



OFFERING MEMORANDUM

# 18731 CRENSHAW BLVD

18731 Crenshaw Blvd, Torrance, CA 90504

**Marcus & Millichap**

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Activity ID #ZAH0130038

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18731 CRENSHAW BLVD

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**Marcus & Millichap**

18731 CRENSHAW BLVD

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# OFFERING SUMMARY

18731 CRENSHAW BLVD



Listing Price  
**\$1,550,000**



Pro Forma Cap Rate  
**10.07%**



# of Suites  
**3**

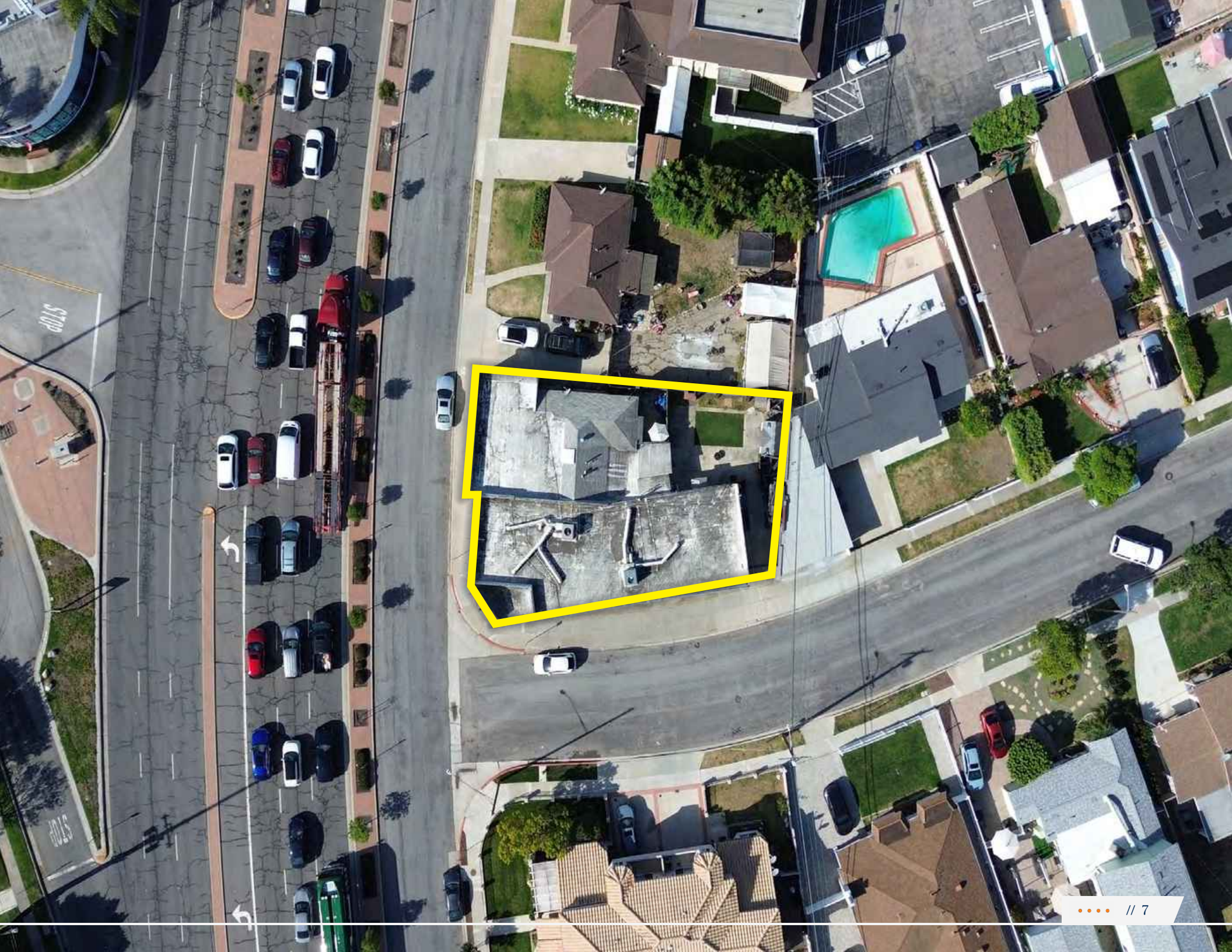
## FINANCIAL

Listing Price	\$1,550,000
Down Payment	100% / \$1,550,000
NOI	\$52,137
Cap Rate	3.36%
Pro Forma Cap Rate	10.07%
Price/SF	\$338.50

## OPERATIONAL

Gross SF	4,579 SF
Rentable SF	4,579 SF
# of Suites	3
Lot Size	0.16 Acres (7,071 SF)
Occupancy	87%
Year Built	1951





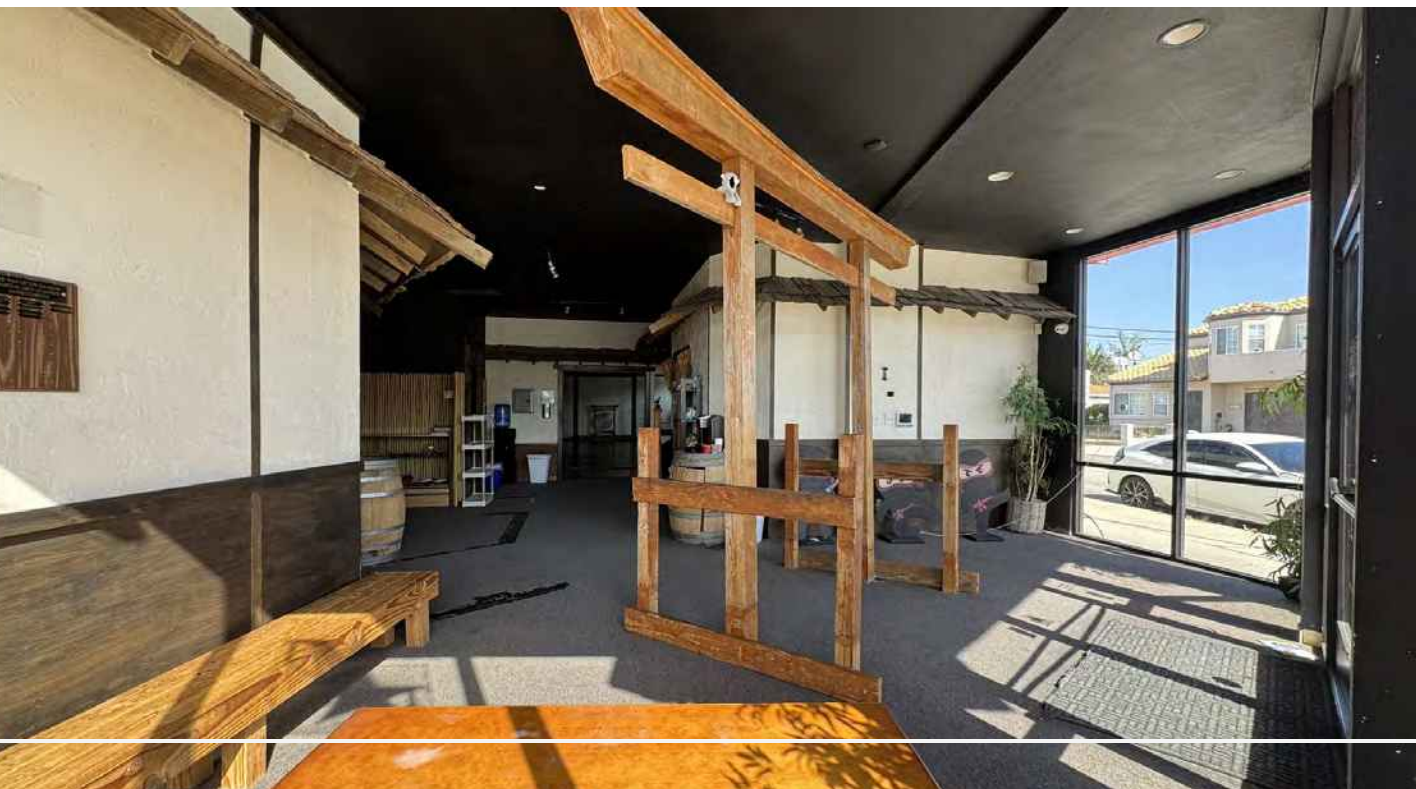












# 18731 CRENSHAW BLVD

18731 Crenshaw Blvd, Torrance, CA 90504

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## INVESTMENT HIGHLIGHTS

Prime Crenshaw Blvd retail frontage in Torrance with strong daily traffic, excellent visibility, and close proximity to major South Bay corridors and dense residential neighborhoods.


Multi-tenant retail opportunity offering stable income potential, a flexible tenant mix, and long-term upside through rent growth, lease-up, or repositioning in a proven retail market.

The property includes 579 square feet of vacant office space, providing immediate lease up potential and an opportunity to increase occupancy and cash flow.

Strategically located South Bay asset near major employers, schools, and established residential communities, providing durable tenant demand and consistent customer traffic. Minutes from the 405, 91, and 110 Freeways, offering excellent regional connectivity and convenient access for employees, customers, and commuters throughout Los Angeles County.

Benefiting from a strong daytime workforce driven by the South Bay's aerospace, healthcare, logistics, and technology sectors.

Presents significant upside potential for investors through future rent growth and value-add opportunities, while also offering a rare owner-user opportunity to potentially occupy the entire property over time in one of the South Bay's most established commercial corridors.



# 01

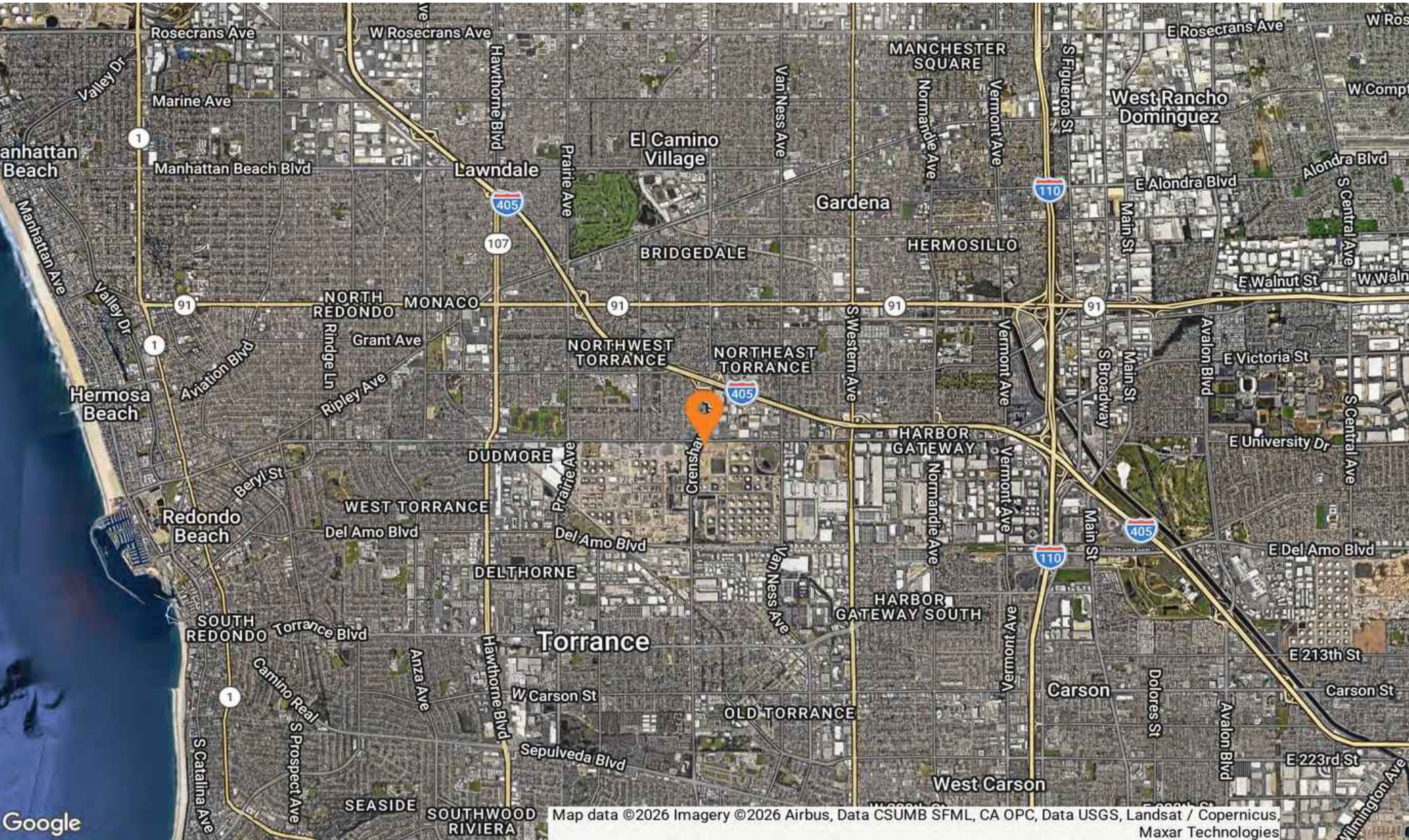


# PROPERTY MAPS

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# 18731 CRENSHAW BLVD





# 18731 CRENSHAW BLVD



SECTION 2

02

# FINANCIAL ANALYSIS

Financials

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# 18731 CRENSHAW BLVD

## FINANCIALS

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES EXP.	Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	MARKET RENT RENT PER SQ. FT.	MARKET RENT
The Way of the Shadow	1	3,000	65.5%	MTM	\$1.11	\$3,340	\$40,080	Jan-2027	\$3,390	MG	\$3.49	\$10,470
Vacant Office	2	579	12.6%	MTM	\$2.59	\$1,500	\$18,000	-	-	MG	\$2.59	\$1,500
3 Bed/1 Bath Residential	3	1,000	21.8%	MTM	\$1.60	\$1,595	\$19,140	-	-	MG	\$3.25	\$3,250
Total		4,579			\$1.41	\$6,435	\$77,220					\$15,220
Occupied Tenants 2			Occupied GLA 87%			Unoccupied GLA 13%						

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## FINANCIALS

### OPERATING STATEMENT

INCOME	Current		PER SF	Pro Forma		PER SF
<b>Rental Income</b>						
Base Rental Revenue	182,640		39.89	182,640		39.89
Loss To Lease	105,420	57.7%	23.02	0	0.0%	0.00
General Vacancy				(1,500)		
Scheduled Base Rental Income	77,220		16.86	181,140		39.56
Effective Gross Revenue	\$77,220		\$16.86	\$181,140		\$39.56
<b>OPERATING EXPENSES</b>	<b>Current</b>		<b>PER SF</b>	<b>Pro Forma</b>		<b>PER SF</b>
Utilities	1,400		0.31	1,400		0.31
Insurance	5,600		1.22	5,600		1.22
Real Estate Taxes	18,083		3.95	18,083		3.95
Total Expenses	\$25,083		\$5.48	\$25,083		\$5.48
Expenses as % of EGR	32.5%			13.8%		
Net Operating Income	\$52,137		\$11.39	\$156,057		\$34.08
Return On Equity	3.36%			10.07%		

### NOTES TO OPERATING STATEMENT

[1] Real Estate Taxes per Los Angeles County Tax Collector. Pro Forma taxes calculated using 1.10333% of value + \$982

# 18731 CRENSHAW BLVD

## FINANCIALS

### PRICING DETAILS

SUMMARY	
Price	\$1,550,000
Down Payment	All Cash
Number of Suites	3
Price Per SqFt	\$338.50
Gross Leasable Area (GLA)	4,579 SF
Lot Size	0.16 Acres
Year Built/Renovated	1951
Occupancy	100%

RETURNS	Current	Pro Forma
CAP Rate	3.36%	10.07%

OPERATING DATA			
INCOME		Current	Pro Forma
Base Rental Income		\$182,640	\$182,640
Loss to Lease		\$105,420	\$0
General Vacancy		\$0	(\$1,500)
Effective Gross Revenue		\$77,220	\$181,140
Less: Operating Expenses	32.5%	(\$25,083)	13.8% (\$25,083)
Net Operating Income		\$52,137	\$156,057
Cash Flow		\$52,137	\$156,057
Total Return	3.36%	\$52,137	10.10% \$156,057

OPERATING EXPENSES	Current	Pro Forma
Utilities	\$1,400	\$1,400
Insurance	\$5,600	\$5,600
Real Estate Taxes	\$18,083	\$18,083
Total Expenses	\$25,083	\$25,083
Expenses/SF	\$5.48	\$5.48

SECTION 3

# 03

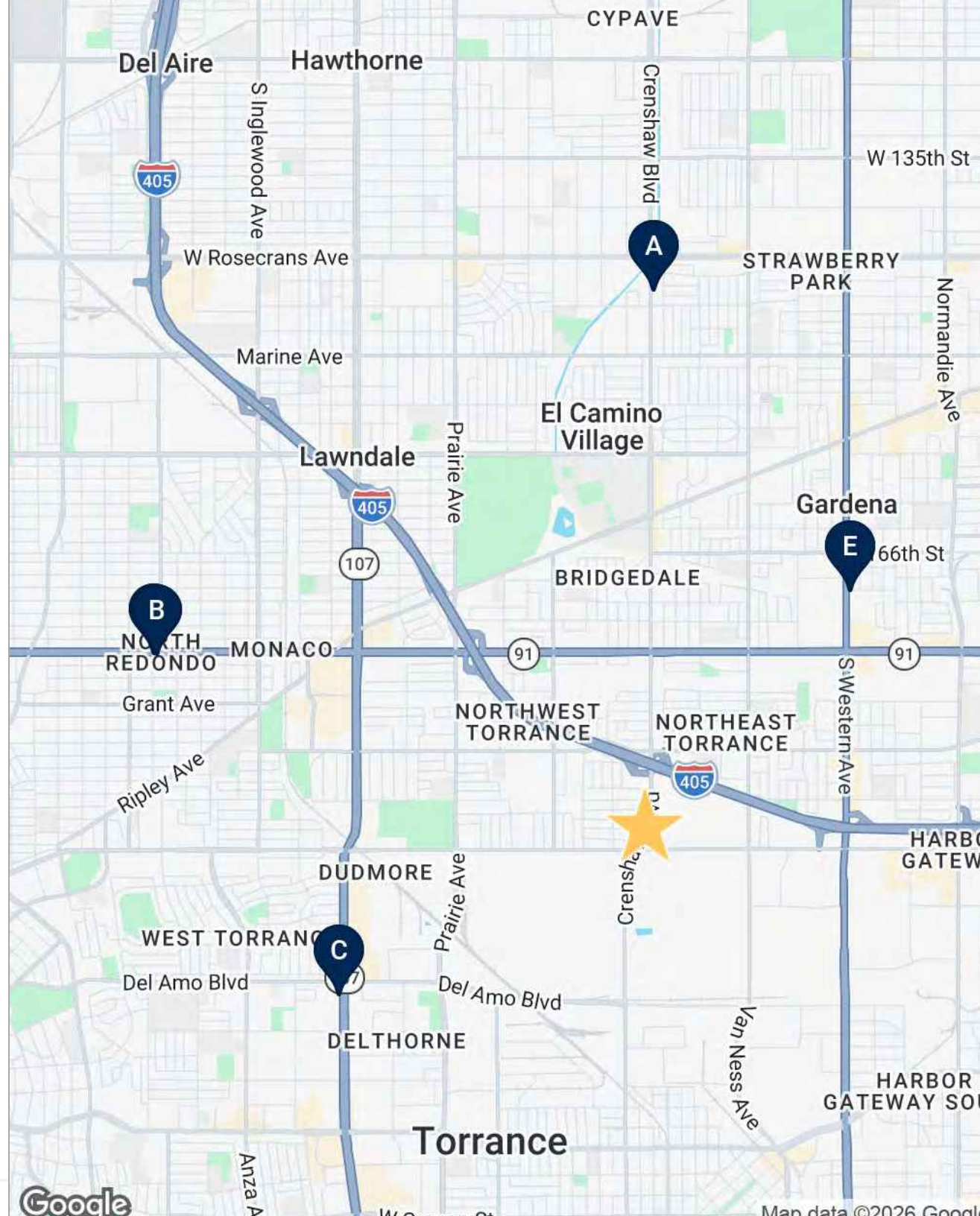
## SALE COMPARABLES

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# 18731 CRENSHAW BLVD

## SALE COMPS MAP

- ★ 18731 Crenshaw Blvd
- A 14526 Crenshaw Blvd
- B 2302 Artesia Blvd
- C 20333 Hawthorne Blvd
- D 2300 Artesia Blvd
- E 16944 S Western Ave



# 18731 CRENSHAW BLVD



## 18731 Crenshaw Blvd

18731 Crenshaw Blvd, Torrance, CA 90504

Listing Price:	\$1,550,000	Gross SF:	4,579 SF
Down Payment:	100% / \$1,550,000	Price/SF:	\$338.50
Property Type:	Retail	NOI:	\$52,137
Occupancy:	87%	Year Built:	1951
Lot Size:	0.16 Acres	COE:	On Market
Income:	\$77,220	Cap Rate:	3.36%
Expenses:	\$25,083	Number Of Suites:	3
Expenses/SF	\$5.48	Price/Suite:	\$516,667



## 14526 Crenshaw Blvd

14526 Crenshaw Blvd, Gardena, CA 90249

Sale Price:	\$1,250,000	Gross SF:	3,900 SF
Price/SF:	\$320.51	Property Type:	Retail
Year Built:	1954	Lot Size:	0.18 Acres
COE:	12/17/2025	Number Of Suites:	1

# 18731 CRENSHAW BLVD



**B** 2302 Artesia Blvd  
2302 Artesia Blvd, Redondo Beach, CA 90278

Sale Price:	\$1,694,000	Gross SF:	3,500 SF
Price/SF:	\$484.00	Property Type:	Retail
Year Built:	1963	Lot Size:	0.32 Acres
COE:	11/10/2025	Number Of Suites:	2



**C** 20333 Hawthorne Blvd  
20333 Hawthorne Blvd, Torrance, CA 90503

Sale Price:	\$2,200,000	Gross SF:	3,744 SF
Price/SF:	\$587.61	Property Type:	Retail
Year Built:	1967	Lot Size:	0.25 Acres
COE:	08/06/2025	Number Of Suites:	1
Days On Market:	146		

# 18731 CRENSHAW BLVD



**D 2300 Artesia Blvd**  
2300 Artesia Blvd, Redondo Beach, CA 90278

Sale Price:	\$2,250,000	Gross SF:	3,460 SF
Price/SF:	\$650.29	Property Type:	Retail
Year Built /	1941 / 2013	Lot Size:	0.15 Acres
COE:	06/02/2025	Number Of Suites:	4









**E 16944 S Western Ave**  
16944 S Western Ave, Gardena, CA 90247

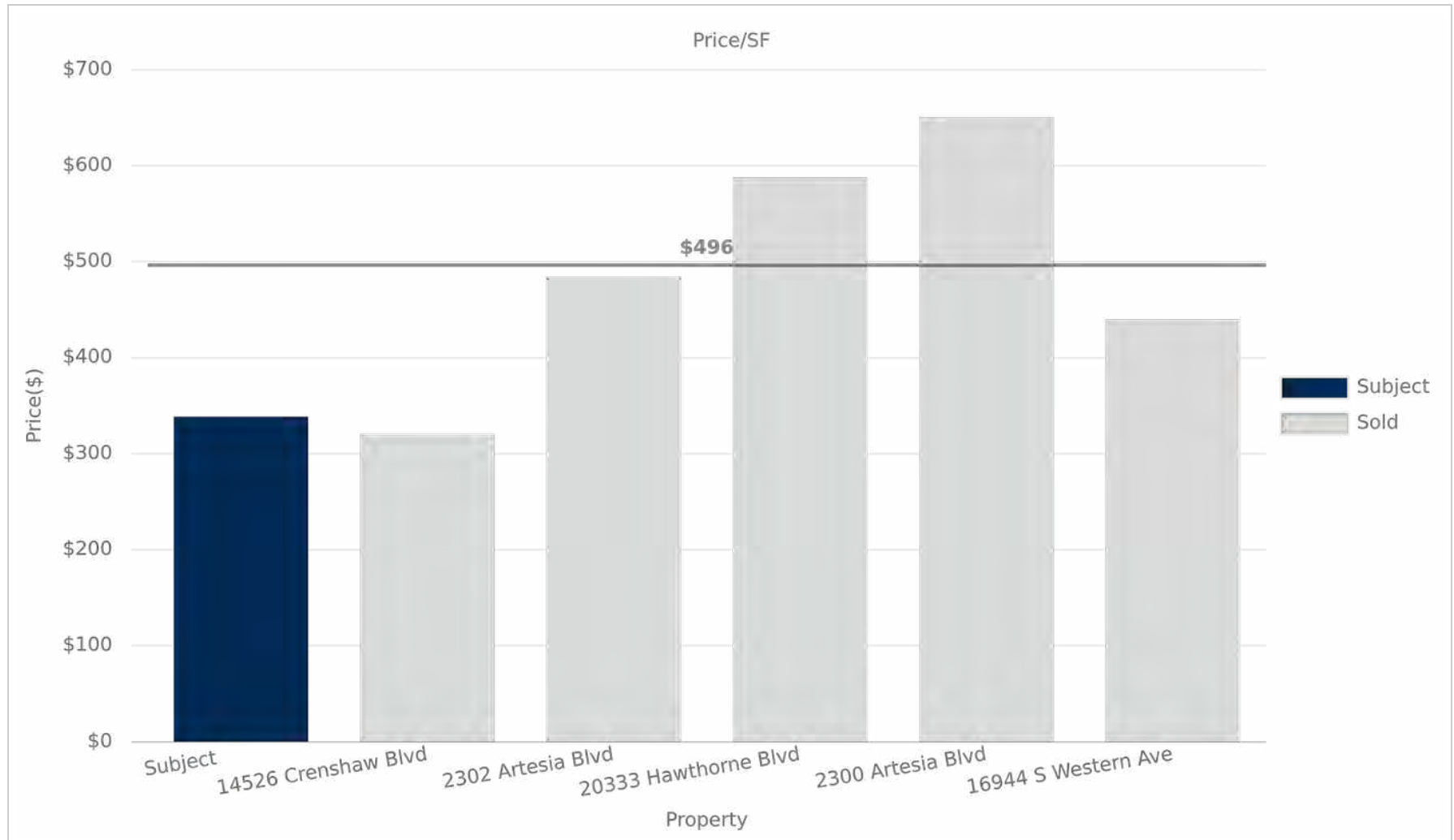
Sale Price:	\$1,900,000	Gross SF:	4,320 SF
Price/SF:	\$439.81	Property Type:	Retail
Year Built:	1961	Lot Size:	0.4 Acres
COE:	01/10/2025	Number Of Suites:	1

Current tenant- Owner/User purchase


# 18731 CRENSHAW BLVD

	SUBJECT PROPERTY	PRICE	GROSS SF	PRICE/SF	# OF SUITES	CLOSE
	<b>18731 Crenshaw Blvd</b> 18731 Crenshaw Blvd Torrance, CA 90504	\$1,550,000	4,579 SF	\$338.50	3	On Market
	SALE COMPARABLES	PRICE	GROSS SF	PRICE/SF	# OF SUITES	CLOSE
	<b>14526 Crenshaw Blvd</b> 14526 Crenshaw Blvd Gardena, CA 90249	\$1,250,000	3,900 SF	\$320.51	1	12/17/2025
	<b>2302 Artesia Blvd</b> 2302 Artesia Blvd Redondo Beach, CA 90278	\$1,694,000	3,500 SF	\$484.00	2	11/10/2025
	<b>20333 Hawthorne Blvd</b> 20333 Hawthorne Blvd Torrance, CA 90503	\$2,200,000	3,744 SF	\$587.61	1	08/06/2025
	<b>2300 Artesia Blvd</b> 2300 Artesia Blvd Redondo Beach, CA 90278	\$2,250,000	3,460 SF	\$650.29	4	06/02/2025
	<b>16944 S Western Ave</b> 16944 S Western Ave Gardena, CA 90247	\$1,900,000	4,320 SF	\$439.81	1	01/10/2025
	<b>AVERAGES</b>	<b>\$1,858,800</b>	<b>3,785 SF</b>	<b>\$496.44</b>	<b>2</b>	<b>-</b>

# 18731 CRENSHAW BLVD







# 04



## LEASE COMPARABLES

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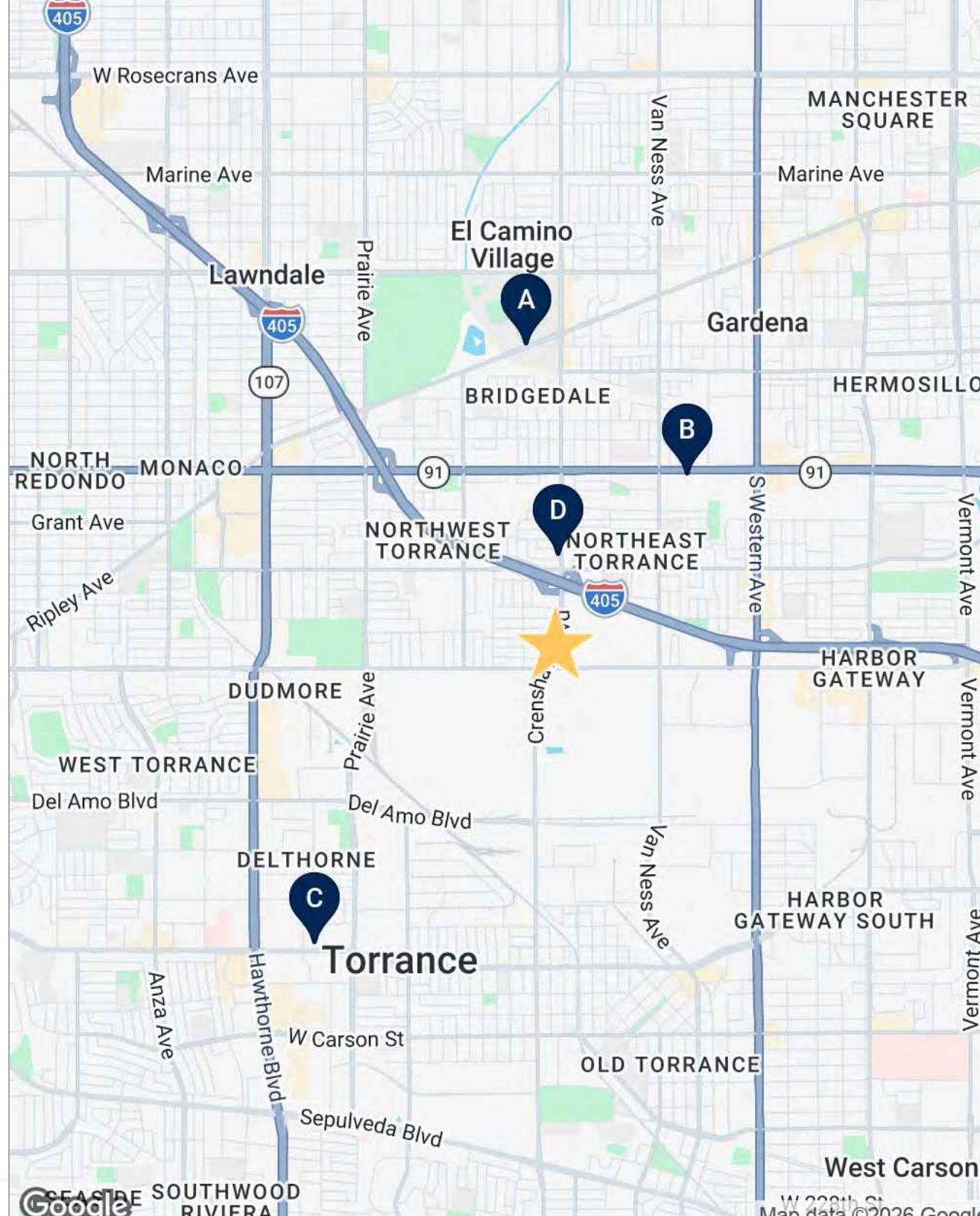


# 18731 CRENSHAW BLVD

LEASE COMPS MAP

## RENT COMPS MAP

- ★ 18731 Crenshaw Blvd
- A 4241 Redondo Beach Blvd
- B 2050 Artesia Blvd
- C 3535 Torrance Blvd
- D 18051 Crenshaw Blvd



# 18731 CRENSHAW BLVD

LEASE COMPS

**★ 18731 Crenshaw Blvd**  
18731 Crenshaw Blvd, Torrance, CA 90504

 4,579 Rentable SF |  87% Total Occupancy |  Year Built 1951



## PROPERTY INFORMATION

Property Type:	Retail	Lot Size:	0.16 Acres	Gross SF:	4,579 SF
Rent/SF:	\$1.41				

## TENANTS

Way Of The Shadow	Vacant Office
3 Bed/1 Bath Residential	

**A 4241 Redondo Beach Blvd**  
4241 Redondo Beach Blvd, Torrance, CA 90504

 285 Rentable SF |  95% Total Occupancy |  Year Built 1944



## PROPERTY INFORMATION

Property Type:	Retail	Lot Size:	0.17 Acres	Gross SF:	6,185 SF
Rent/SF:	\$3.49				

Retail Space For Lease 285 SF @ \$3.49 + Utilities

# 18731 CRENSHAW BLVD

LEASE COMPS

**B** **2050 Artesia Blvd**  
2050 Artesia Blvd, Torrance, CA 90504

 750 Rentable SF |  87.5% Total Occupancy |  Year Built 2001



Office Space For Lease \$2.60 + Utilities

## PROPERTY INFORMATION

Property Type:	Retail	Lot Size:	0.29 Acres	Gross SF:	6,000 SF
Rent/SF:	\$2.60				

**C** **3535 Torrance Blvd**  
3535 Torrance Blvd, Torrance, CA 90503

 625 Rentable SF |  0% Total Occupancy |  Year Built 1971



Office Space Leased 625 SF @ \$2.30/SF NNN

## PROPERTY INFORMATION

Property Type:	Retail	Lot Size:	0.57 Acres	Gross SF:	8,680 SF
Rent/SF:	\$2.30				

# 18731 CRENSHAW BLVD

LEASE COMPS

**D** **18051 Crenshaw Blvd**  
18051 Crenshaw Blvd, Torrance, CA 90504

 800 Rentable SF |  80% Total Occupancy |  Year Built 1960






Office Space For Lease 800/SF @ \$2.09/SF MG

## PROPERTY INFORMATION

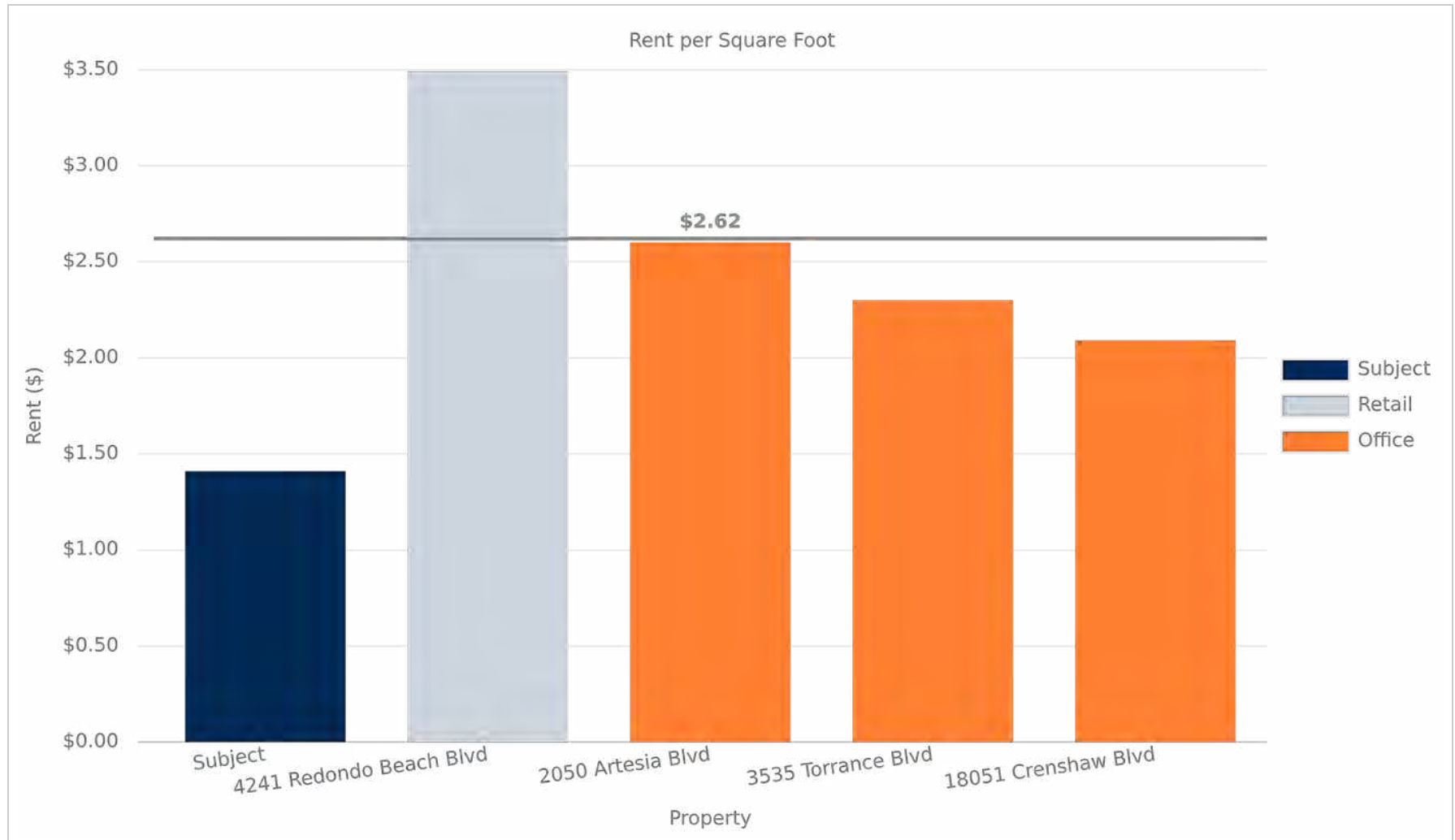
Property Type:	Retail	Lot Size:	0.27 Acres	Gross SF:	5,800 SF
Rent/SF:	\$2.09				

# 18731 CRENSHAW BLVD

## LEASE COMPS SUMMARY

	SUBJECT PROPERTY	GROSS SF	RENTABLE SF	RENT/SF	LOT SIZE	# OF SUITES	OCCUPANCY %
	<b>18731 Crenshaw Blvd</b> 18731 Crenshaw Blvd Torrance, CA 90504	4,579 SF	4,579 SF	\$1.41	0.16 AC	3	87%
	RENT COMPARABLES	GROSS SF	RENTABLE SF	RENT/SF	LOT SIZE	# OF SUITES	OCCUPANCY %
	<b>4241 Redondo Beach Blvd</b> 4241 Redondo Beach Blvd Torrance, CA 90504	6,185 SF	285 SF	\$3.49	0.17 AC	2	95%
	<b>2050 Artesia Blvd</b> 2050 Artesia Blvd Torrance, CA 90504	6,000 SF	750 SF	\$2.60	0.29 AC	9	87.5%
	<b>3535 Torrance Blvd</b> 3535 Torrance Blvd Torrance, CA 90503	8,680 SF	625 SF	\$2.30	0.57 AC	8	0%
	<b>18051 Crenshaw Blvd</b> 18051 Crenshaw Blvd Torrance, CA 90504	5,800 SF	800 SF	\$2.09	0.27 AC	3	80%
<b>AVERAGES</b>		<b>6,666 SF</b>	<b>615 SF</b>	<b>\$2.62</b>	<b>0.32 AC</b>	<b>6</b>	<b>65.62%</b>

# 18731 CRENSHAW BLVD





SECTION 5

05



# MARKET OVERVIEW

South Bay - Long Beach Overview  
Demographics

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## SOUTH BAY-LONG BEACH

The South Bay-Long Beach area of southwestern Los Angeles County contains 21 miles of coastline between Long Beach and El Segundo, which includes Los Angeles International Airport, the Port of Los Angeles and the Port of Long Beach. The region has a population of roughly 1.3 million and is projected to add over 10,000 residents in the next five years. Less than half of the area's households own their home, generating a large rental market. Entering 2025, local apartment vacancy was 4.0 percent.

### ECONOMY

- Torrance and Hawthorne in the South Bay are hubs for the aerospace and defense technology industries, highlighted by the presence of Boeing, SpaceX, Honeywell Aerospace and Raytheon.
- A number of corporate headquarters are located here, including American Honda Motor Co. in Torrance and Mattel in El Segundo. Meanwhile, auto parts manufacturer United Pacific and Molina Healthcare call Long Beach home. A-Mark Precious Metals and Skechers USA are also based in the area.
- Major universities in the area include Long Beach State University and California State University, Dominguez Hills in Carson, which have a combined enrollment of more than 50,000 students.

### QUICK FACTS



POPULATION

1.3M

Growth 2024-2029\*  
0.8%



HOUSEHOLDS

491K

Growth 2024-2029\*  
1.1%



MEDIAN AGE

40.0

U.S. Median:  
39.0



MEDIAN HOUSEHOLD INCOME

\$106,300

U.S. Median:  
\$76,100

\* Forecast



### METRO HIGHLIGHTS



#### PORT ACTIVITY

The Port of Los Angeles in San Pedro and the adjacent Port of Long Beach are the nation's busiest ports, underpinning employment in the transportation and warehousing sector.



#### EDUCATED LABOR POOL

Educational attainment supports business services and health care-related hiring. The number of residents ages 25 and older with a bachelor's degree exceeds the U.S. mean.



#### LOS ANGELES INTERNATIONAL AIRPORT

LAX Airport is undergoing a \$30 billion capital improvement program to enhance operations and capacity. While some upgrades are already complete, the full project is expected to extend into 2030.

# 18731 CRENSHAW BLVD

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	13,487	240,862	647,425
<b>2025 Estimate</b>			
Total Population	13,373	239,080	640,921
<b>2020 Census</b>			
Total Population	13,527	245,528	656,374
<b>2010 Census</b>			
Total Population	13,608	240,466	636,083
<b>Daytime Population</b>			
2025 Estimate	13,395	267,087	697,664
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	4,857	90,744	240,303
<b>2025 Estimate</b>			
Total Households	4,801	89,804	237,271
Average (Mean) Household Size	2.8	2.7	2.7
<b>2010 Census</b>			
Total Households	4,700	88,095	231,701
<b>2010 Census</b>			
Total Households	4,670	85,080	223,278
<b>Occupied Units</b>			
2030 Projection	4,994	93,960	249,869
2025 Estimate	4,937	92,987	246,711
<b>HOUSEHOLDS BY INCOME</b>			
<b>2025 Estimate</b>			
\$150,000 or More	36.5%	28.6%	31.1%
\$100,000-\$149,999	20.6%	20.1%	19.7%
\$75,000-\$99,999	12.7%	12.3%	12.1%
\$50,000-\$74,999	13.6%	14.1%	13.2%
\$35,000-\$49,999	5.6%	9.2%	8.1%
Under \$35,000	11.0%	15.7%	15.8%
Average Household Income	\$144,309	\$125,463	\$131,476
Median Household Income	\$115,767	\$101,726	\$108,438
Per Capita Income	\$52,131	\$47,620	\$49,438

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$96,472	\$89,355	\$90,335
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$37,639	\$34,873	\$35,271
Transportation	\$15,465	\$14,685	\$14,694
Food	\$13,713	\$12,914	\$12,935
Personal Insurance and Pensions	\$12,889	\$11,835	\$11,982
Entertainment	\$4,340	\$4,013	\$4,117
Cash Contributions	\$3,005	\$2,592	\$2,665
Apparel	\$2,853	\$2,711	\$2,796
Education	\$1,938	\$1,749	\$1,795
Personal Care Products and Services	\$1,331	\$1,198	\$1,235
Alcoholic Beverages	\$878	\$779	\$797
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	13,373	239,080	640,921
Under 20	21.1%	22.1%	22.4%
20 to 34 Years	17.5%	19.3%	19.1%
35 to 39 Years	6.1%	7.4%	7.2%
40 to 49 Years	13.2%	13.8%	13.6%
50 to 64 Years	22.7%	20.5%	20.7%
Age 65+	19.4%	16.8%	17.1%
Median Age	44.0	41.0	41.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	9,816	173,349	463,381
Elementary (0-8)	3.1%	7.1%	7.2%
Some High School (9-11)	4.2%	5.5%	5.8%
High School Graduate (12)	17.5%	20.3%	19.0%
Some College (13-15)	20.8%	18.5%	18.9%
Associate Degree Only	8.5%	8.1%	7.8%
Bachelor's Degree Only	35.1%	27.7%	27.0%
Graduate Degree	10.8%	12.9%	14.2%

# 18731 CRENSHAW BLVD

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 640,921. The population has changed by 0.76 percent since 2010. It is estimated that the population in your area will be 647,425 five years from now, which represents a change of 1.0 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,160 people per square mile.



### HOUSEHOLDS

There are currently 237,271 households in your selected geography. The number of households has changed by 6.27 percent since 2010. It is estimated that the number of households in your area will be 240,303 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.7 people.



### INCOME

In 2025, the median household income for your selected geography is \$108,438, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 67.65 percent since 2010. It is estimated that the median household income in your area will be \$127,452 five years from now, which represents a change of 17.5 percent from the current year.

The current year per capita income in your area is \$49,438, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$131,476, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 327,850 people in your selected area were employed. The 2010 Census revealed that 64.7 percent of employees are in white-collar occupations in this geography, and 17.1 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



### HOUSING

The median housing value in your area was \$883,388 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 117,229.00 owner-occupied housing units and 106,051.00 renter-occupied housing units in your area.



### EDUCATION

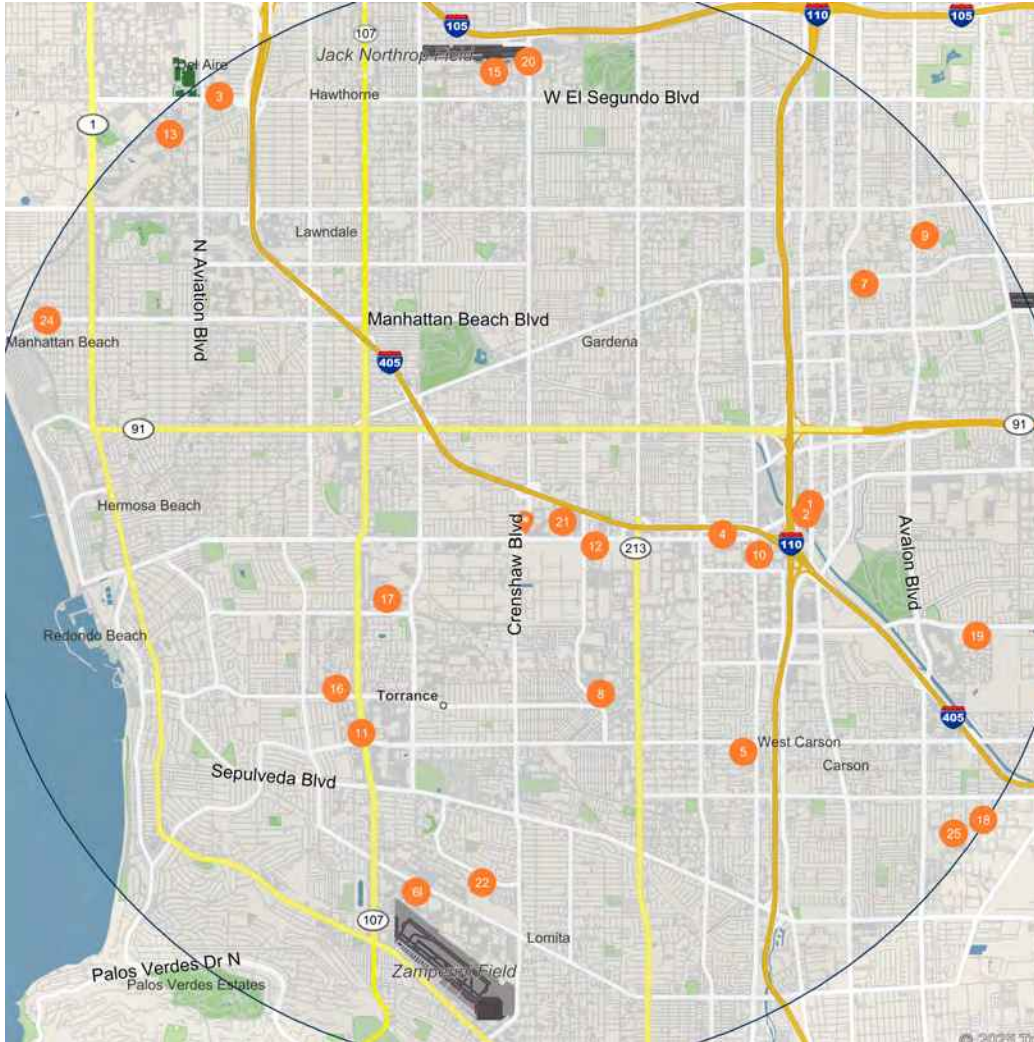
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 39.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 24.1 percent in the selected area compared with the 19.6 percent in the U.S.

# 18731 CRENSHAW BLVD

## DEMOGRAPHICS



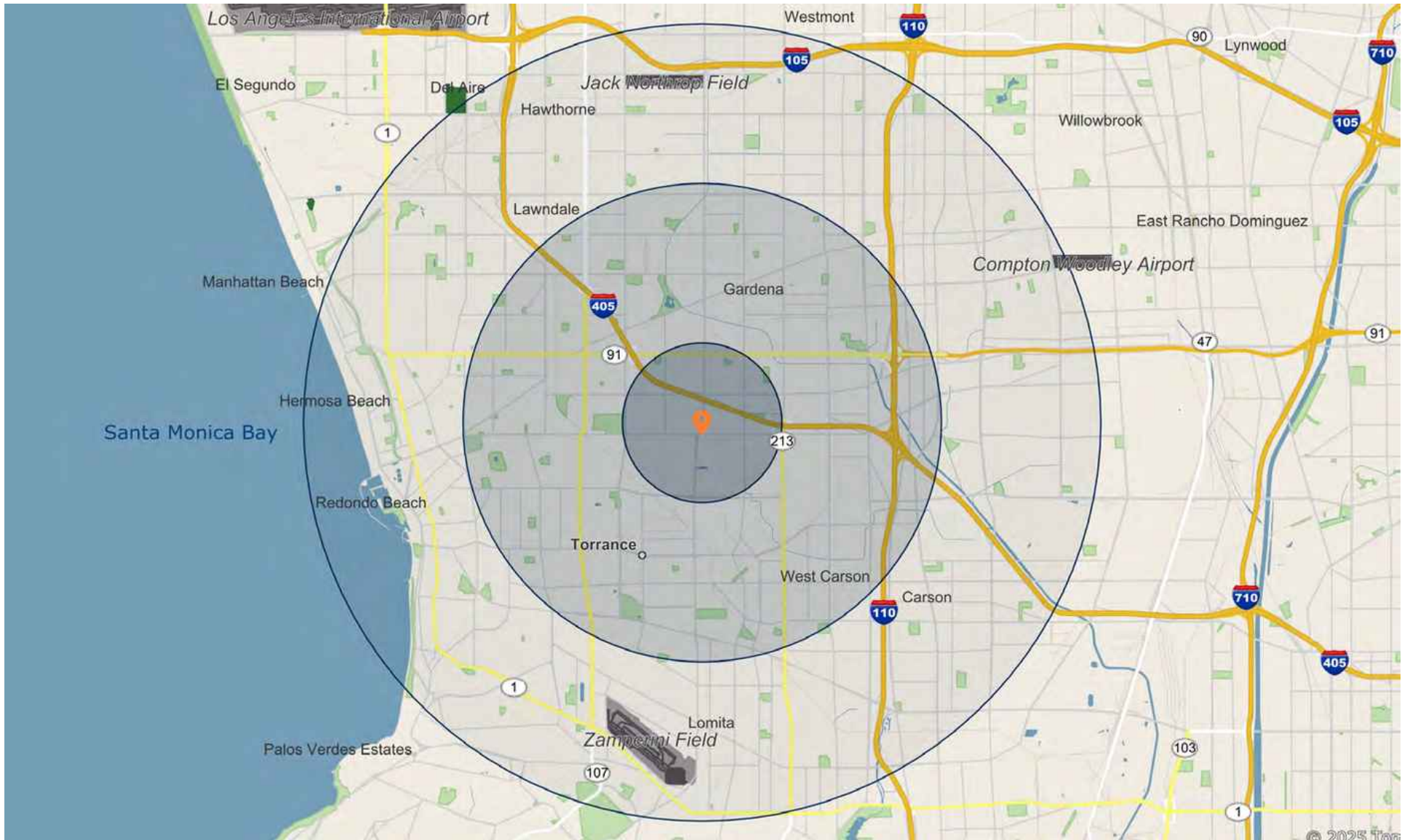
### Major Employers

### Employees

1	Nissan North America Inc-	10,350
2	Episource LLC-	6,600
3	Big 5 Services Corp-	5,004
4	Vets Securing America Inc-	4,000
5	Harbor-Ucla Medical Center-	3,000
6	Torrance Health Assn Inc-Physician Office Support Svcs	3,000
7	Nike Usa Inc-	2,490
8	American Honda Motor Co Inc-American Honda	2,375
9	First Student Inc-Cardinal Transportation	2,157
10	Wsa Group Inc-	2,000
11	Orthalliance Inc-Orthalliances	1,700
12	CCH Incorporated-	1,682
13	Hmshost Corporation-HMS Host	1,672
14	Torrance Memorial Medical Ctr-	1,500
15	Servicon Systems Inc-	1,472
16	Little Company Mary Hospital-Leader Drug Store	1,200
17	AME-Gyu Co Ltd-	1,100
18	Air Group Leasing Inc-	1,089
19	Transcentra Inc-	1,060
20	Space Exploration Tech Corp-Spacex	1,041
21	Honeywell International Inc-Honeywell	1,000
22	Lynn Products Inc-Pureformance Cables	1,000
23	Sourcecorp Bps Inc-	959
24	John Hancock Signature Svcs Inc-John Hancock	944
25	Howmet Corporation-	919

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## DEMOGRAPHICS



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