

23,369 SF COMMERCIAL LOT FOR SALE

SEC of Artesia Blvd. and Van Ness Street,
Torrance, CA



INVESTMENT HIGHLIGHTS

- 23,369 SF Lot Size
- Torrance Zoning
 - C2 - General Commercial
- Signalized Corner (Artesia & Van Ness)
 - 37,391 Vehicle's Per Day
- Affluent Suburban Community AVGHHI of \$136,000 within 1 mile
- Dense, in-fill location with close proximity to the 405 and 110 Freeways

INQUIRE WITH BROKER FOR PRICING

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PARCEL MAP



AERIAL OVERVIEW / SURROUNDING RETAIL



AERIAL OVERVIEW / SURROUNDING RETAIL



AREA OVERVIEW

City of Torrance, CA

Torrance, California: Overview and Current State

Located in the heart of Los Angeles County, Torrance, California, is a key player in the region's economic, industrial, and residential landscapes. Present-day Torrance is a culmination of strategic growth and development, offering a balanced lifestyle with access to significant employment opportunities, healthcare facilities, and robust infrastructure. This overview focuses on the current state of Torrance, highlighting major employers, healthcare institutions, and transportation networks that define its community and economic framework.



Major Employers and Economic Drivers

Torrance is home to a diverse array of corporations and businesses that contribute significantly to its economic vitality. The city's employment scene is dominated by sectors such as healthcare, automotive, aerospace, and education, with leading organizations including:

- **Torrance Memorial Health System:** As Torrance's largest employer, this health system plays a critical role in the community, employing over 3,654 individuals.
- **American Honda Motor Co., Inc.:** With 2,428 employees, Honda's presence underscores Torrance's importance in the automotive industry.
- **Robinson Helicopter Company** and **Honeywell Aerospace:** These companies highlight the city's longstanding ties to the aerospace sector, employing 1,120 and 1,010 people, respectively.
- **Torrance Unified School District:** Supporting education within the community, it employs 2,523 people.

These major employers not only provide a stable job market but also contribute to the community's growth and development.

Healthcare Facilities

Torrance is well-served by a network of healthcare facilities, ensuring residents have access to excellent medical care. The city's healthcare landscape is anchored by:

- **Torrance Memorial Medical Center:** 443-bed medical center that is a leading provider of comprehensive healthcare services in the South Bay region.
- **Providence Little Company of Mary Medical Center:** 317 bed medical center that is known for its high-quality care, including cancer treatment, heart services, and maternal health.

These institutions, along with numerous clinics and specialized healthcare providers, make Torrance a key healthcare hub in the region.

Infrastructure and Transportation

Torrance's infrastructure is designed to support its dynamic economy and growing population. The city is traversed by major freeways and thoroughfares, providing efficient connectivity to Los Angeles and surrounding areas:

- **Interstate 405 (San Diego Freeway):** This major north-south route offers direct access to key destinations, including Los Angeles International Airport and the Port of Los Angeles.
- **State Route 91 (Artesia Boulevard):** Facilitates east-west travel, connecting Torrance to the wider Los Angeles highway network.
- **Pacific Coast Highway (State Route 1):** Runs along the scenic coastline, providing beautiful views and connecting Torrance to beach communities.

Proximity and Lifestyle

Torrance's strategic location near the Pacific Ocean enhances its appeal, offering residents a coastal lifestyle with the convenience of city living. The city's proximity to downtown Los Angeles and major commercial ports underscores its significance as a residential and business hub. Moreover, Torrance's diverse culinary scene, shopping destinations like Del Amo Fashion Center, and recreational opportunities, including numerous parks and the beach, contribute to a high quality of life for its residents.

Conclusion

Torrance, California, presents a compelling mix of economic strength, healthcare excellence, and quality infrastructure. Its status as a significant employment hub, combined with superior healthcare facilities and strategic location, makes Torrance a desirable location for individuals and businesses alike. As the city continues to grow and evolve, its foundation in major industries, commitment to healthcare, and robust transportation networks will undoubtedly play pivotal roles in shaping its future.



RETAIL DEVELOPMENT SITE FOR SALE

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