



New-Listing

TORRANCE REDEVELOPMENT—JOIN STARBUCKS DRIVE THRU!

SWC of Artesia Blvd & Van Ness Ave.

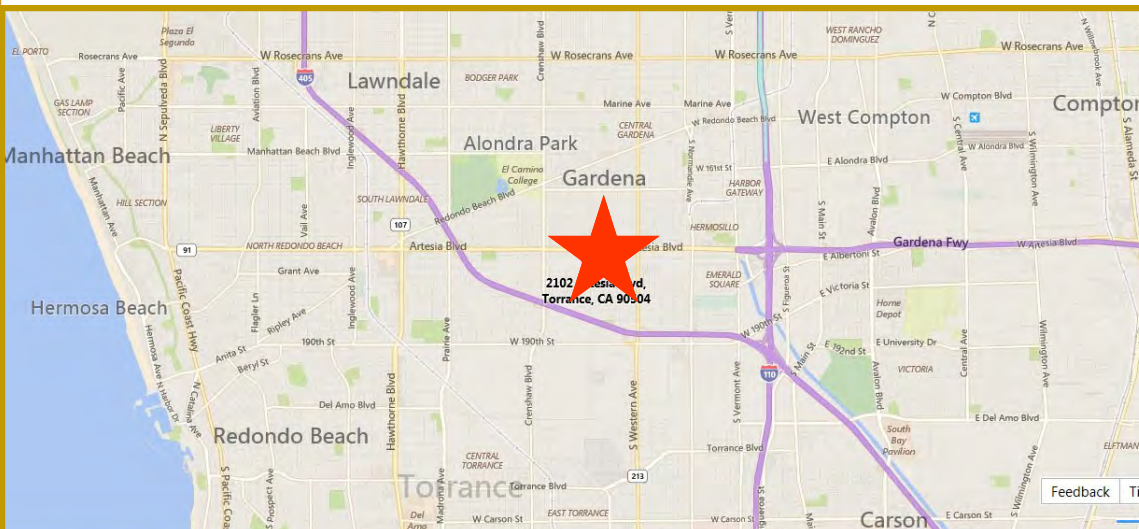
FEATURES

- Up to 10k SF Available (Divisible to 1,500 SF)
- Seeking Restaurant, Retail & Medical Tenants
- Delivery Spring 2019
- Center Currently Undergoing Complete Facade, Parking Lot & Landscape Remodel & Enhancements—Experienced Developer to Create a Lifestyle Center Feeling
- Ample Parking

AREA AMENITIES

- Major Signalized Intersection
- Traffic Counts over 43k CPD
- One of the Busiest East/West Travel Corridors of South Bay
- Infill Demos—Daytime & Residential
- Easy Access to 405, 110 & 91 FWYs
- Countless National Retailers/Restaurants in Immediate Vicinity

**2102-40 W Artesia Blvd.
Torrance, CA 90504**



CONTACT..

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Los Angeles, CA 90025
17030 Ventura Blvd, #200
Encino, CA 91316

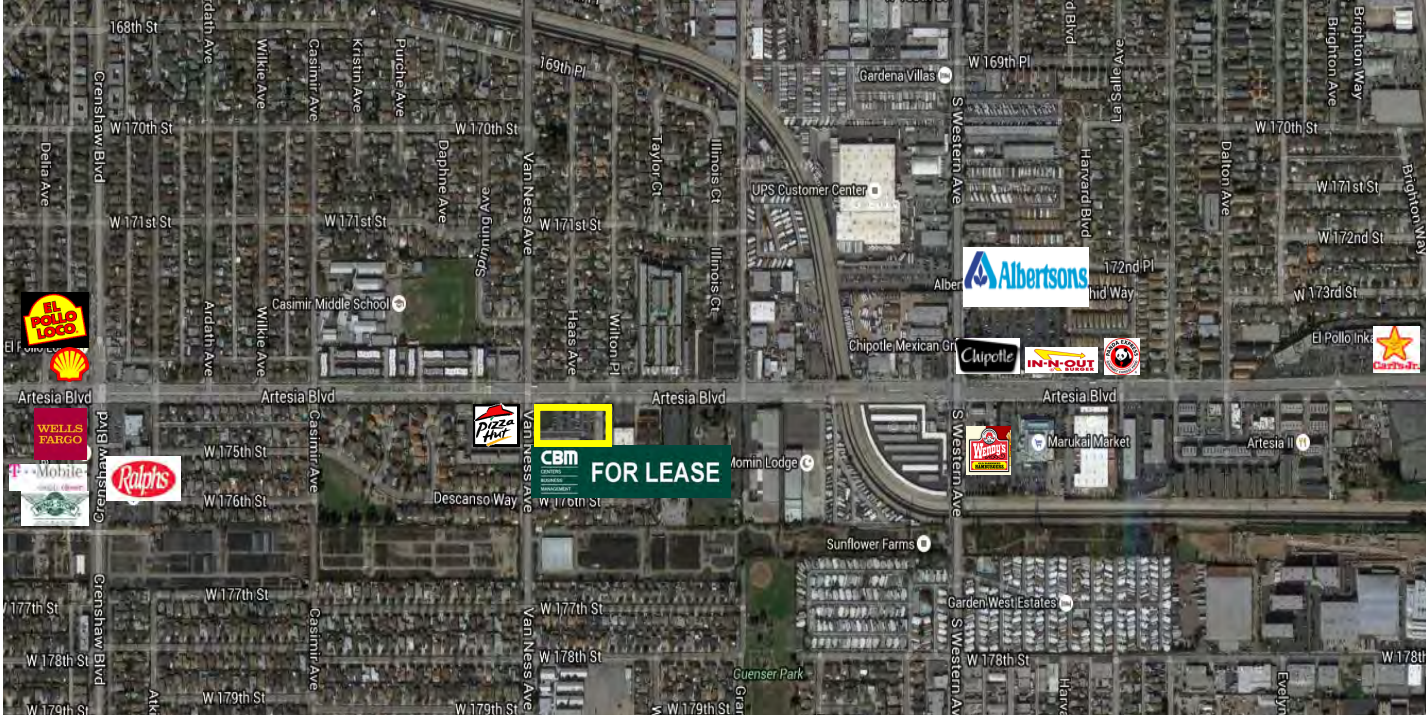
Site Plan

CBM
CENTERS
BUSINESS
MANAGEMENT
FOR LEASE



FULLY LEASED

Aerial view



Demographics

| | 1 mile(s) | 3 mile(s) | 5 mile(s) |
|---|-----------|-----------|-----------|
| Population: 2015B | | | |
| Total Population | 25,564 | 241,336 | 712,567 |
| Female Population | 51.19% | 51.01% | 51.27% |
| Male Population | 48.81% | 48.99% | 48.73% |
| Population Density | 8,136 | 8,535 | 9,072 |
| Population Median Age | 43.7 | 36.6 | 36.9 |
| Employed Civilian Population 16+ | 11,444 | 108,223 | 318,529 |
| % White Collar | 67.7% | 59.3% | 61.4% |
| % Blue Collar | 32.3% | 40.7% | 38.6% |
| Total Employees | 9,990 | 121,343 | 304,504 |
| Total Establishments* | 1,105 | 11,187 | 29,214 |
| Population Growth 2000-2010 | 3.15% | 1.98% | 2.56% |
| Population Growth 2015B-2020 | 0.67% | 1.14% | 1.39% |
| Income: 2015B | | | |
| Average Household Income | \$79,735 | \$72,853 | \$87,137 |
| Median Household Income | \$64,378 | \$54,196 | \$60,963 |
| Per Capita Income | \$30,516 | \$25,260 | \$29,733 |
| Avg Income Growth 2000-2010 | 39.91% | 39.58% | 40.42% |
| Avg Income Growth 2015B-2020 | 16.25% | 16.69% | 16.12% |
| Households: 2015B | | | |
| Households | 9,730 | 83,144 | 241,709 |
| Average Household Size | 2.61 | 2.88 | 2.91 |
| Hhld Growth 2000-2010 | 0.44% | 0.58% | 1.65% |
| Hhld Growth 2015B-2020 | 0.51% | 1.25% | 1.59% |
| Housing Units: 2015B | | | |
| Occupied Units | 9,730 | 83,144 | 241,709 |
| % Occupied Units | 99.24% | 98.73% | 98.47% |
| % Vacant Housing Units | 0.76% | 1.27% | 1.53% |
| Owner Occ Housing Growth 2000-2010 | 0.94% | 2.13% | 2.13% |
| Owner Occ Housing Growth 2000-2020 | 5.49% | 5.61% | 5.74% |
| Owner Occ Housing Growth 2015B-2020 | 0.54% | 0.98% | 1.38% |
| Occ Housing Growth 2000-2010 | 0.44% | 0.58% | 1.65% |
| Occ Housing Growth 2010-2020 | 5.93% | 5.69% | 6.21% |
| Occ Housing Growth 2015B-2020 | 0.51% | 1.25% | 1.59% |
| Race and Ethnicity: 2015B | | | |
| % American Indian or Alaska Native Population | 0.46% | 0.60% | 0.55% |
| % Asian Population | 47.37% | 22.74% | 18.12% |
| % Black Population | 4.28% | 15.31% | 18.95% |
| % Hawaiian or Pacific Islander Population | 0.44% | 0.80% | 0.87% |
| % Multirace Population | 6.25% | 5.54% | 5.14% |
| % Other Race Population | 10.46% | 19.66% | 18.82% |
| % White Population | 30.74% | 35.35% | 37.55% |
| % Hispanic Population | 23.55% | 41.27% | 38.28% |
| % Non Hispanic Population | 76.45% | 58.73% | 61.72% |