MARKET OVERVIEW



HAWTHORNE BLVD

CBRE is pleased to present the opportunity to acquire 23717 Hawthorne Blvd, a ± 14,743 SF office building. The 3 story structure sits on a ± 25,106 SF parcel on Hawthorne Blvd. The unique standalone nature and desirable location of the property lends itself well to a local owner-user or investor. There is also ample on-site surface parking at the site. This is a rare opportunity due to the lack of well-located, freestanding office buildings in the South Bay.

23717 HAWTHORNE BLVD, TORRANCE CA 90505

# 1 executive summary

## PROPERTY OVERVIEW



**Address:**

23717 Hawthorne Blvd,  
Torrance CA 90505



**Submarket:**

Central Torrance



**Building Area:**

± 14,743 SF



**Land Area:**

± 25,106 SF



**Year Built:**

1975



**Stories:**

3



**Parking:**

44 Stalls / 3/1,000 SF



**Elevators:**

1



**Purchase Price:**

\$4,190,000





23717 HAWTHORNE BLVD, TORRANCE CA 90505

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parcel/zoning

PARCEL MAP



OCEAN AVE

23717  
HAWTHORNE BLVD

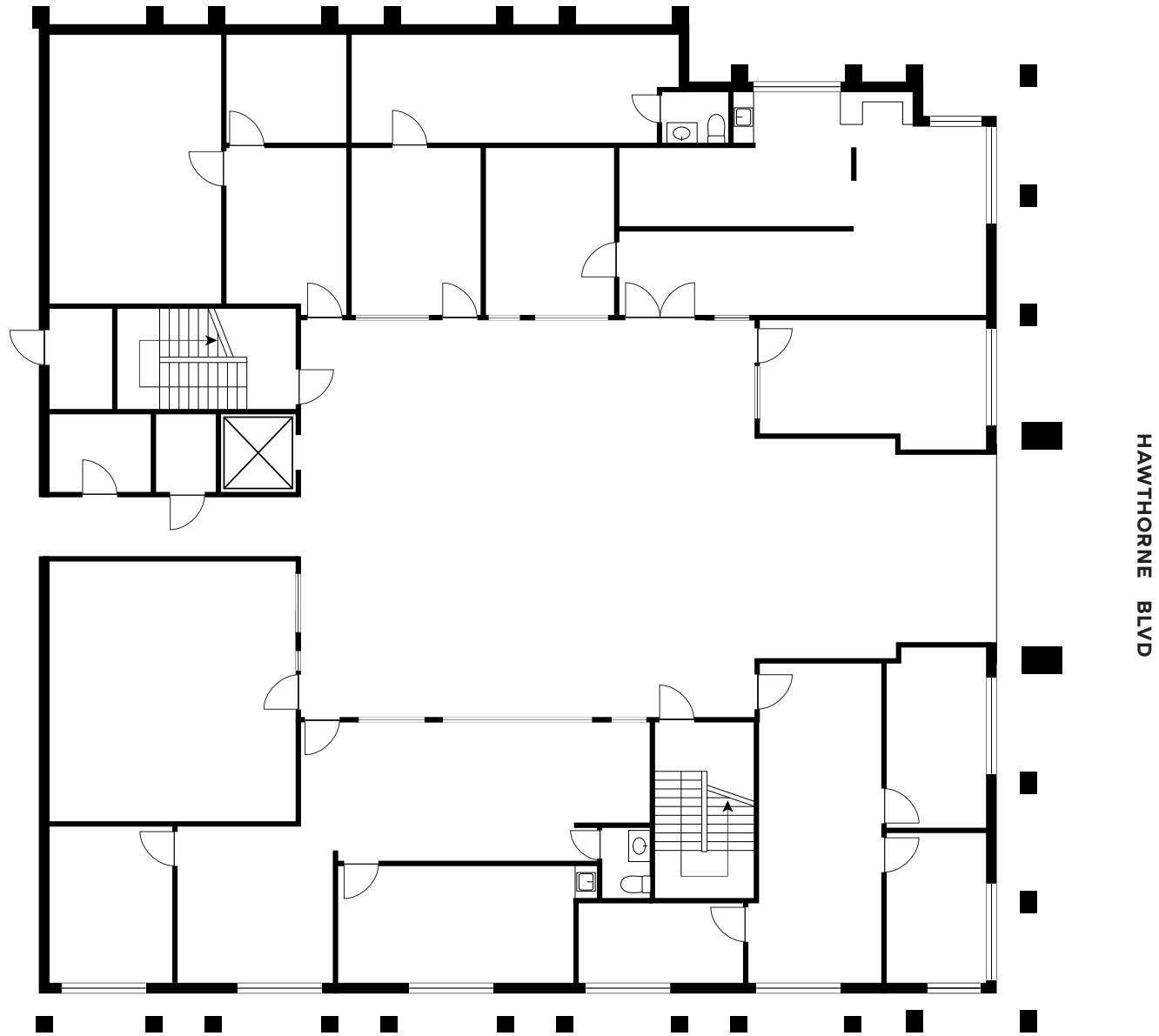




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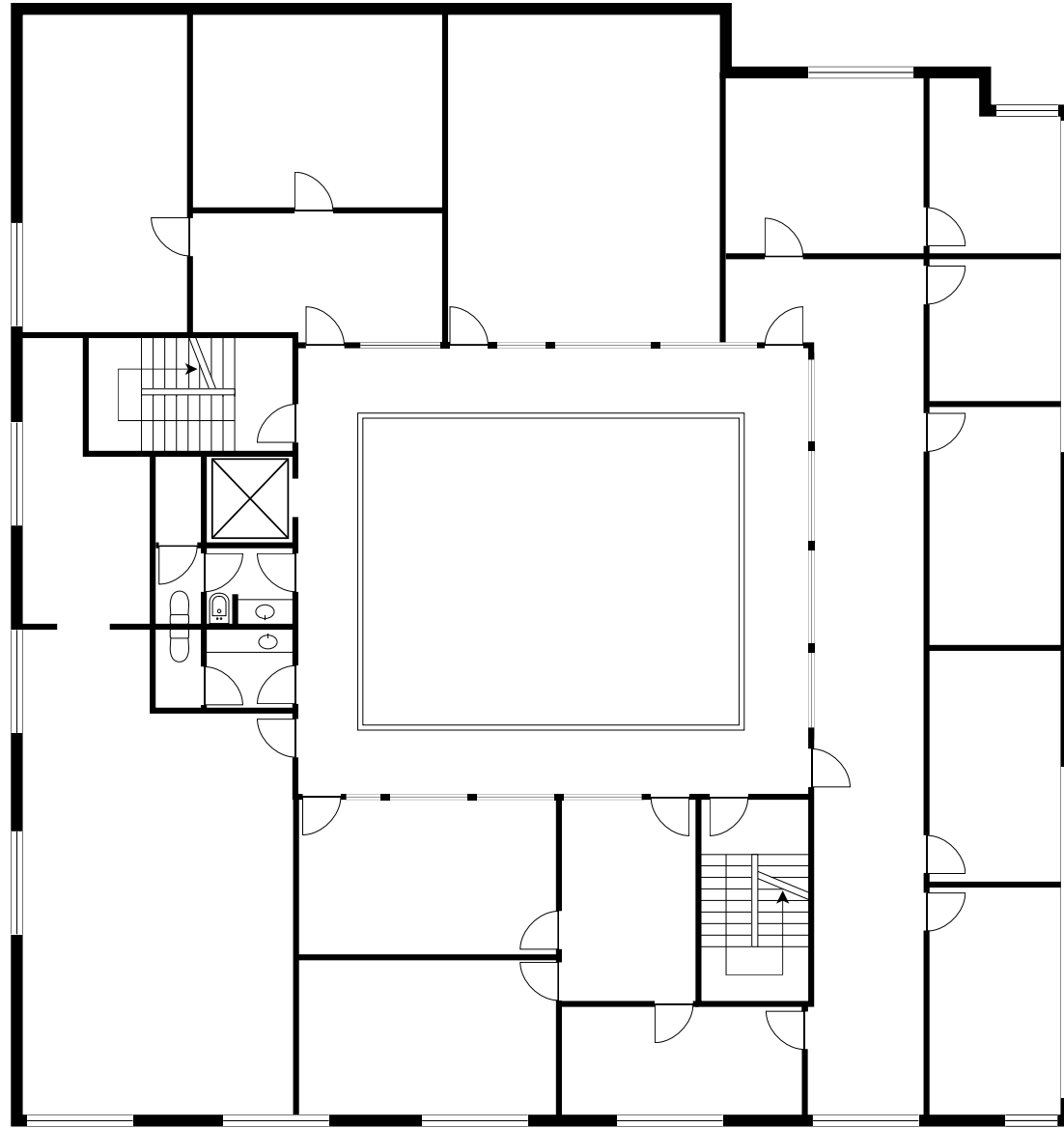
floor plans

1ST FLOOR



*\*Buyer to independently verify floor plan accuracy*

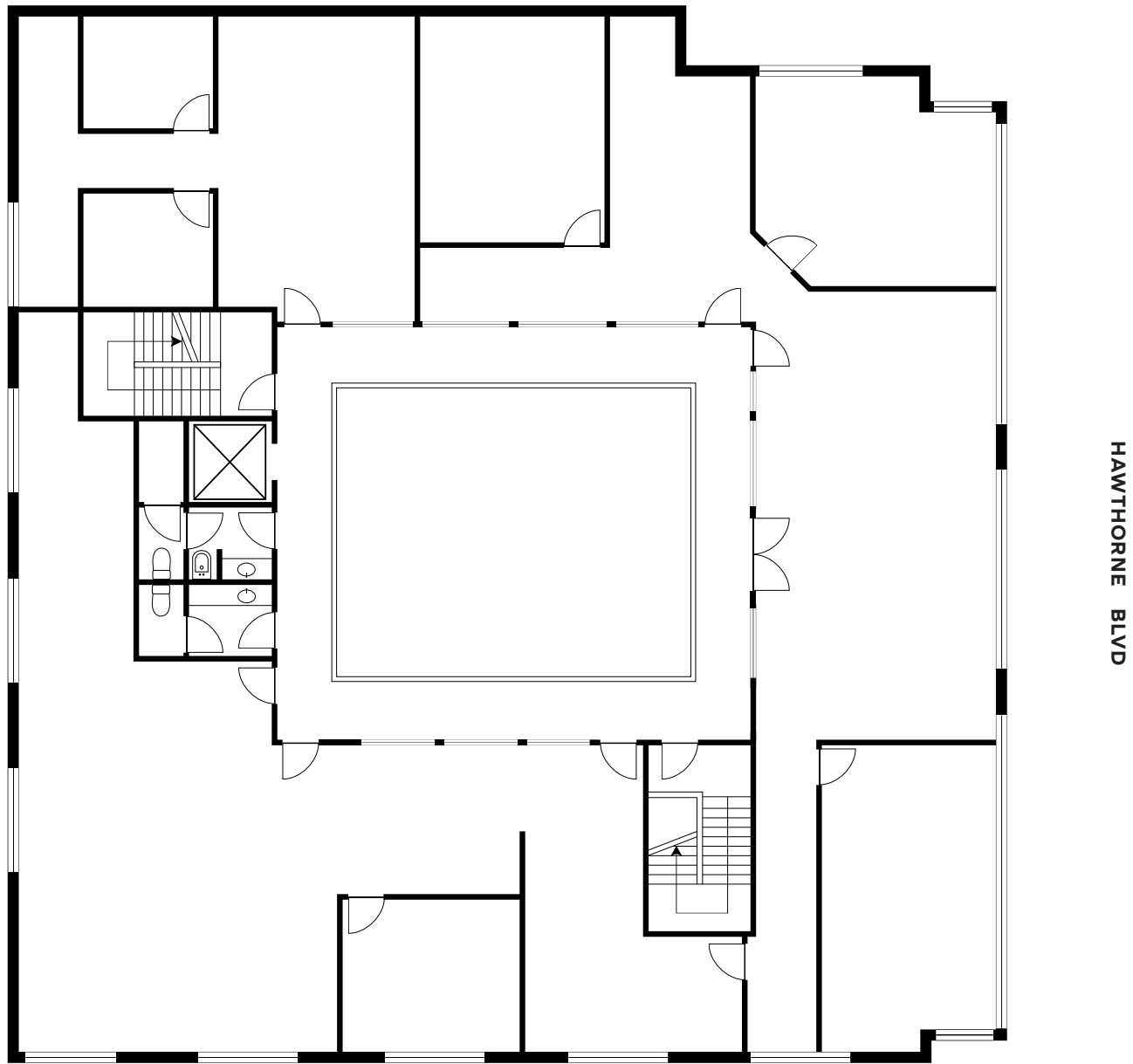
2ND FLOOR



HAWTHORNE BLVD

*\*Buyer to independently verify floor plan accuracy*

3RD FLOOR



*\*Buyer to independently verify floor plan accuracy*

# INTERIOR PHOTOS





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# market overview

## MARKET OVERVIEW / DEMOGRAPHICS

The City of Torrance, one of the South Bay’s premier beach communities, is the eighth largest city in Los Angeles County. It has been described as “the city with a hometown feel.” Torrance covers roughly 21 square miles (12,312 acres) and is situated in south western Los Angeles County, bounded by the Pacific Ocean on the west. Torrance has 1.5 miles of lifeguard-patrolled beach, bath-house facilities and public parking. It also has 550 miles of sidewalks. Incorporated in 1921, the population of Torrance is 146,860 with a peak daytime population that grows to 250,000 or more. Torrance is the eighth largest city in Los Angeles County and the 33rd largest city in California. Torrance enjoys a pleasant year-round climate with warm temperatures, sea breezes, low humidity and an average rainfall of 12.55 inches per year. The City has 90,000 street trees. The City of Torrance has a Class 1 rated Fire Department with 159 sworn fire employees and six fire stations. The Police Department includes 241 sworn police employees, one main police station, one police substation and three police community centers. Torrance is proud to serve the community with a robust Public Library system that includes six libraries. The City also has 46 Park and Recreation facilities, offering a range of activities and amenities.

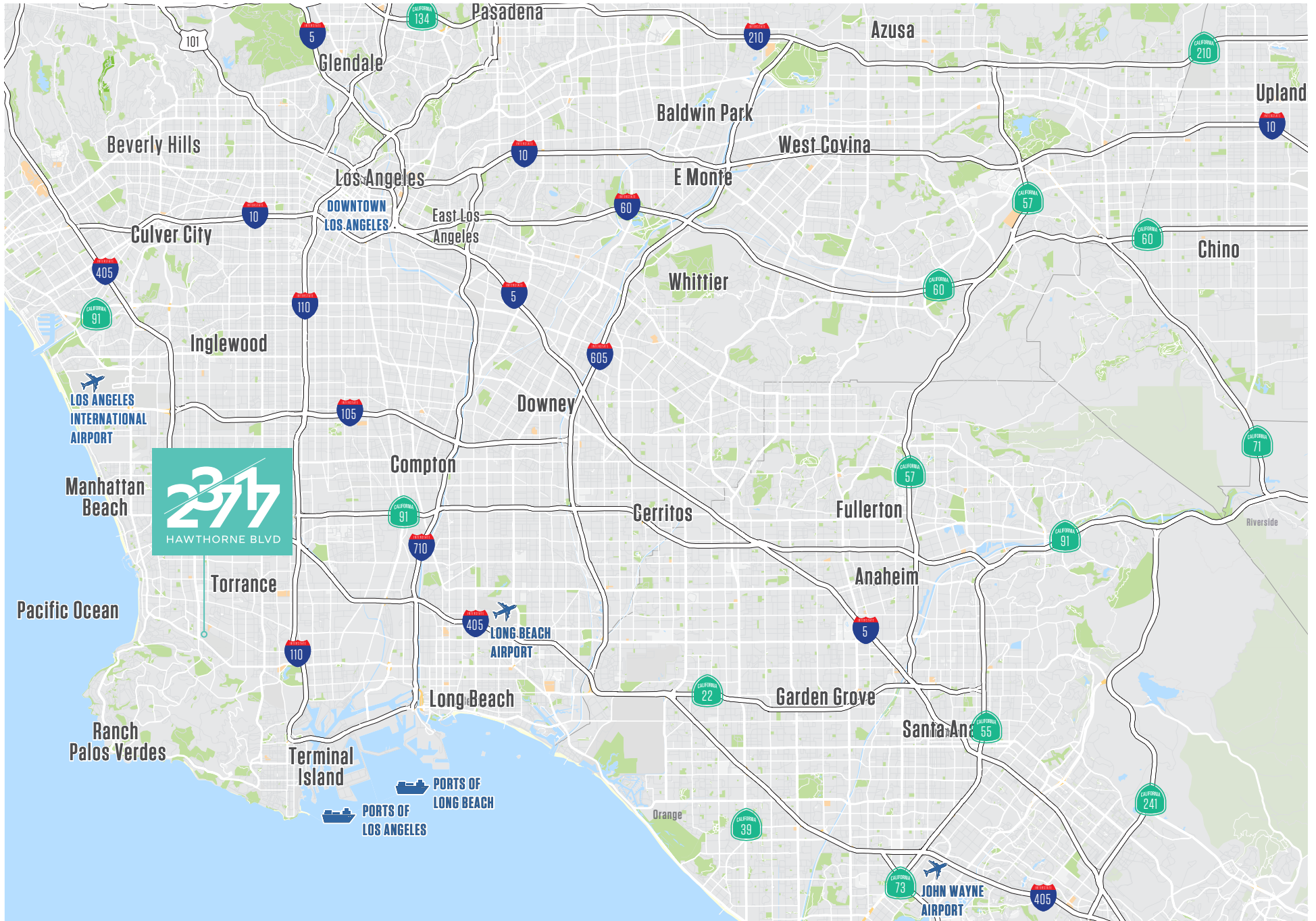
STRONG ECONOMIC BASE	
Numerous high-tech and aerospace businesses	Near many Fortune 500 companies
Central to major employment generators such as LAX and The Ports of Los Angeles and Long Beach	
SUPERB AREA DEMOGRAPHICS	
<b>63.9%</b> holds a college degree or higher	<b>54.5%</b> owner-occupied households
Average annual household income <b>\$ 145,568</b>	Average value of single-family home <b>\$896,763</b>
2022 population <b>146,425</b>	



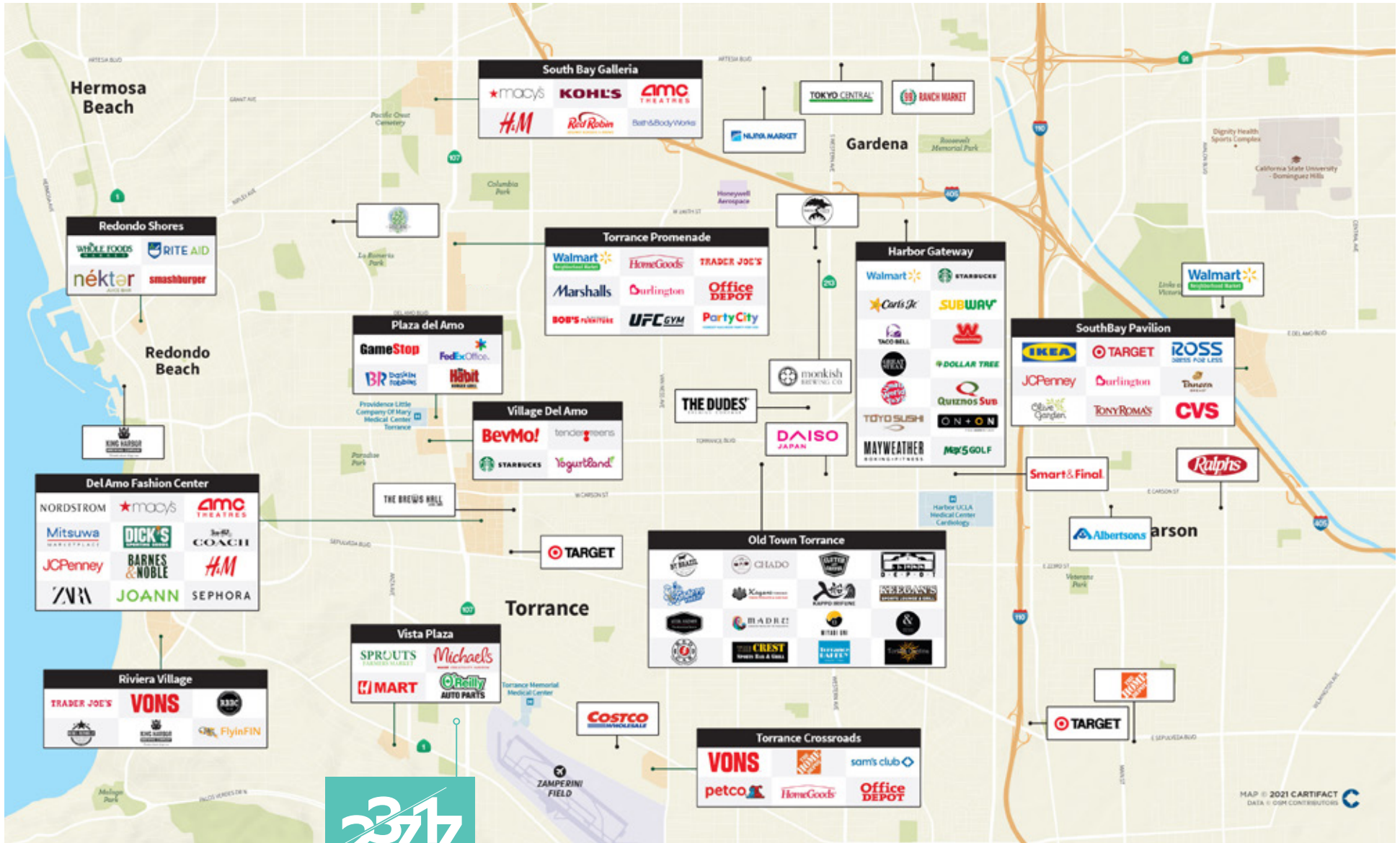


District	Building Count	NRA (SF)	Direct Availability (%)	Net Absorption (SF)	Asking Rate (FSG)	Direct Vacancy (%)	Direct Vacancy (SF)
190th Corridor	37	3,269,812	14.7%	(12,626)	\$2.8	10.5%	343,214
Beach Cities	13	1,049,104	11.25%	1,111	\$3.46	10.4%	108,588
Downtown Long Beach	22	3,937,156	28.67%	(21,686)	\$2.62	25.9%	1,021,048
El Segundo	86	12,264,388	19.12%	(48,549)	\$4.30	15.0%	1,834,411
Joint Geographic Location	12	1,029,797	21.42%	(81,438)	\$2.61	18.9%	194,551
LAX	12	2,996,429	35.21%	4,567	\$2.48	33.9%	1,014,795
Suburban Long Beach	49	4,282,535	26%	(118,442)	\$2.56	21.5%	918,806
Palos Verdes	7	261,148	7.15%	1,477	\$2.51	4.4%	11,439
<b>Torrance</b>	<b>62</b>	<b>3,583,973</b>	<b>18.8%</b>	<b>(2,242)</b>	<b>\$3.03</b>	<b>14.6%</b>	<b>524,551</b>
<b>South Bay Total</b>	<b>301</b>	<b>32,656,342</b>	<b>22.25%</b>	<b>(277,828)</b>	<b>\$3.19</b>	<b>18.3%</b>	<b>5,971,403</b>

# GENERAL AREA MAP



# AMENITY MAP



# 23717

HAWTHORNE BLVD

**Bob Healey**

Senior Vice President

Lic. 01021735

T: +1 310 363 4970

bob.healey@cbre.com

**Brad Chelf**

Senior Vice President

Lic. 00874364

T: +1 310 550 2582

brad.chelf@cbre.com

**John Lane**

Senior Vice President

Lic. 01894667

T: +1 310 363 4947

john.lane@cbre.com

**Taylor Watson**

Senior Associate

Lic. 01958238

T: +1 310 550 2624

taylor.watson@cbre.com

**Richard Melbye**

Senior Associate

Lic. 02052010

T: +1 310 363 4831

richard.melbye@cbre.com

**Chris Taverner**

Associate

Lic. 02084449

T: +1 310 550 2545

chris.taverner@cbre.com

**CBRE**

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