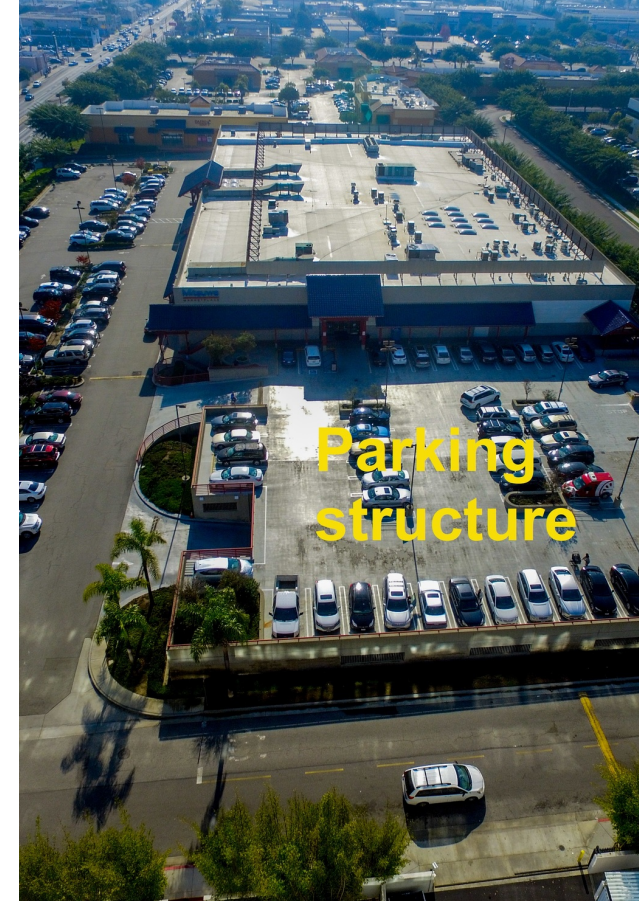


# 21515 S WESTERN AVE.

*TORRANCE, CA 90501*



**SINGLE TENANT COMMERCIAL BUILDING**



## HIGHLIGHTS

- Current tenant is Mitsuiwa Marketplace. Lease expires October 2019
- On grade parking with 390 spaces, which includes a 2 story parking structure
- Strong demographics with a residential base of 200,030 and an avg. HH income of \$95,521 in a 3 mile radius
- Monument sign available

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# 21515 S Western Ave.

21515 S Western Ave. Torrance, CA 90501

**FOR  
LEASE**



**AVAILABLE SF: 58,662**

## PROPERTY DESCRIPTION

This is a single tenant building located in the heart of Torrance. There is on grade pull-up parking with a two-level structure. There are approximately 390 parking spaces exclusive to the premise. There is a loading doc located in the South West portion of the building. It includes convenient ingress/egress with 2 entry points. Current tenants lease expires October 2019.

## LOCATION OVERVIEW:

This is a high-traffic area with over 66,000 cars per day that pass through the intersection of Western Ave. and Carson St. and is just a few blocks away from where the 405 meets the 110 freeway. There are strong demographics with a residential base of 200,030 and an avg. HH income of \$95,521 in a 3 mile radius.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	33,632	203,833	572,879
Avg. HH Income	\$79,087	\$95,521	\$105,867
Daytime Population	26,931	156,156	274,510

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**HIGHLAND  
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# SINGLE TENANT COMMERCIAL BUILDING

21515 S Western Ave. Torrance, CA 90501

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