



FOR LEASE

PRIME RETAIL SPACE AVAILABLE IN RALPH'S ANCHORED SHOPPING CENTER
5001 PACIFIC COAST HWY | TORRANCE, CA 90505

MATT SAKER

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FEATURES + AMENITIES

- APPROX. 1,460—4,371 SQFT FORMER PAYLESS SHOES STORE AVAILABLE IN RALPHS ANCHORED GROCERY CENTER
- TENANTS INCLUDE RALPHS, STARBUCKS, TACO BELL, SALLY'S BEAUTY SUPPLY, BLO BLOW DRY BAR, GREAT CLIPS, COLD STONE, AND MORE!
- AMPLE PARKING (APPROX. 5.5 SPACES/1,000 SF)
- HIGHLY VISIBLE MONUMENT SIGNAGE
- APPROX. 60,000 CARS PER DAY
- DIRECTLY ACROSS THE STREET FROM RICHARD MIDDLE SCHOOL + SOUTH HIGH SCHOOL
- AFFLUENT DEMOGRAPHICS (APPROX. \$149,619 AVERAGE HOUSEHOLD INCOME IN A 1-MILE RADIUS)

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	24,938	163,477	404,840
AVG HH INCOME	\$149,619	\$138,777	\$133,997

EXCLUSIVELY REPRESENTED BY
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SITE PLAN

5001 PACIFIC COAST HWY | TORRANCE, CA 90505



DRONE 1

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DRONE 2

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1. 
2. 
3. 
4. New Smiles Dentistry
5. Co-Anchor
6. 
7. Delux Nail & Spa
8. WALTERIA Cleaners
9. Jack's Pizza & Subs
10. 
11. 
12. 



AERIAL PHOTO

5001 PACIFIC COAST HWY | TORRANCE, CA 90505

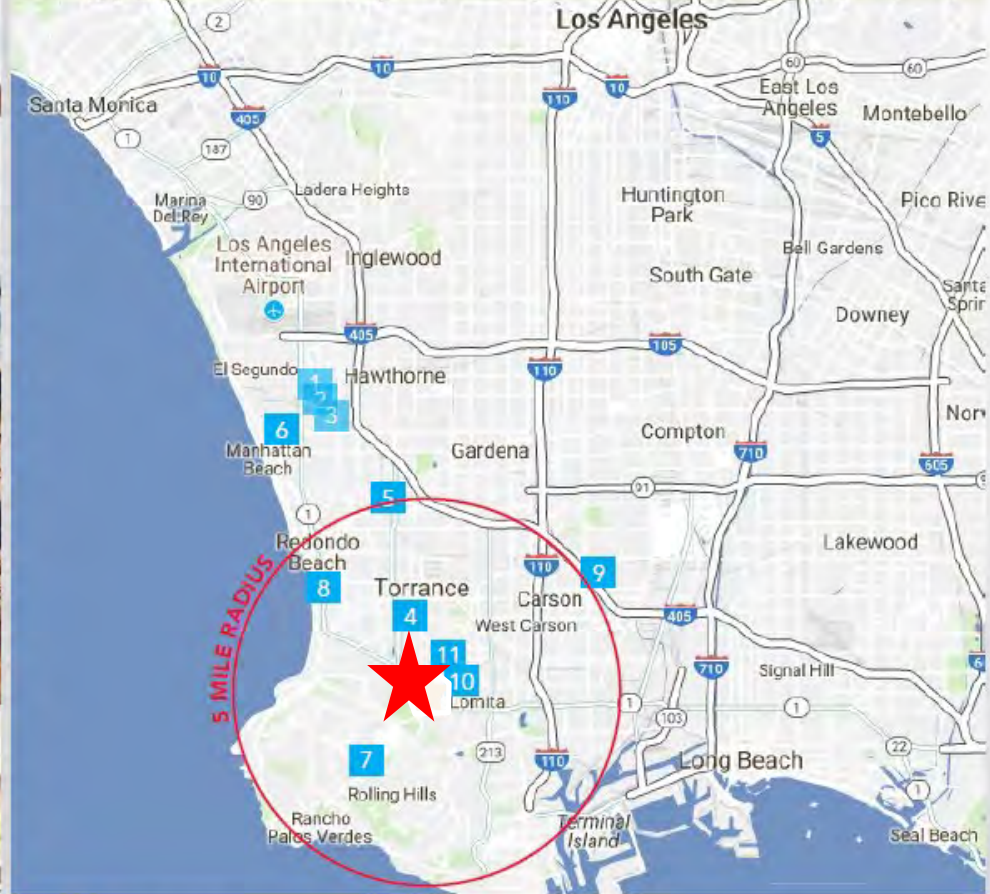


AREA PROFILE

5001 PACIFIC COAST HWY | TORRANCE, CA 90505

South Bay

Located in Los Angeles County, South Bay stretches along the southern shore of Santa Monica to the San Pedro Bay. This collection of 15 cities is one of the most culturally, economically, and ethnically diverse areas in the United States. With its cleaner air, colder summers, warmer winters and scenic harbors, this region attracts top business and talent. With over 40 million SF of office space and 150 million SF of industrial, the South Bay is home to companies like Honda and DirecTV, and more significantly, California's expansive aerospace business, employing thousands of high-skill, high-wage engineers at companies like Northrop Grumman, Alcoa Fastening Systems, Boeing, Lockheed Martin, Raytheon and Space X. Rolling Hills Plaza is in a proven in-fill location with a captive audience of thousands of young professionals and families.



CORPORATE TENANTS LOCATED IN THE SOUTH BAY:



- | | |
|-----------------------------|----------------------------------|
| AARP | Northrop Grumman |
| Alcoa Fastening Systems | Pelican Products |
| Boeing | Phenomenex Inc. |
| DirectTV | Providence |
| Epson | Raytheon |
| Herbalife | Robinson Helicopter Company |
| Honda | Saatchi & Saatchi |
| Honeywell Equipment Systems | SCAN Health Plan |
| Infinion | Space X |
| L3 Electron Devices | Teledyne |
| LA Lakers Training Camp | Tesla |
| Lisi/Hi-Shear Corporation | Torrance Memorial Medical Center |
| Lockheed Martin | |

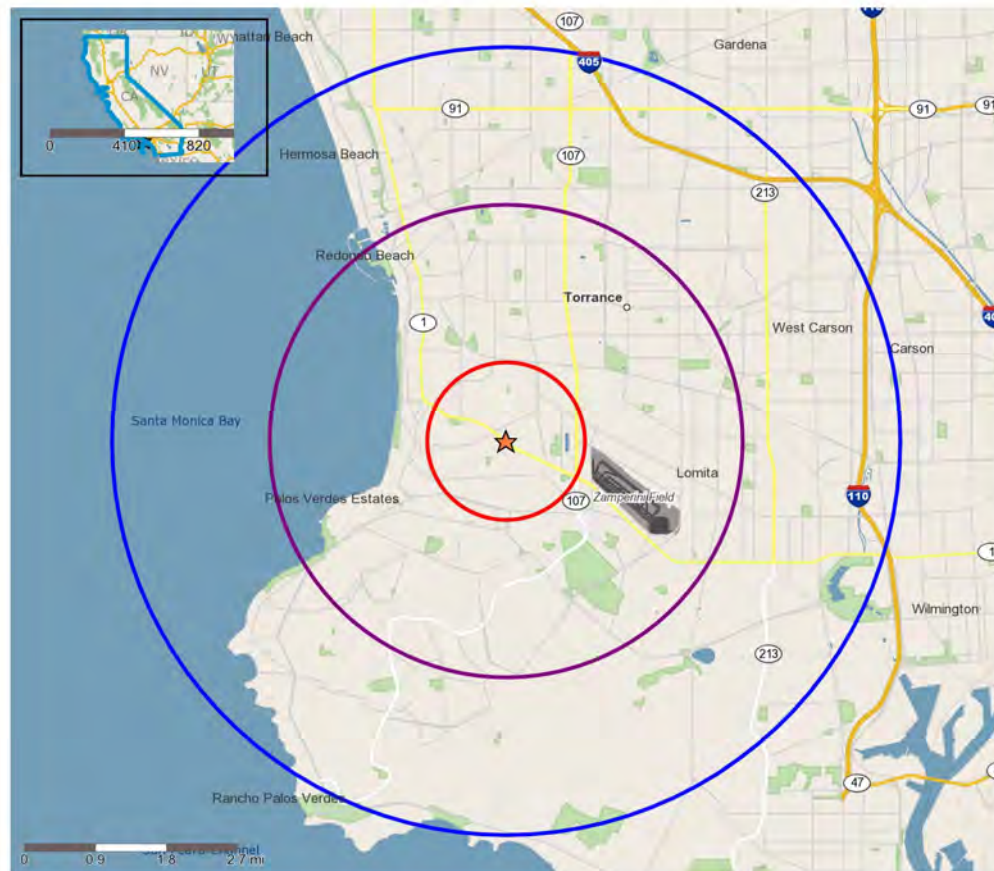


- | | | |
|--------------------------|------------------------------|--------------------------|
| 1 Plaza El Segundo | 5 South Bay Galleria | 9 South Bay Pavilion |
| 2 The Point | 6 Metlox | 10 Torrance Towne Centre |
| 3 Manhattan Village | 7 Promenade on the Peninsula | 11 Torrance Crossroads |
| 4 Del Amo Fashion Center | 8 Redondo Beach Pier | ★ Rollins Hills Plaza |

DEMOGRAPHICS

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Population: 2018A			
Total Population	24,938	163,477	404,840
Female Population	51.54%	51.48%	50.94%
Male Population	48.46%	48.52%	49.06%
Population Density	7,937	5,781	5,154
Population Median Age	45.9	45.7	42.8
Employed Civilian Population 16+	12,380	84,468	207,911
% White Collar	82.3%	79.7%	73.3%
% Blue Collar	17.7%	20.3%	26.7%
Total Q1 2019 Employees	6,146	95,245	186,833
Total Q1 2019 Establishments*	983	10,744	21,135
Population Growth 2000-2010	4.69%	3.97%	4.84%
Population Growth 2018A-2023	2.83%	2.13%	1.66%
Income: 2018A			
Average Household Income	\$149,619	\$138,777	\$133,997
Median Household Income	\$104,027	\$94,496	\$90,262
Per Capita Income	\$57,417	\$57,167	\$51,895
Avg Income Growth 2000-2010	36.75%	39.74%	38.76%
Avg Income Growth 2018A-2023	12.41%	13.58%	13.63%
Households: 2018A			
Households	9,559	67,172	156,256
Average Household Size	2.58	2.42	2.57
Hhld Growth 2000-2010	1.69%	1.58%	2.98%
Hhld Growth 2018A-2023	3.07%	2.37%	2.07%
Housing Units: 2018A			
Occupied Units	9,559	67,172	156,256
% Occupied Units	98.66%	98.01%	98.06%
% Vacant Housing Units	1.34%	1.99%	1.94%
Owner Occ Housing Growth 2000-2010	-0.98%	2.67%	4.42%
Owner Occ Housing Growth 2000-2023	2.73%	6.52%	8.40%
Owner Occ Housing Growth 2018A-2023	2.33%	1.93%	1.83%
Occ Housing Growth 2000-2010	1.69%	1.58%	2.98%
Occ Housing Growth 2010-2023	6.58%	7.05%	6.64%
Occ Housing Growth 2018A-2023	3.07%	2.37%	2.07%
Race and Ethnicity: 2018A			
% American Indian or Alaska Native Population	0.35%	0.34%	0.45%
% Asian Population	23.06%	30.85%	26.00%
% Black Population	1.51%	2.21%	4.00%
% Hawaiian or Pacific Islander Population	0.25%	0.23%	0.52%
% Multirace Population	5.89%	5.73%	6.02%
% Other Race Population	2.31%	3.60%	8.82%
% White Population	66.62%	57.05%	54.18%
% Hispanic Population	10.92%	12.74%	22.40%
% Non Hispanic Population	89.08%	87.26%	77.60%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5