OFFERING MEMORANDUM

3690 NEWTON ST

TORRANCE, CA 90505



BERKSHIRE HATHAWAY HOMESERVICES | CALIFORNIA PROPERTIES

km Kidder Mathews

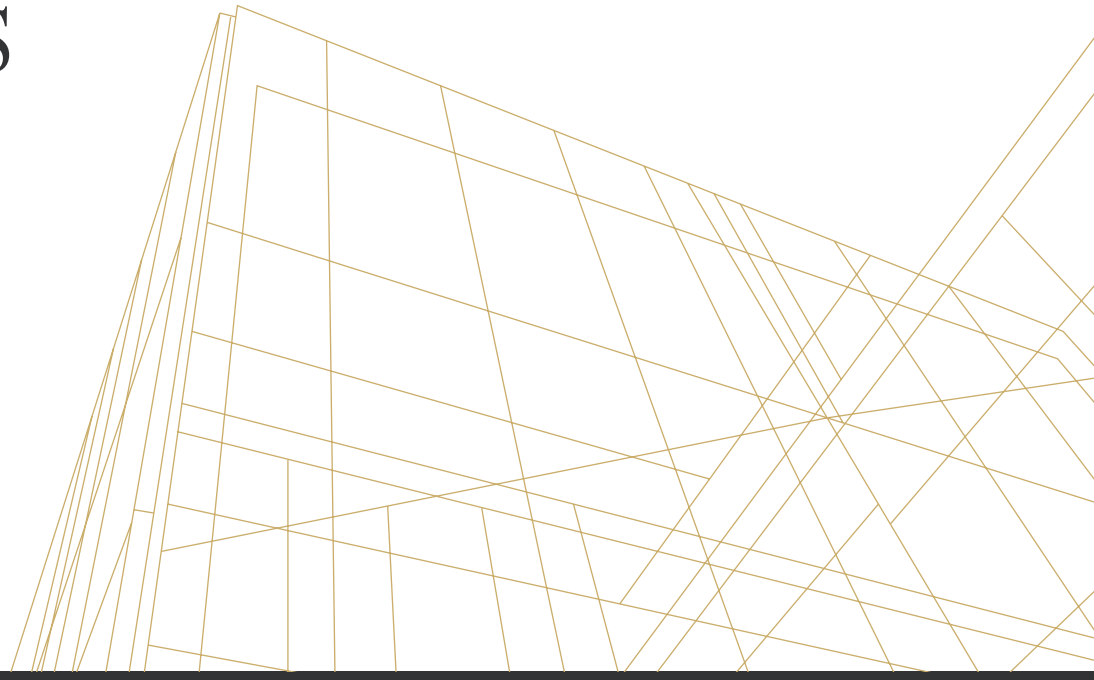
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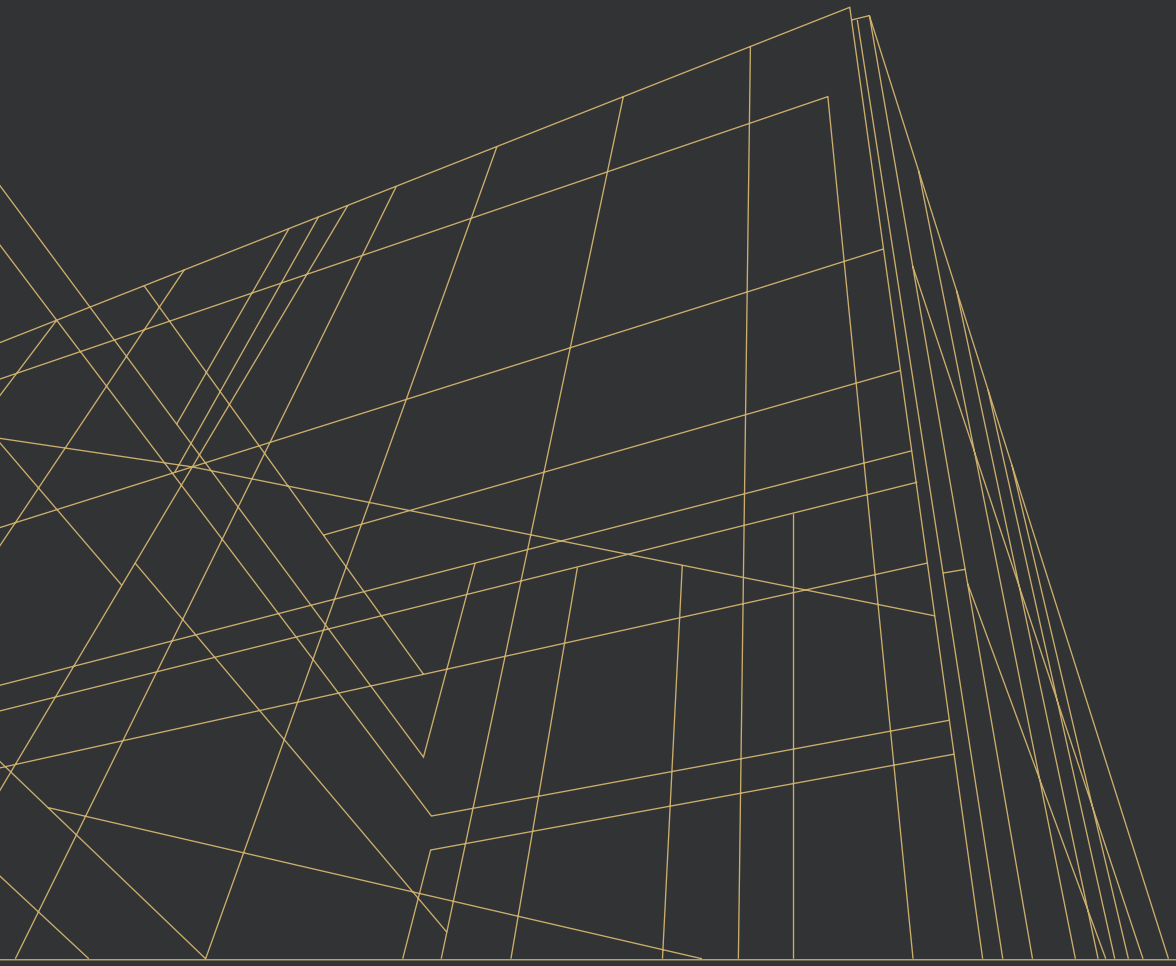
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EXECUTIVE SUMMARY

Section 01

PROPERTY INFORMATION

3690 Newton Street is a ±2,202 SF mixed use commercial property located in a well established Torrance neighborhood at the base of Rolling Hills Estates. The building includes a ±1,602 SF ground floor retail space previously operated as a convenience store/deli, along with a ±600 SF second floor 1 bedroom, 1 bath apartment featuring a large private patio. The configuration offers flexibility for a variety of retail or service oriented uses, paired with residential income potential.

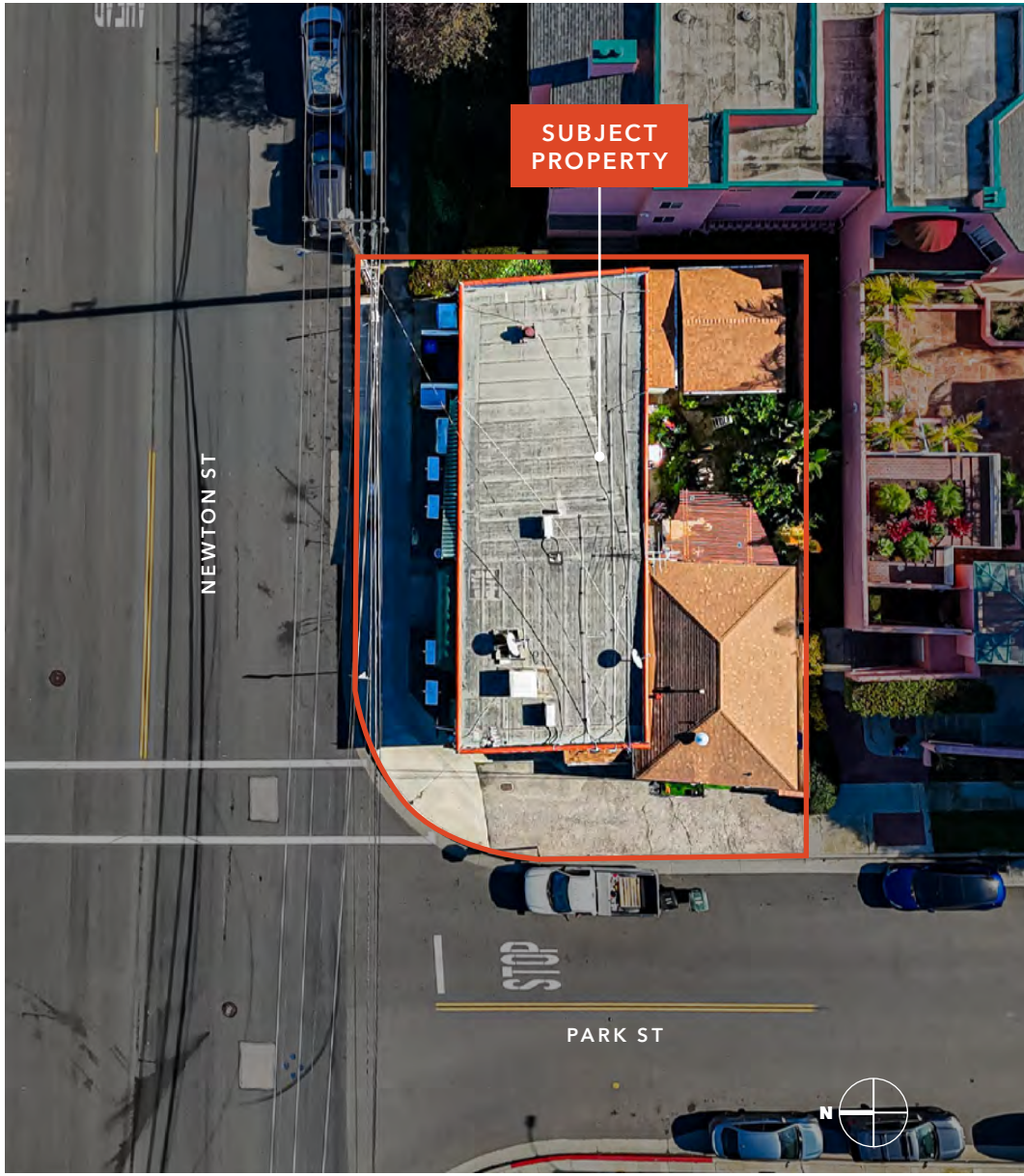
ADDRESS	3690 Newton St, Torrance, CA 90505
TOTAL BUILDING SIZE	±2,202 SF
RETAIL SPACE	±1,602 SF
APARTMENT	±600 SF (1 bed / 1 bath, large private patio)
TYPE	Mixed-Use (commercial & residential)
ZONING	C2 - General Commercial
OWNERSHIP	Fee Simple

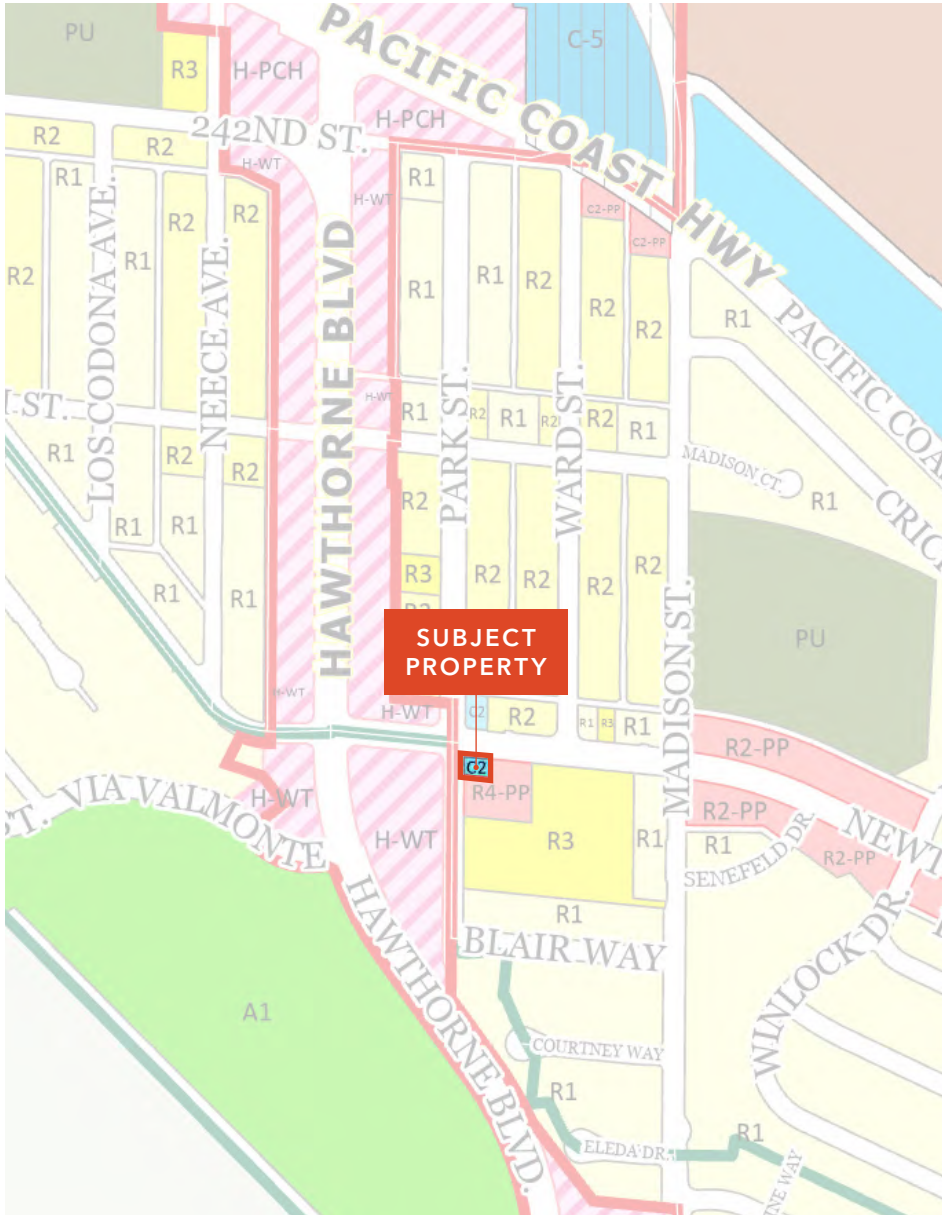
*Public record total building size. Individual unit sizes are estimates. Buyer to verify. Sale contingent upon bankruptcy trustee approval, court confirmation & overbid procedures.

±2,202
TOTAL BUILDING SF

±1,602
RETAIL SF

C2
ZONING



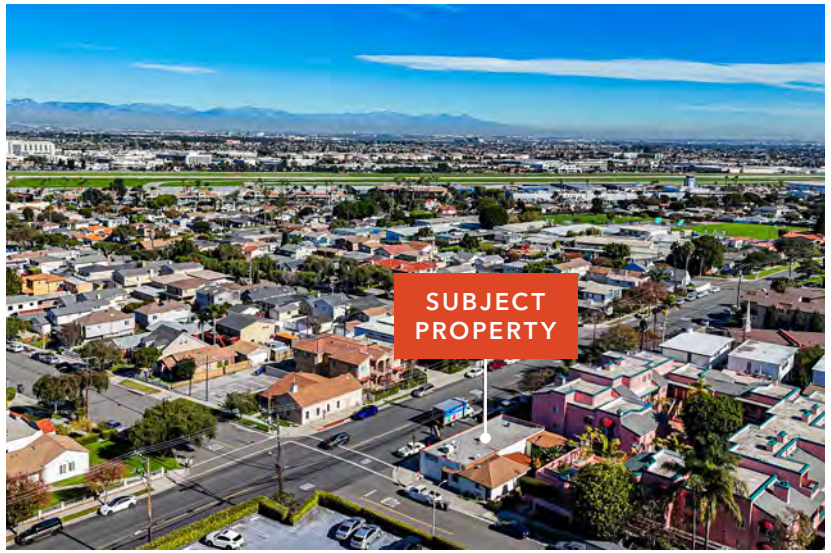


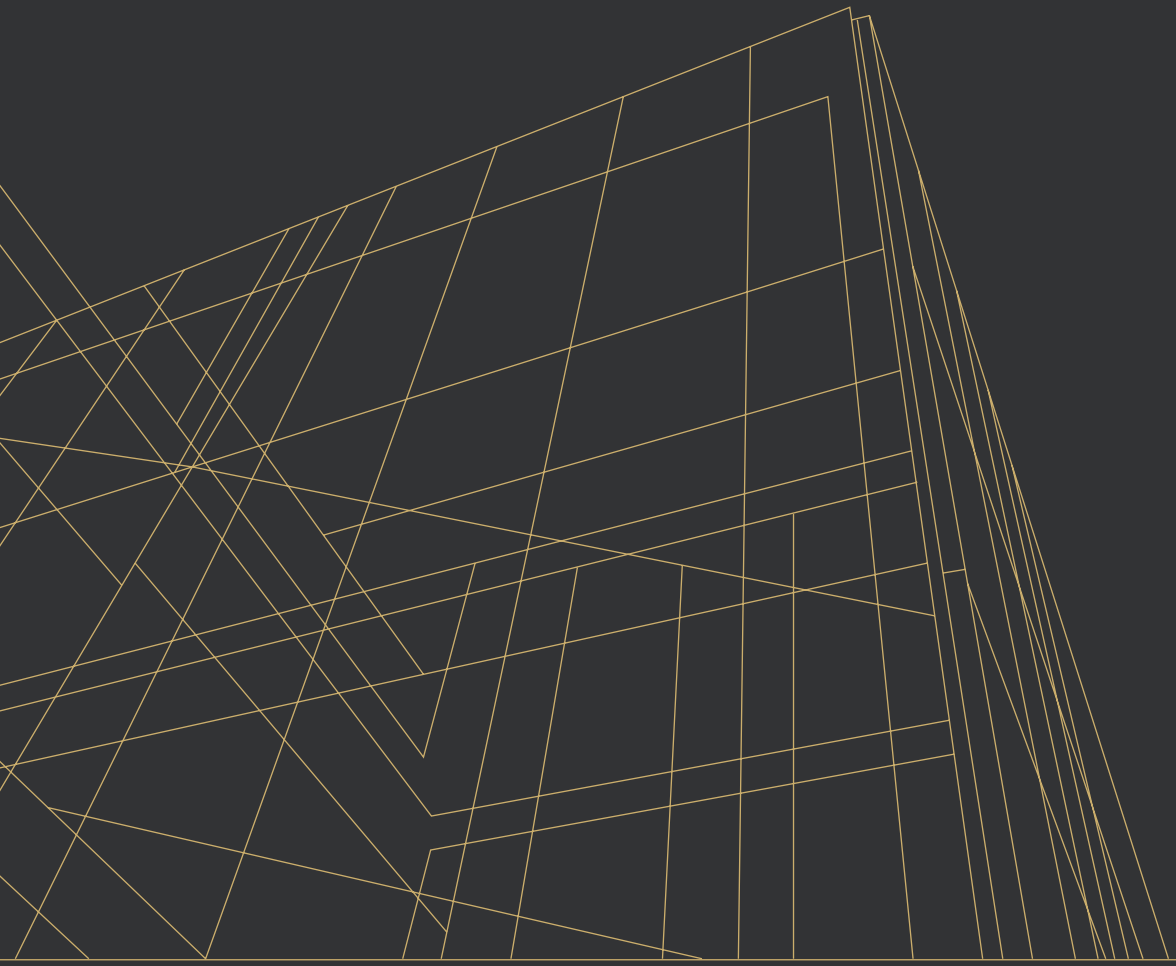
ZONING CODE

The C2 zoning district allows a wide range of commercial uses, including retail, service, food and beverage, and neighborhood serving businesses. This designation provides flexibility for both traditional storefront operations and specialty retail concepts.

→ FULL ZONING MAP

→ C2 ZONING REGULATIONS



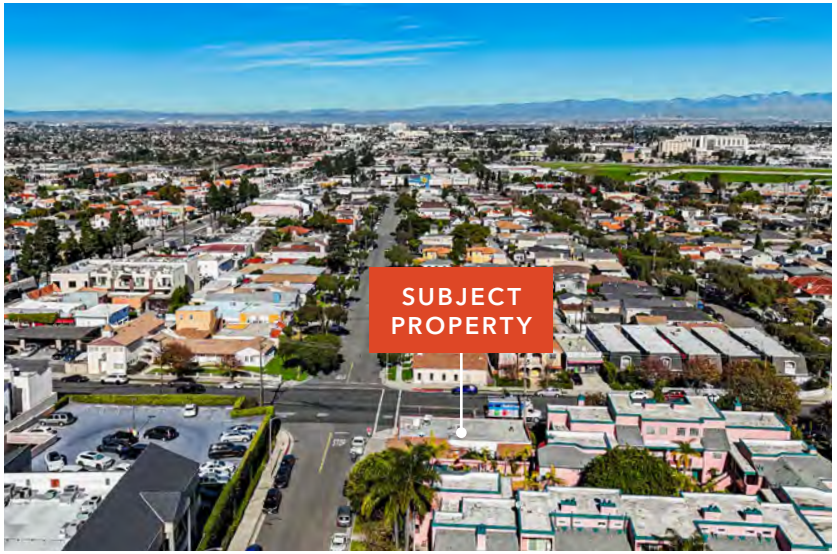


PROPERTY OVERVIEW

Section 02

PROPERTY SUMMARY

ADDRESS	3690 Newton St, Torrance, CA 90505
TOTAL BUILDING SIZE	±2,202 SF
RETAIL SPACE	±1,602 SF
APARTMENT	±600 SF (1 bed / 1 bath, large private patio)
ZONING	C2 - General Commercial
WALK SCORE	81 (Very Walkable)
ACCESS	Newton Street



LISTING DISCLAIMER

Showings by appointment only - listing agent must be present - must provide POFs and lender letter (if getting a loan) to schedule.

Minimum 48-hours' notice - showings are scheduled by appointment only, call Clarence Yoshikane at 714.606.5765 to schedule.

Bankruptcy court sale - possible auction (not short sale, not bank owned, & not an REO).

"Qualified" bids will be accepted until 5:00 p.m. The business day before the court date (not yet scheduled). Sale is contingent on trustee/bankruptcy court approvals/overbid procedures - $100,000 EMD cashier's check to be deposited w bankruptcy trustee upon completion of inspections/due diligence & removal of contingencies. Property is in good condition & sold "as-is" without repairs, warranties or representations by seller.

Square footage is estimated - buyer to confirm through their own investigations.

The purchaser shall, at the purchaser's sole expense, install all smoke and carbon monoxide detectors, if any, as may be required by state or local law. The trustee is not required to deliver to the purchaser a written statement of compliance with any applicable state and local law.

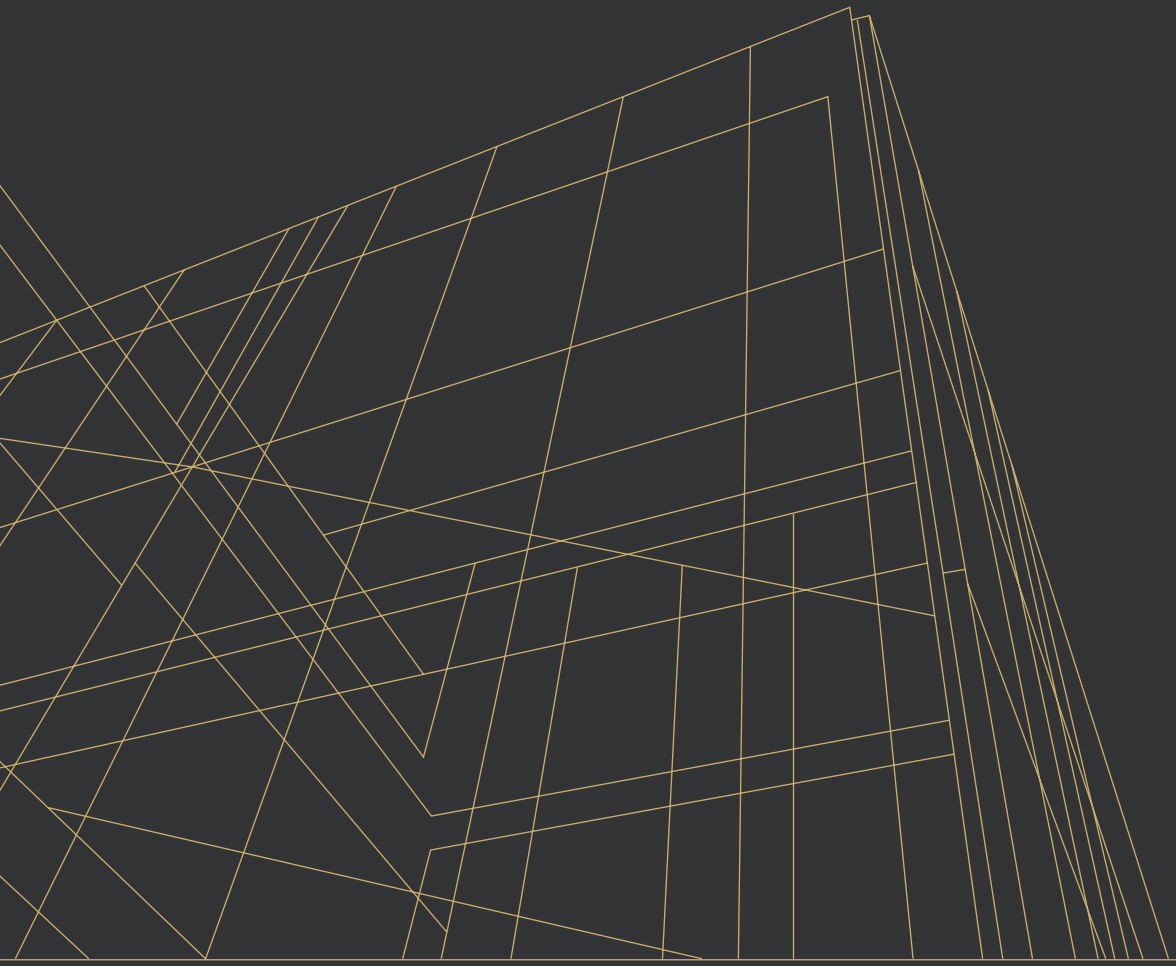
The purchaser shall, at purchaser's sole expense, obtain all pest control inspection repairs that purchaser deems appropriate.

If any local ordinance requires that the property be brought into compliance with minimum energy conservation standards as a condition of sale or transfer, the purchaser shall comply with and pay for these requirements at purchaser's sole expense.

The bankruptcy court shall have exclusive jurisdiction to resolve any and all disputes.

Sale contingent upon bankruptcy trustee approval, court confirmation & overbid procedures.

After showing only you may request offer forms (only after showing property) by calling or texting Jennifer Toyama at 714.501.7132 (include name, company, and email address).



PROPERTY PHOTOS

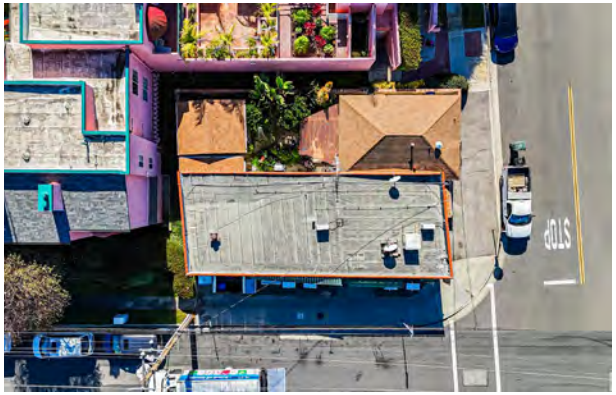
Section 03

PROPERTY PHOTOS



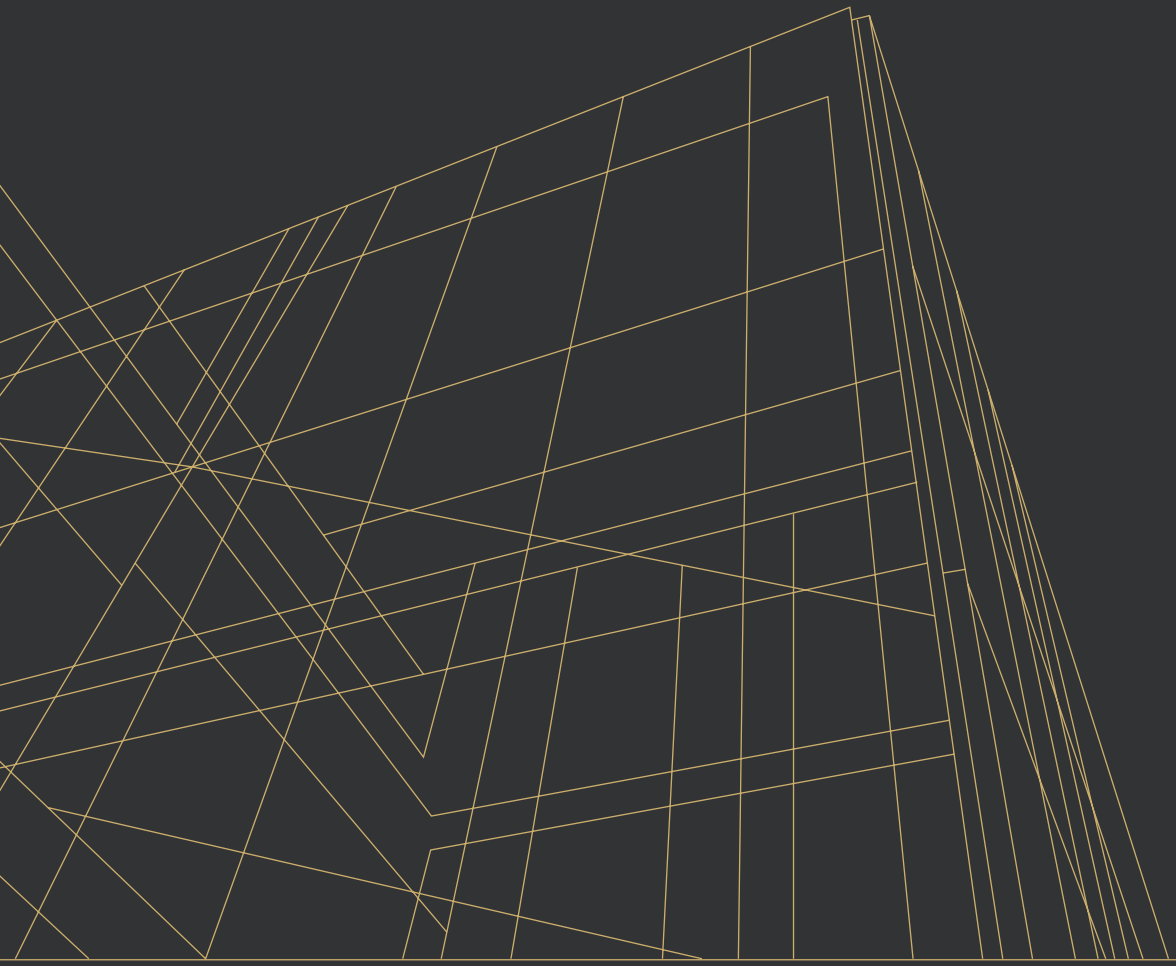






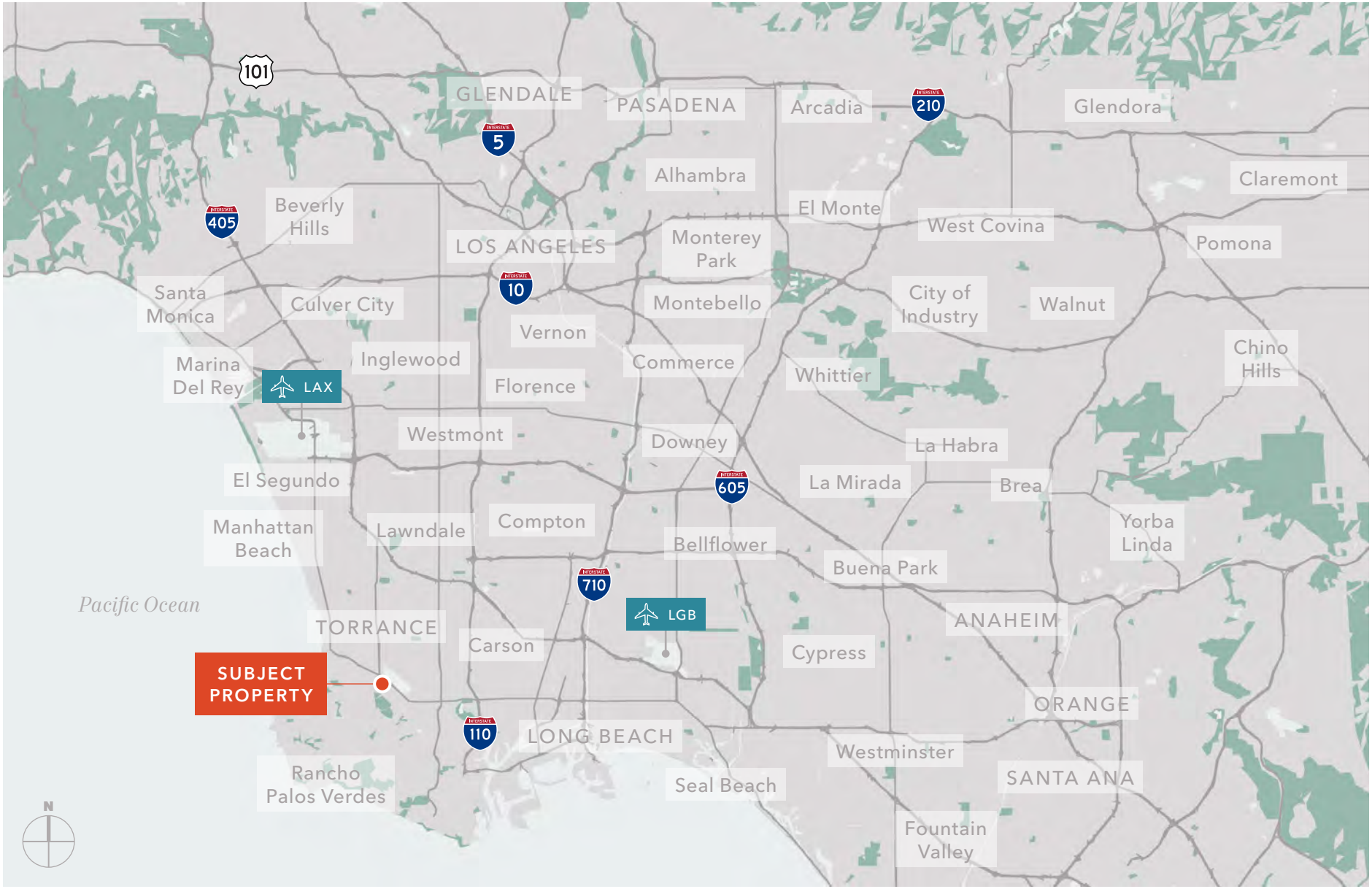




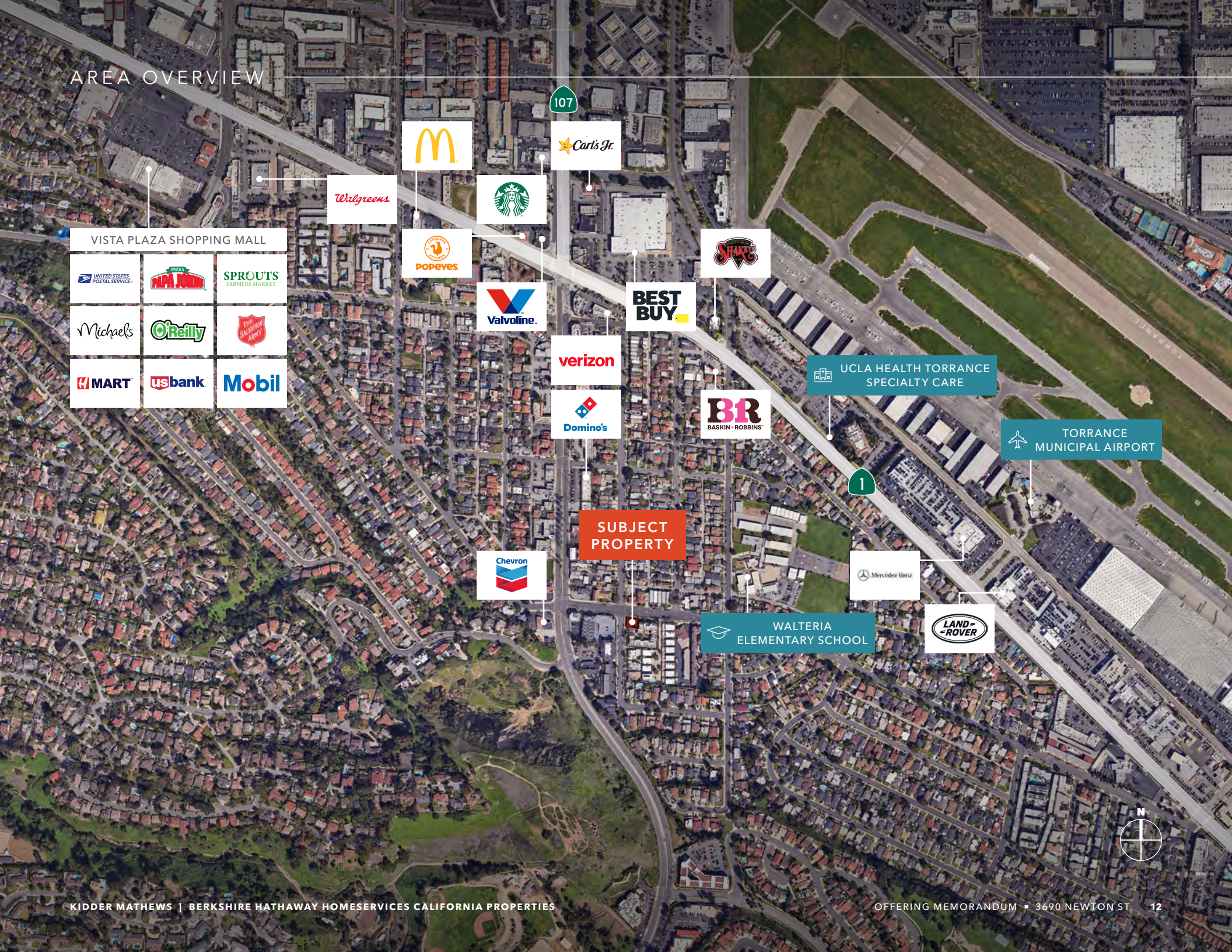


AREA OVERVIEW

Section 04


101
GLENDALE
PASADENA
Arcadia
210
Glendora
5
Alhambra
Claremont
Beverly Hills
405
El Monte
West Covina
LOS ANGELES
Monterey Park
Pomona
Santa Monica
Culver City
10
Montebello
City of Industry
Walnut
Vernon
Inglewood
Commerce
Chino Hills
Marina Del Rey
LAX
Florence
Whittier
Westmont
Downey
La Habra
El Segundo
605
La Mirada
Brea
Manhattan Beach
Lawndale
Compton
Bellflower
Yorba Linda
Buena Park
710
Pacific Ocean
LGB
TORRANCE
ANAHEIM
Carson
Cypress
SUBJECT PROPERTY
ORANGE
110
LONG BEACH
Westminster
Rancho Palos Verdes
Seal Beach
SANTA ANA
Fountain Valley
N

AREA OVERVIEW





TORRANCE'S MARKET IS RIPE FOR CHANGE

During the past 12 months, $84.2 million worth of properties traded in the Torrance Submarket. Recent sales levels compare to the average of $130 million transactions annually during the past 10 years.

The area witnessed steady demand, with 62,000 SF of net absorption during the past 12 months. Rental rates in the submarket have seen similar gains to market-wide averages, with average annual gains of 1.8% during the past three years, compared to 2.1% growth seen across Greater L.A.

During the past five years, the area saw net deliveries of 155,000 SF. The current pipeline has 320,000 SF of retail space underway. The largest project in the submarket, and in Greater Los Angeles, is the 400,000 SF Los Angeles Premium Outlets in Carson. The project broke ground in 2019 but stalled in 2020 due to litigation. In May 2020, developers Macerich and Simon Property Group filed an $80 million lawsuit accusing the City of Carson of reneging on its promise to clean up the project site, formerly a landfill. A judge subsequently dismissed the lawsuit. The project will complete in late 2026.

The area saw $84.2 million in transactions during the past 12 months, below historical transaction levels. Market retail asset pricing, averaging $415/SF, is around 10% below Greater Los Angeles retail market averages.

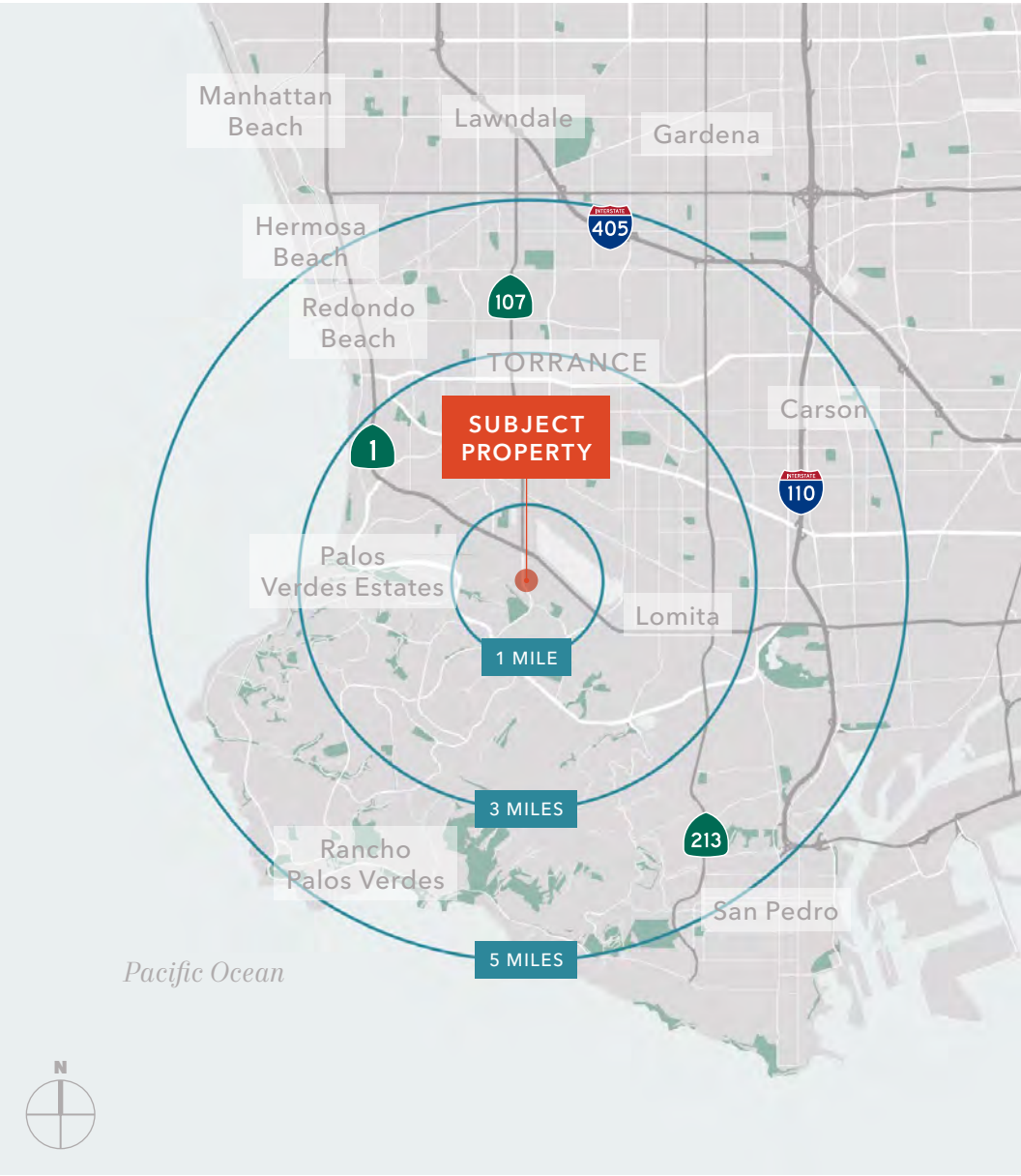
DEMOGRAPHICS

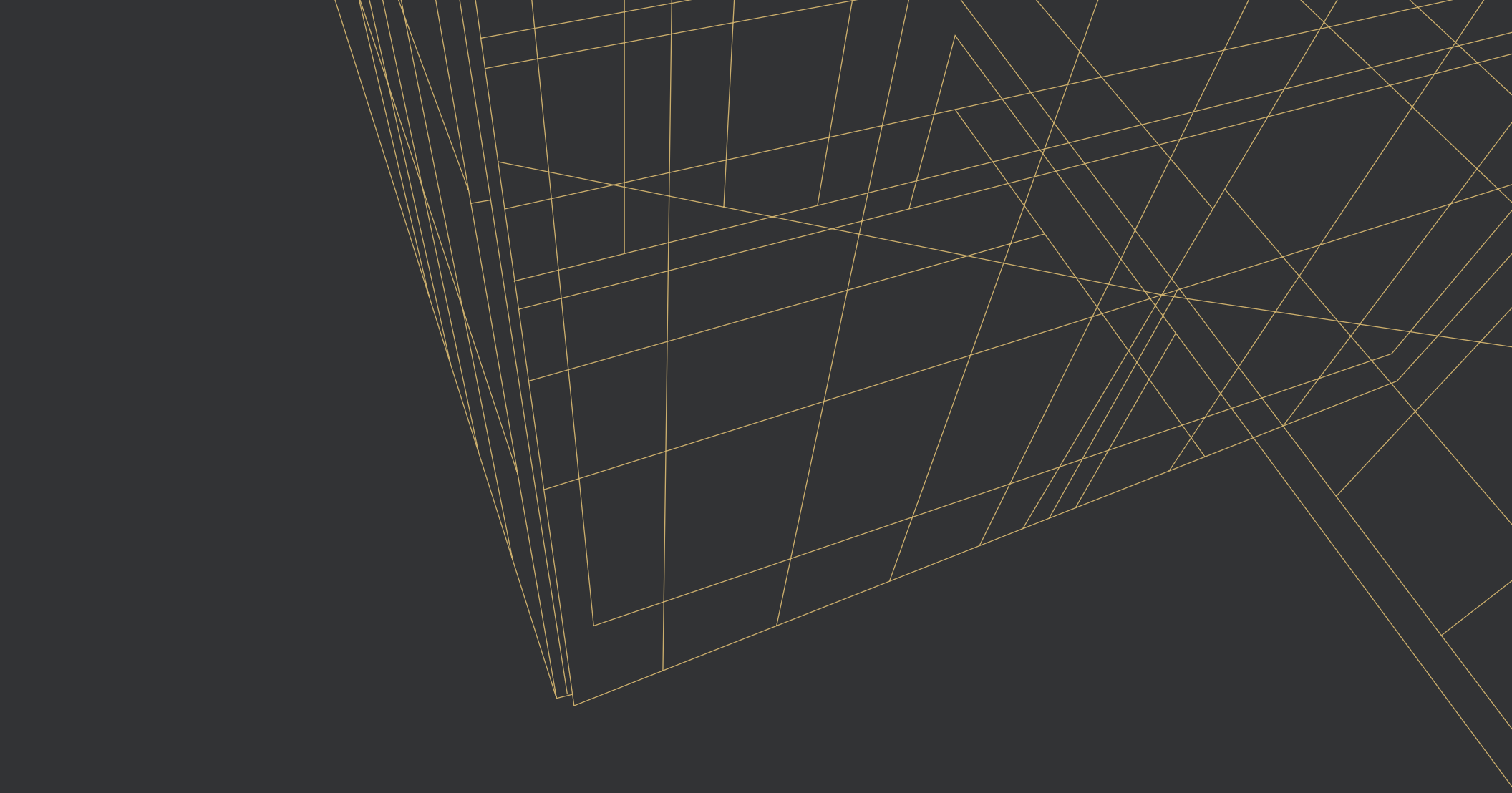
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	13,782	173,060	418,215
2020 CENSUS	13,835	176,736	429,675
2025 ESTIMATED	13,250	174,308	418,319
2030 PROJECTED	12,424	165,646	398,671

Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	$136,408	$133,284	$129,957
2030 MEDIAN PROJECTED	$136,869	$133,934	$130,311
2025 AVERAGE	$192,584	$187,195	$179,289
2030 AVG PROJECTED	$193,132	$187,760	$179,637





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