

# 2107 Border Ave

Torrance, CA 90501

For Sale



**Alex Matevosian**

Broker

[alex@migcres.com](mailto:alex@migcres.com)

818.482.3830

CalDRE #DRE 02047572

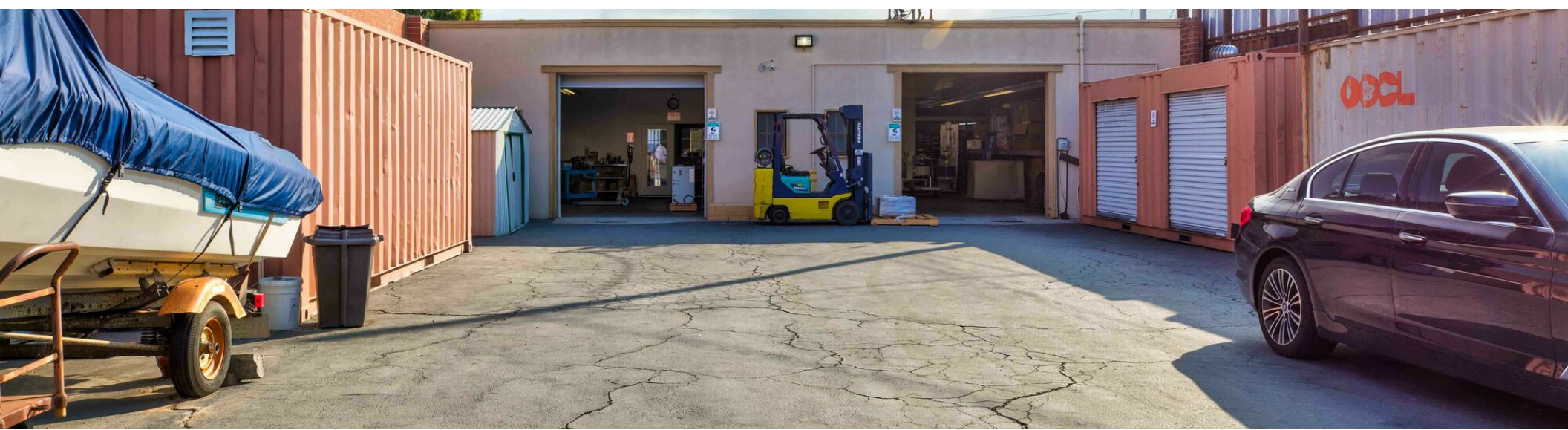
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# Property Summary



## PROPERTY CHARACTERISTICS

- ▶ Two 10 x 10 Ground Level Loading Doors
- ▶ 12 Foot Clear Height
- ▶ 2 Bathrooms
- ▶ 400 AMP/3 Phase Power
- ▶ Private/Gated Yard
- ▶ Lot Dimensions 50' x 138'
- ▶ Ideal for an Owner-User
- ▶ Owner-User SBA Financing with 10% - 15% Down Payment
- ▶ Two-ton HVAC System
- ▶ Alley Access
- ▶ Will be Delivered Vacant Upon the Close of Escrow

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## OFFERING SUMMARY

Asking Price:	\$1,400,000
Price Per Square Foot:	\$466
Building Size:	3,000 SF
Lot Size:	6,902 SF
Year Built:	1953
APN:	7357-022-008

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# Property Description



## PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc has been exclusively retained as the listing agent for 2107 Border Ave in Torrance. Ideal for an owner-user, this commercial property encompasses a 3,000 square foot brick building on a 6,902 square foot lot. Built in 1953, this property combines vintage charm with modern utility. Its strategic M1 (Light Manufacturing) zoning opens doors to a myriad of business ventures. Noteworthy features include a private gated rear parking lot, two 10 x 10 ground-level loading doors, a 400 AMP 3 Phase electrical service, and 12 foot warehouse clearance. Moreover the space comes with a newly installed two-ton HVAC system, two bathrooms, built in offices for administrative operations and a dedicated employee kitchen.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

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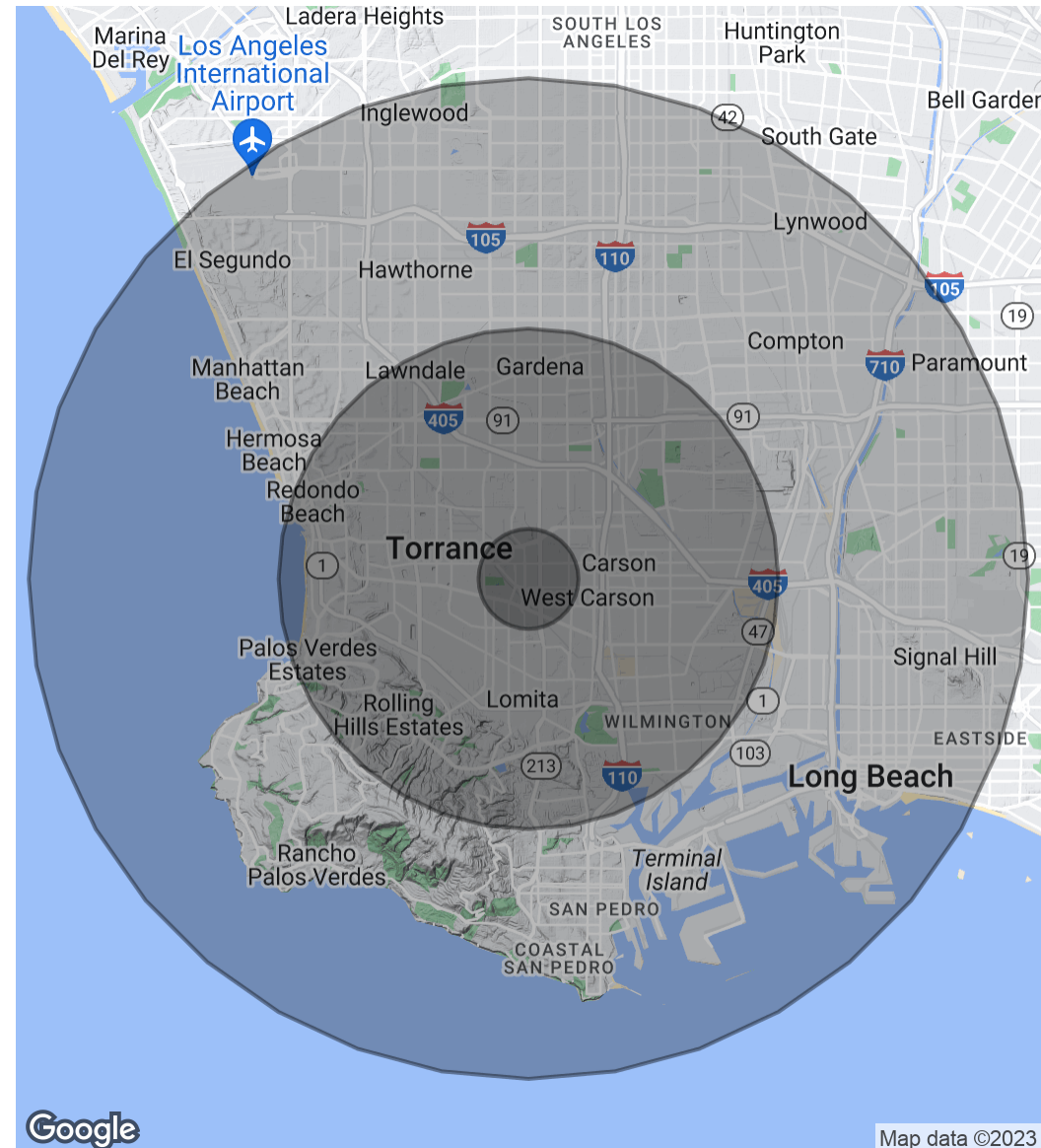


# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	31,194	539,438	1,870,440
Average Age	37.1	40.3	36.4
Average Age (Male)	36.6	39.0	35.3
Average Age (Female)	37.2	41.6	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	11,443	195,280	633,227
# of Persons per HH	2.7	2.8	3.0
Average HH Income	\$97,937	\$107,257	\$91,240
Average House Value	\$618,891	\$694,638	\$609,323

\* Demographic data derived from 2020 ACS - US Census



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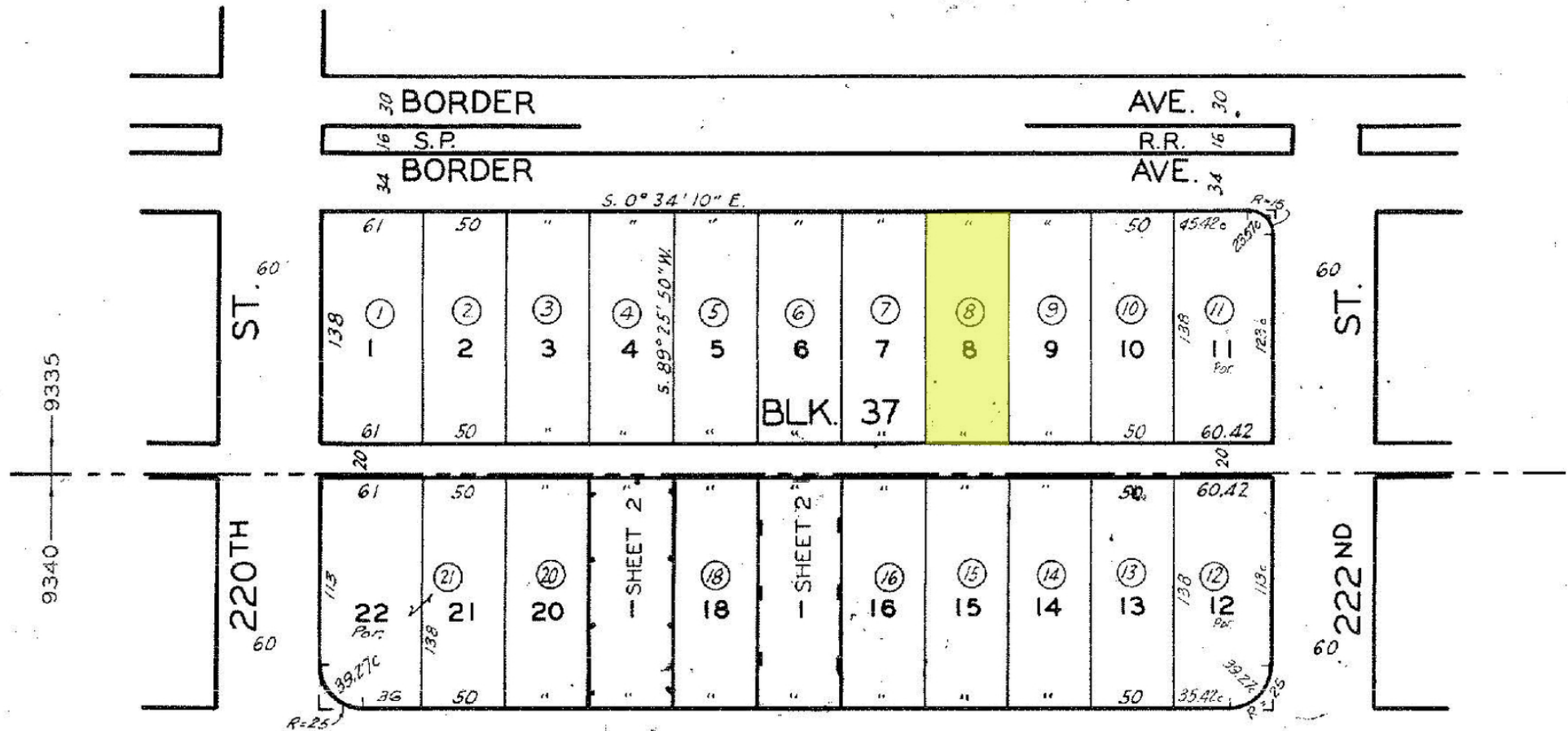
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# Parcel Map

357 22  
SHEET I  
E 1" = 80'

1987



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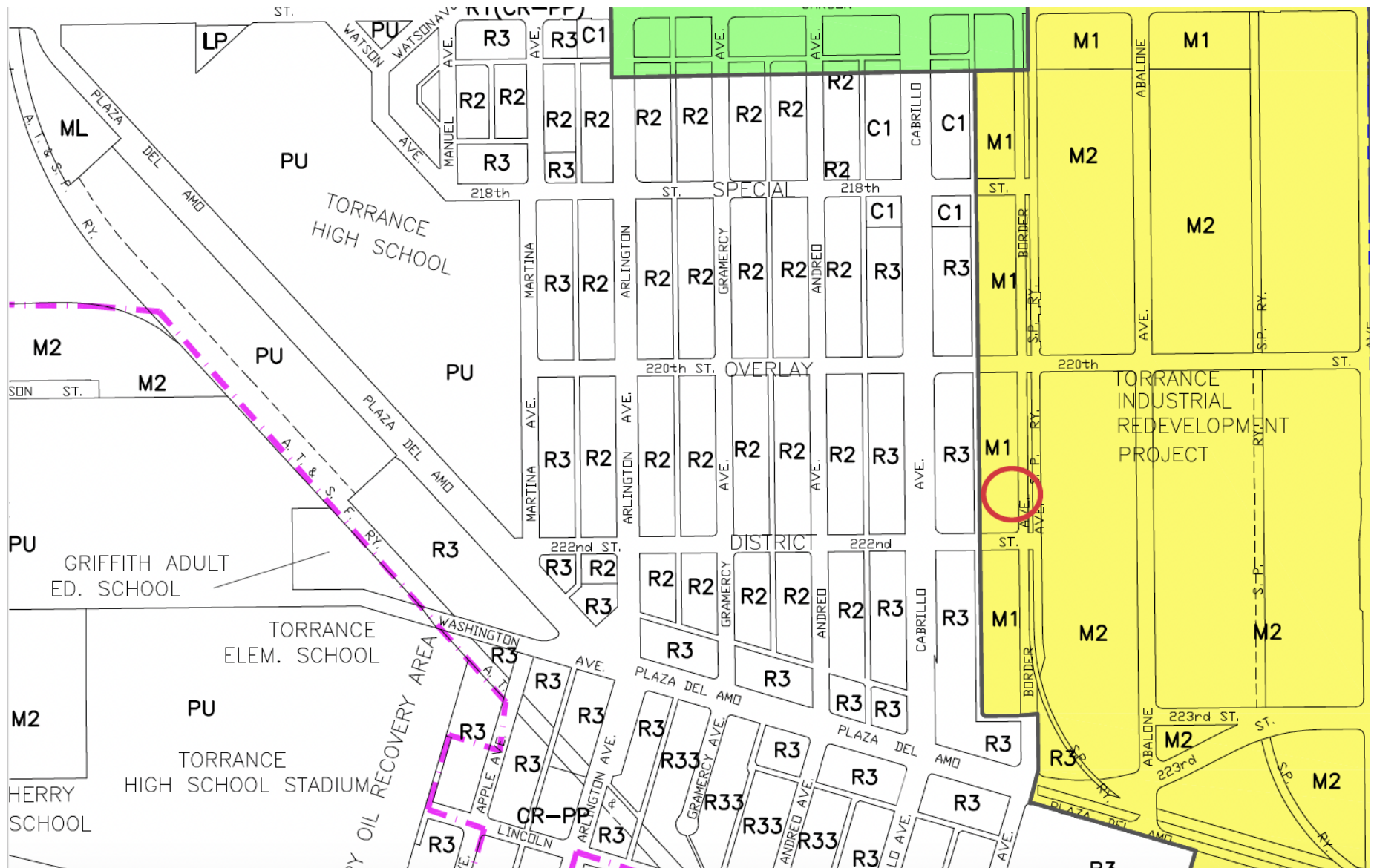
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# Zoning Map



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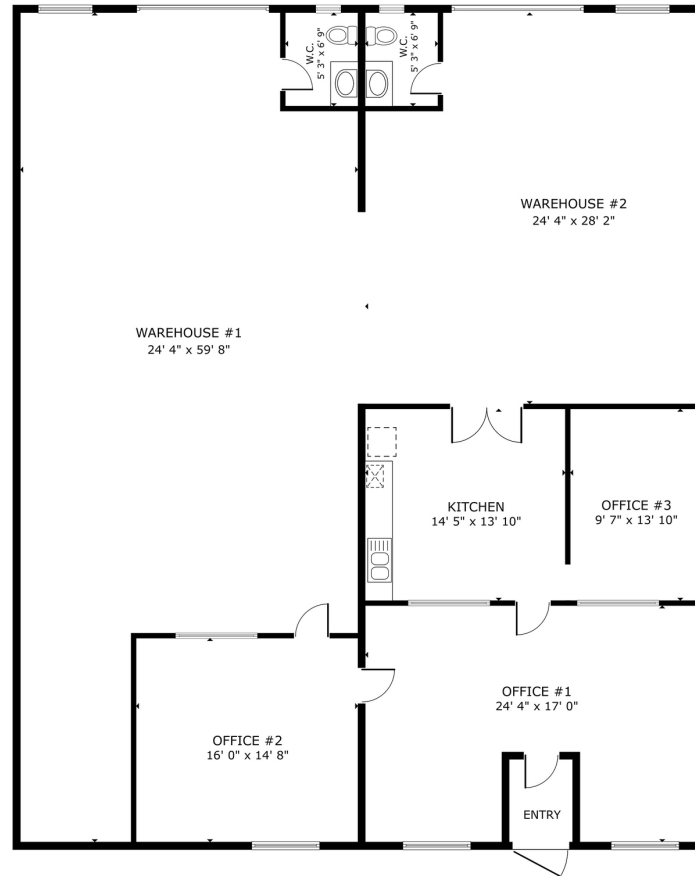
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# Floorplan



2107 BORDER AVE, TORRANCE, CA

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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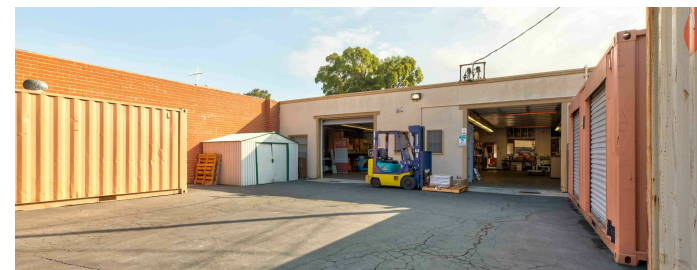
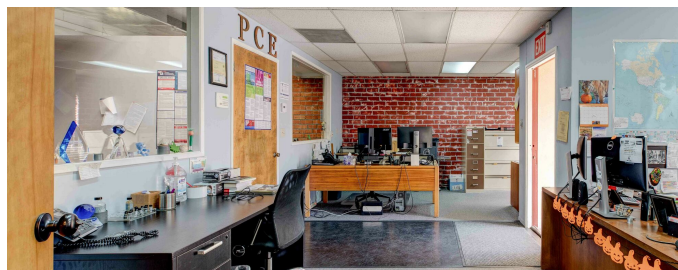
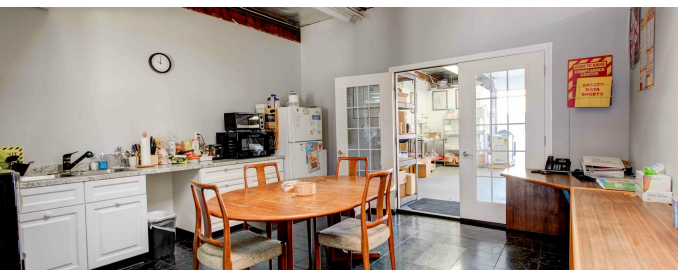
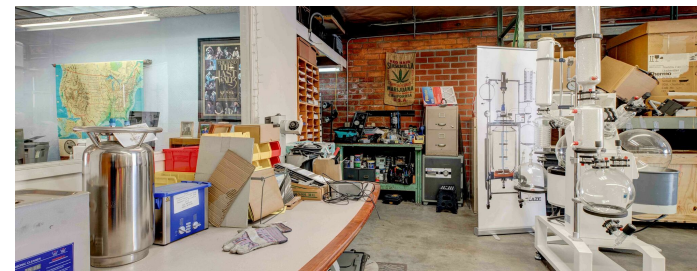
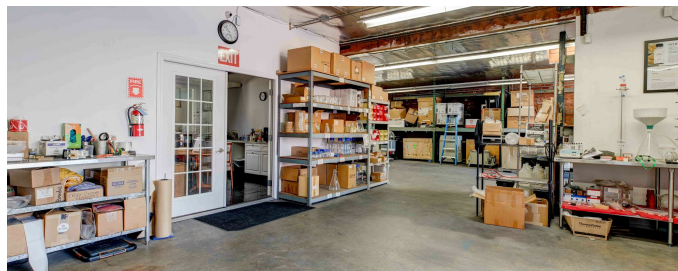
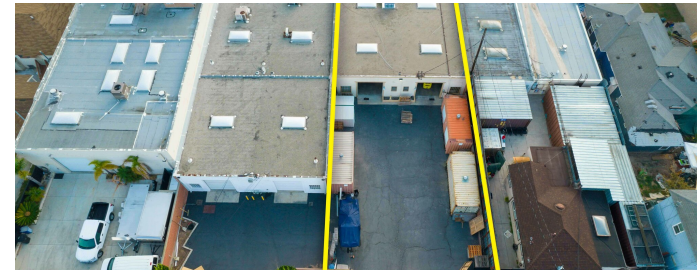
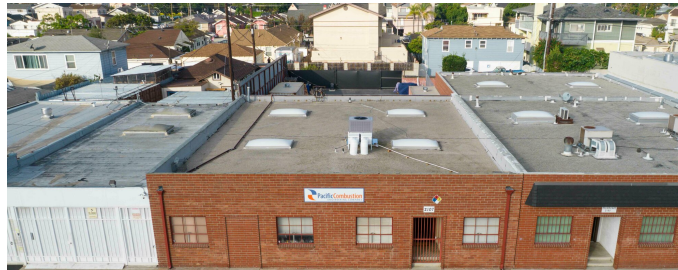
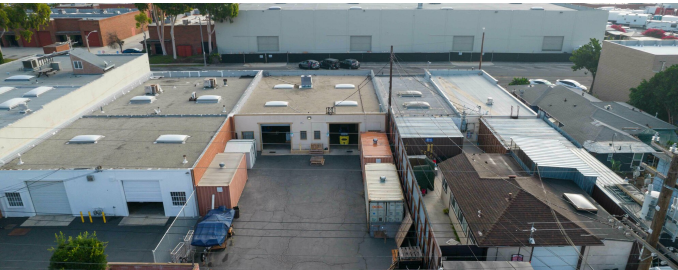
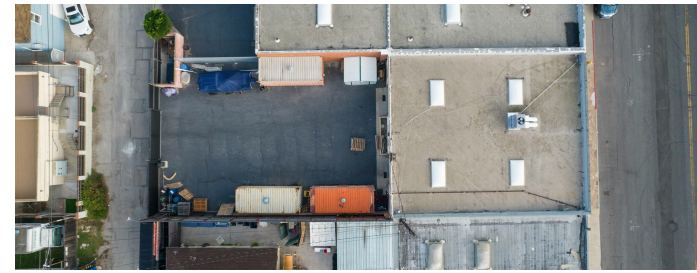
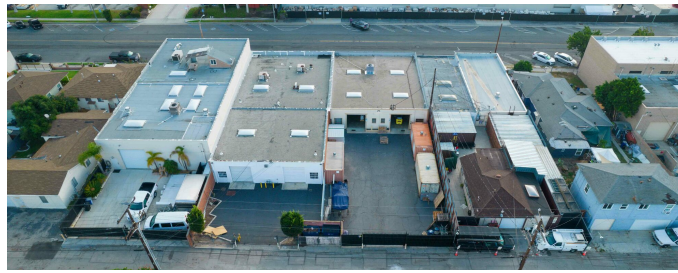
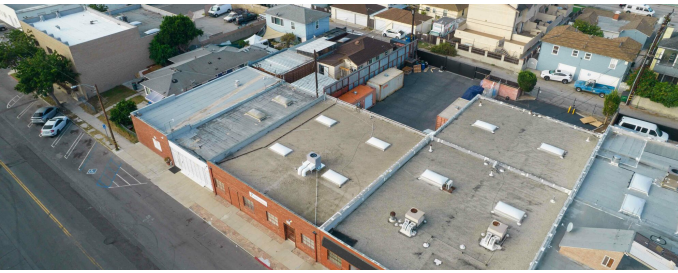
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# Additional Photos



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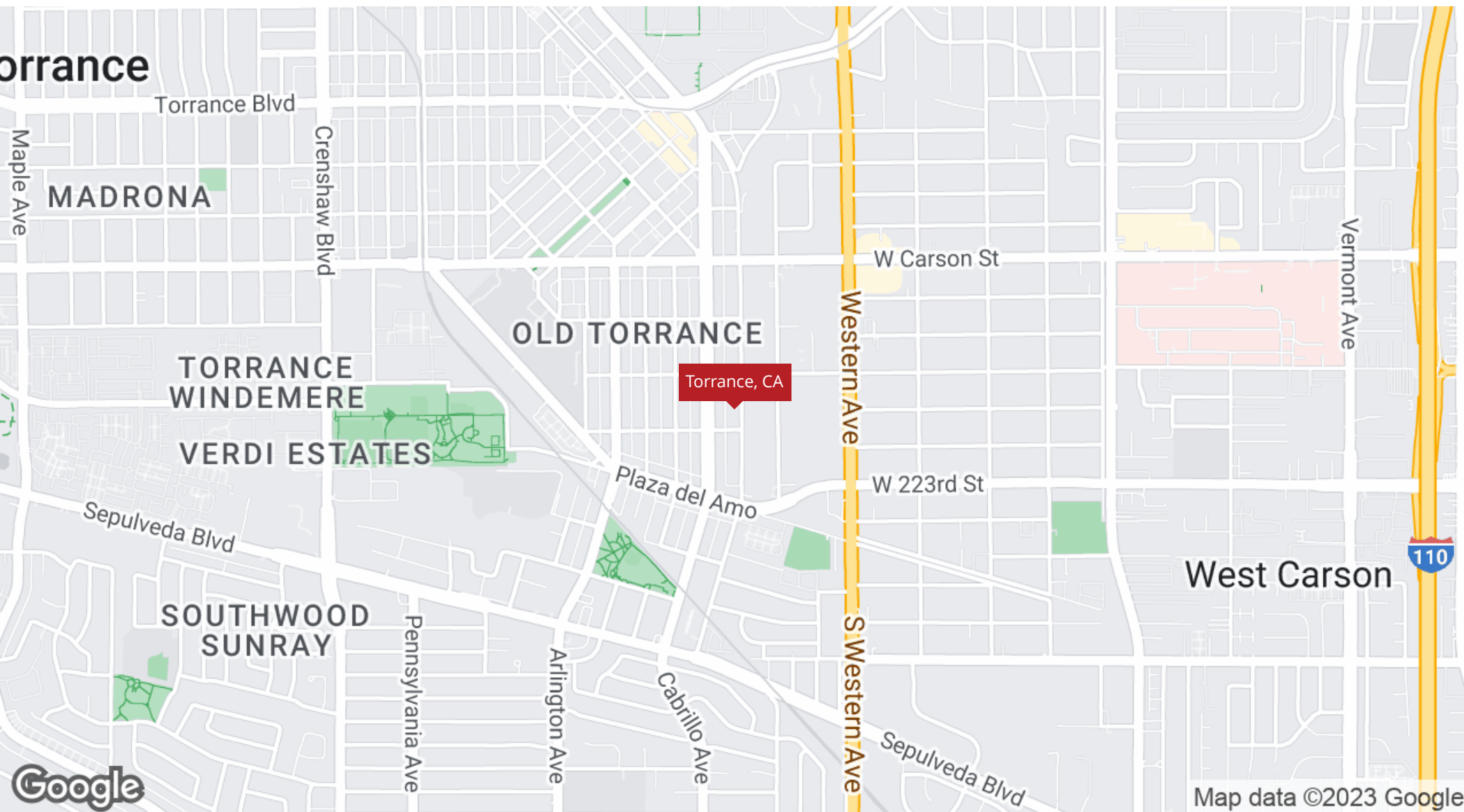
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# Regional Map



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