

# 1645 W Sepulveda Blvd

Torrance, CA 90501-5125 | Los Angeles County | LA South Market

5,299 SF Class C Office - General Bldg with 5,299 SF

For Sale at \$1,400,000 (\$264.20 PSF)



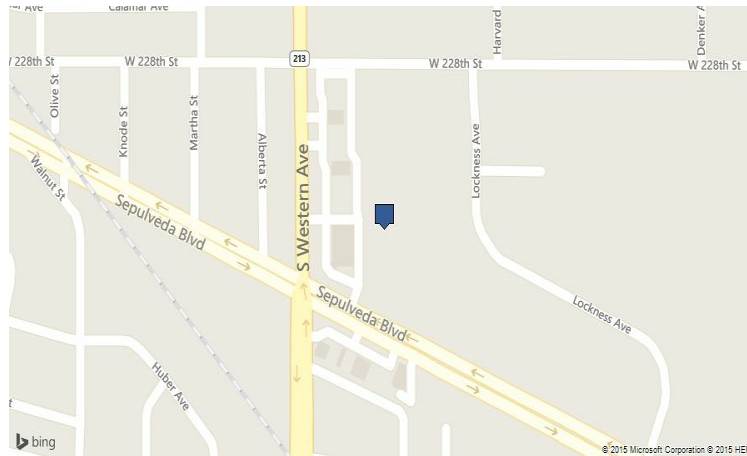
**\*Investment Opportunity\*** Street frontage. Just off major power intersection. Verify attractive modern design, large windows, ample parking, convenient ingress and egress, very accessible to freeways. Central South Bay location. Walgreen's adjacent. Major power retail corner, national retailers are abundant on this particular corner. This property is relatively stand-alone and very easy to access without the parking competition of strip centers.

Property Type: **Ofc**  
Building Size: **5,299**  
Year Built: **1966**  
Land Area: --  
Parking Ratio: **1.88 /1000 SF**

Total Available: **5,299 SF**  
Asking Rate: --  
Sale Price: **\$1,400,000**

Building Class: **C**  
Core Factor:  
Stories: **1**  
Typical Floor:  
% Occupied: **100%**

Zoning Class: **Office**  
Zoning Code: **LAM2**  
Land SF: --  
Parking Spaces: **10**  
Tenancy: **Single-Tenant**  
Cross Streets: **NE/W Sepulveda Blvd/S Western Ave**  
Parcel Number: **7347017024**



Recorded Owner:

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Sales Rep: **Global Commercial Real Estate / Chad Brownell (213) 221-1293 / Frank Lahijani (213) 221-1292 / Yan Tkach (213) 221-1298**

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## Image Catalog

Building Photo



Building Photo



## Building Comments

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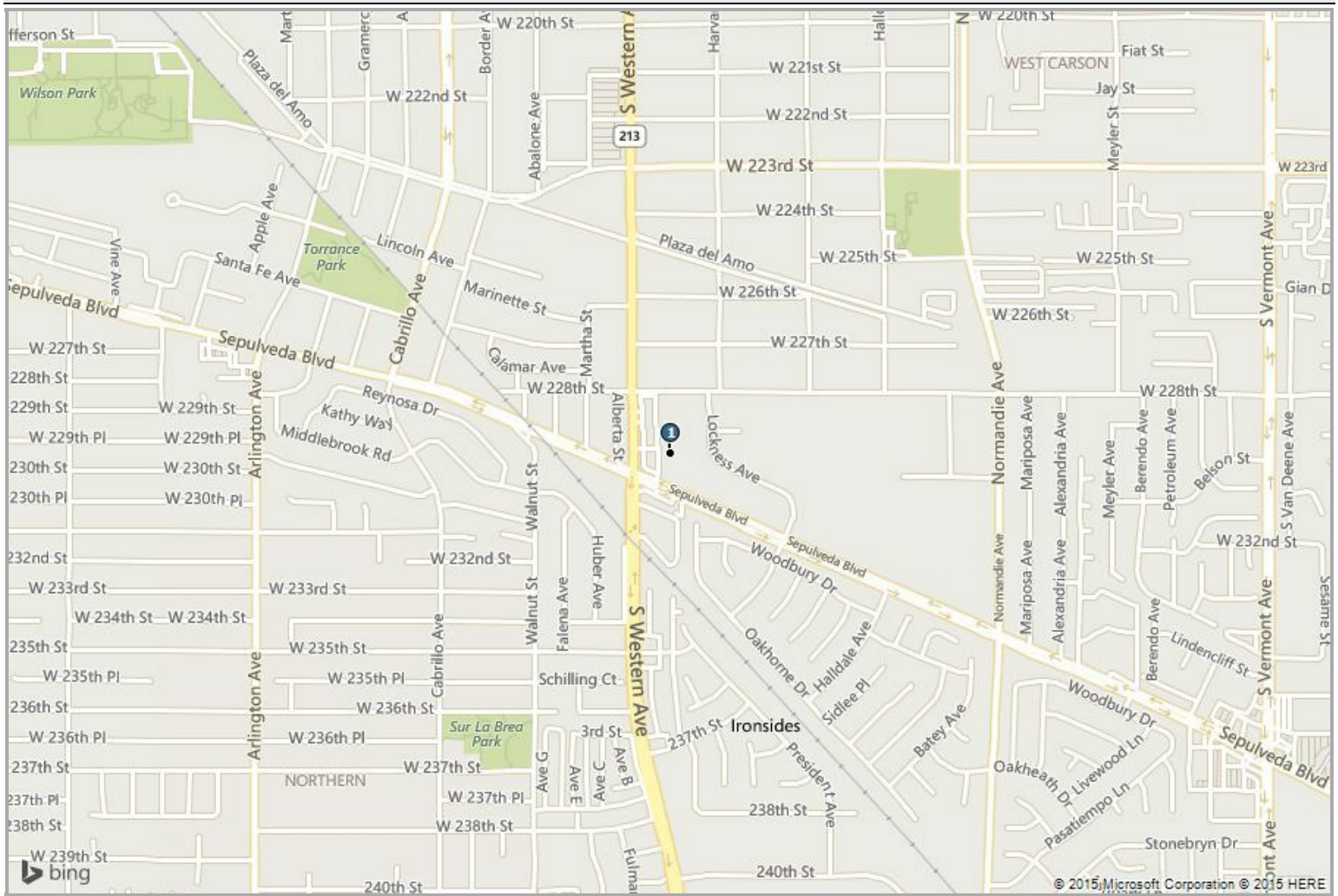
## Contents Summary

1 1645 W Sepulveda Blvd, Torrance, CA 90501-5125

5,299 SF Avail

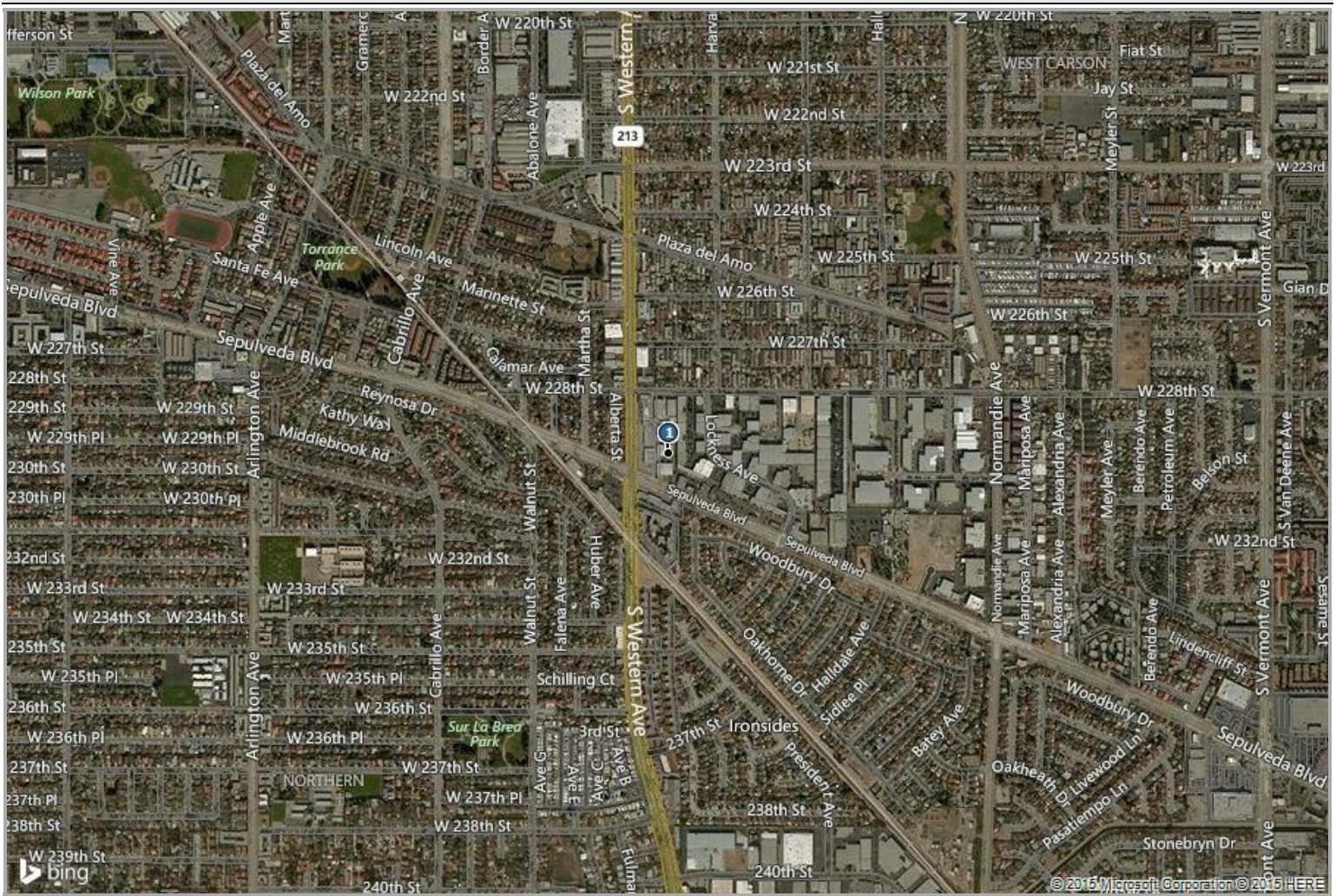
\$1,400,000

# Road Map



Address	City, State Zip	Number on report
① 1645 W Sepulveda Blvd	Torrance, CA 90501-5125	1

# Aerial Map



Address	City, State Zip	Number on report
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