

VICTORY CENTER

Torrance, CA 90501

BUSINESS OPPORTUNITY:
FAST CASUAL RESTAURANT

FOR
SALE



PLEASE DO NOT DISTURB TENANT



MIRIAM JANOUSEK
C: 424.610.7477 • 310.395.2663 X127
MIRIAM@PARCOMMERCIAL.COM
Lic# 01303051

JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

1585 Sepulveda Boulevard, Torrance, CA 90501

SIZE: Approximately 992 square feet

ASKING PRICE: \$125,000

CURRENT RENT: \$3,625 per month inclusive of NNN

CURRENT LEASE: 2.5 years plus 5 options of 5 years each at 3% escalations (Potential for over 12 years with no market reset in rents)

PARKING: Ample parking in center

AVAILABLE: Immediately

Victory Center is a premier retail center in the Torrance Area. Join the synergy of such retailers as Arby's, El Pollo Loco and Del Taco. It is located in a dense area on a busy street with great visibility in the city of Torrance. Victory Center offers a key location to any up and coming retail user in the South Bay needing access to the 110 Freeway and beyond.



- Tradename not included but potential for employees to stay
- Grease interceptor, hood
- Employee bathrooms
- Landlord pays trash, water
- Keep existing concept or bring new concept. Seller will train
- Clean fast casual space



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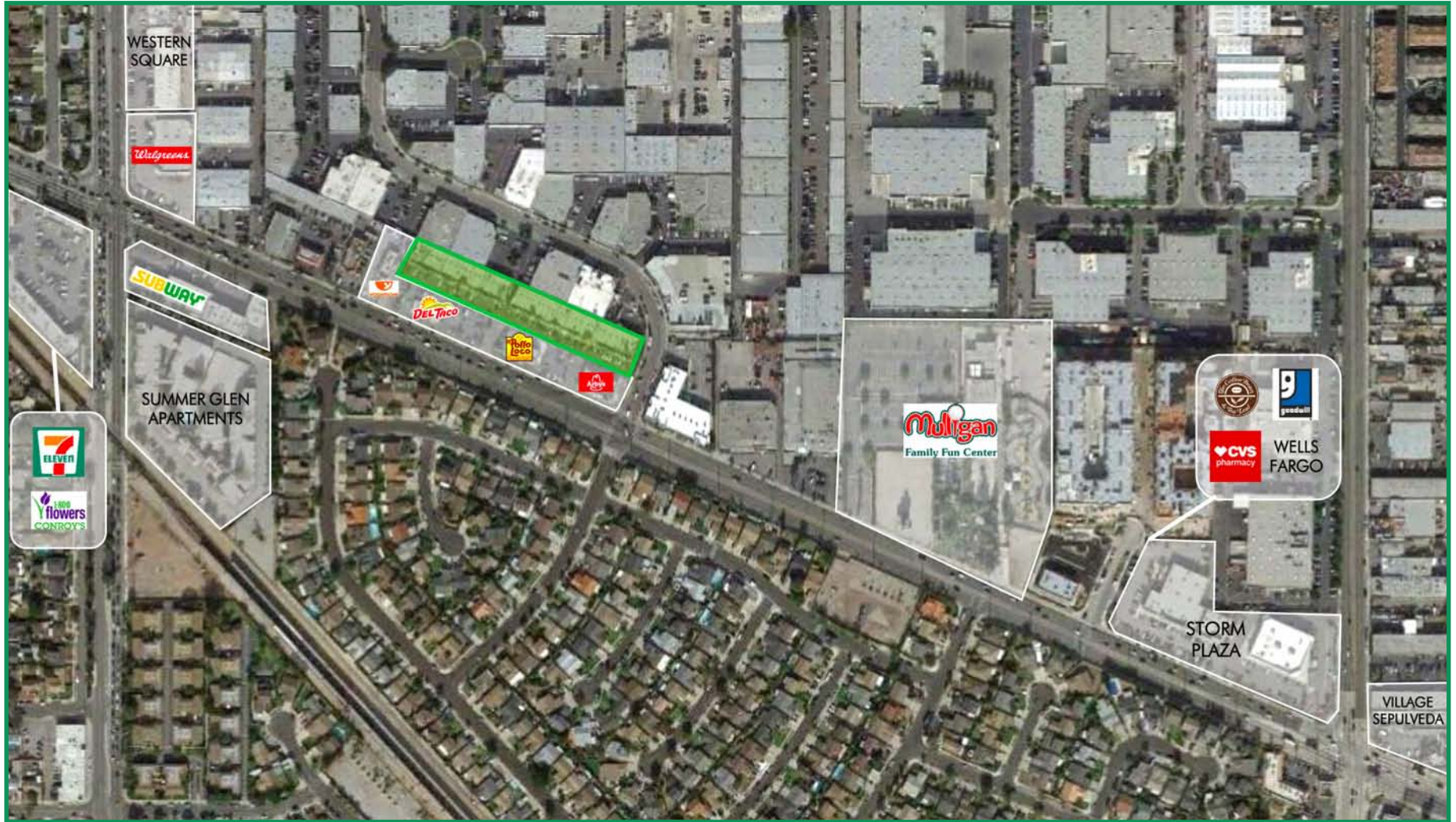
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Victory Center

PROPERTY
MAPS



www.parcommercial.com

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