

17400-17544 Hawthorne Blvd, Torrance, CA



westgate center

REDONDO BEACH

HERMOSA BEACH

MANHATTAN BEACH

EL SEGUNDO


**±110,000
VPD**

2,646 SF AVAILABLE

 **0.7 Mile** →

SOUTHBAY GALLERIA

Hawthorne Blvd (±70,000 VPD)

Artesia Blvd (±40,000 VPD)

 **0.5 Mile** →

2,088 SF AVAILABLE

**Retail/Restaurant
Opportunity with Hard Corner Exposure
on the Most Premier Intersection
In The South Bay**



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THE OFFERING



ADDRESS:

17400 Hawthorne Blvd,
Torrance, CA



STRONG FUNDAMENTALS:

- Parking, Visibility, Access & Frontage
- Massive Upgrades To The Property Are Currently Underway With New Paint Schemes, New Roof, New Landscaping, New Blacktop Seal + Striping, New Signs, And Upgrades To Some Fascia And Columns
- Tenant Improvement Allowance is Negotiable



AVAILABLE SF:

A

2,646 SF | OUT PARCEL PAD

Restaurant Capable + Possibility to accommodate patio seating
Asking Rate: \$5 PSF + \$0.5 NNN

An additional 825 SF Mezzanine space is also available at \$3 PSF

B

2,088 SF

Asking Rate: \$3.25 + \$0.50 NNN



HIGHLIGHTS



Enjoy prime position at the intersection of two major arterial roads with over 100,000 Vehicles Per Day



Hard Corner exposure boasting unrivaled visibility in the South Bay of Los Angeles and only a few blocks from I-405 (~240,000 Daily Car Count)



Directly Across the street from the South Bay Galleria, a ±1 Million SF destination shopping center that has recently been approved for a massive redevelopment which will feature a 150-room hotel, 300 apartments, and an additional 217,000 square feet of retail space.



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South Bay Galleria
★ macy's KOHL'S
Abercrombie & Fitch ALDO
TILLY'S BANK OF AMERICA
Wetzel's Pretzels Mediterranean Grill
AMC

Target TJ-maxx ULTA BEAUTY Total Wine & More
rack Jamba Juice Ralphs ISLANDS
SPROUTS FARMERS MARKET King Harbor Brewing Co verizon UnionBank

RETAIL TRADE MAP

ABOUT THE LOCAL MARKET

SOUTHBAY GALLERIA: LOCATED DIRECTLY ACROSS THE STREET

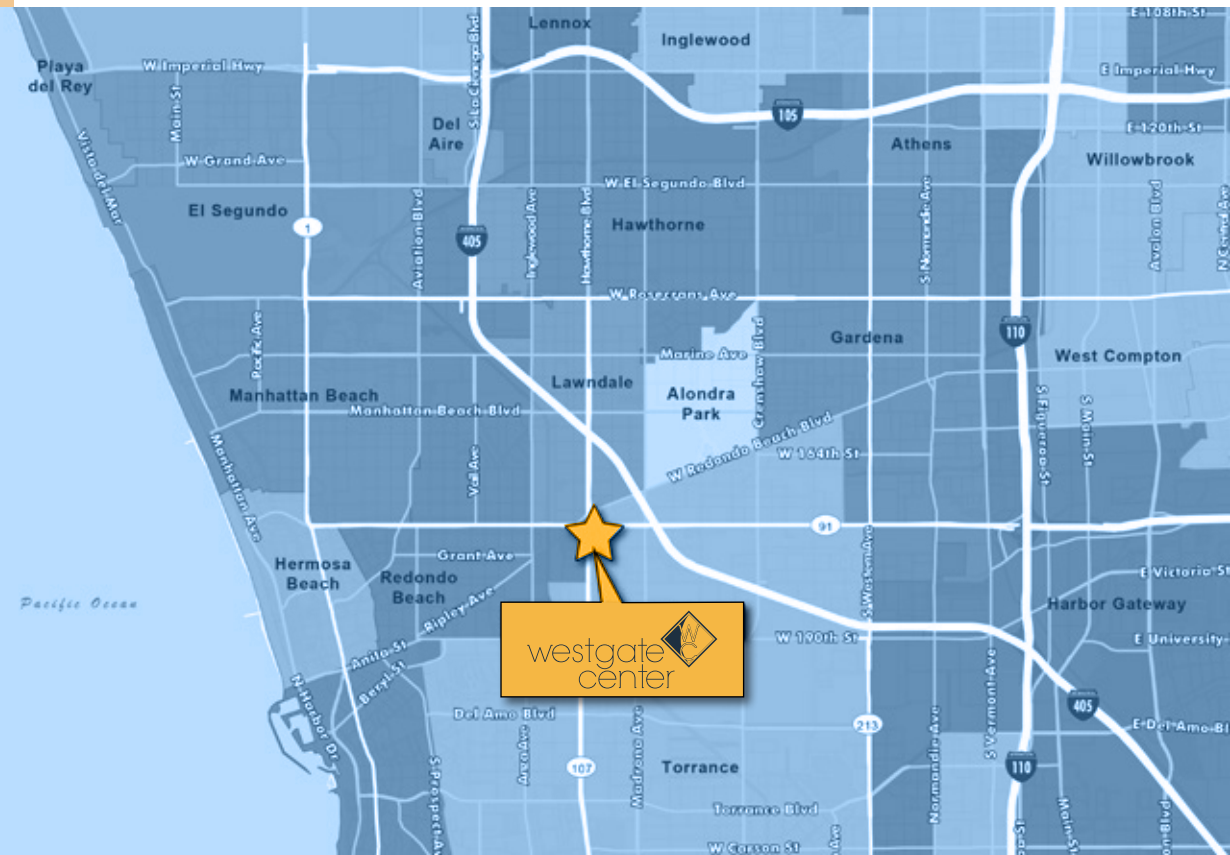


CLICK HERE
TO LEARN MORE
ABOUT THIS
NEW DEVELOPMENT



DEL AMO FASHION CENTER

KNOWN BY LOCALS AS THE "HIDDEN GEM" OF THE SOUTH BAY, TORRANCE HAS A LAID-BACK BEACH VIBE AND A STRONG HISTORICAL HEART. TORRANCE IS HOME TO A DIVERSITY OF CULTURAL CENTERS SUCH AS THE TORRANCE CULTURAL ARTS CENTER, CHEN ART GALLERY, AND TORRANCE ART MUSEUM. TORRANCE PROVIDES A VARIETY OF INDOOR AND OUTDOOR SHOPPING EXPERIENCES SUCH AS THE COASTAL CHIC DEL AMO FASHION CENTER (THE 5TH LARGEST SHOPPING MALL IN THE UNITED STATES). TORRANCE IS ALSO KNOWN FOR A WIDE VARIETY OF DELICIOUS EATERIES, CAFES, AND NUMEROUS BREWING COMPANIES.





DEMOGRAPHICS

POPULATION

	2000 CENSUS	2010 CENSUS	2020 CURRENT YEAR ESTIMATES	2025 FIVE YEAR PROJECTION	2010-2020 ANNUAL GROWTH RATE	2020-2025 ANNUAL GROWTH RATE
1 Mile	35,750	37,246	37,745	38,341	0.13%	0.31%
2 Miles	114,881	119,704	121,480	122,095	0.14%	0.10%
3 Miles	267,667	276,057	281,191	282,313	0.18%	0.08%

HOUSEHOLD INCOME

	2020 AVERAGE HH INCOME	2025 AVERAGE HH INCOME	2020 MEDIAN HH INCOME	2025 MEDIAN HH INCOME
1 Mile	35,750	37,246	37,745	38,341
2 Miles	114,881	119,704	121,480	122,095
3 Miles	267,667	276,057	281,191	282,313



RACE AND ETHNICITY

	WHITE	BLACK OR AFRICAN AMERICAN	ASIAN	PACIFIC ISLANDER	AMERICAN INDIAN OR ALASKA NATIVE	OTHER RATE	TWO OR MORE RACES	HISPANIC
1 Mile	18,300	2,164	7,211	309	240	6,836	2,685	15,463
	48.50%	5.70%	19.10%	0.80%	0.60%	18.10%	7.10%	29.10%
2 Miles	62,741	5,880	27,321	747	663	15,834	8,294	39,140
	51.70%	4.80%	22.50%	0.60%	0.60%	13.00%	6.80%	24.40%
3 Miles	138,590	24,704	60,470	1,679	1,414	37,142	17,192	88,342
	49.30%	8.80%	21.50%	0.60%	0.50%	13.20%	6.10%	23.90%



TORRANCE TOP EMPLOYERS

	TORRANCE MEMORIAL MEDICAL CENTER	TORRANCE UNIFIED SCHOOL DISTRICT	PROVIDENCE LITTLE COMPANY OF MARY	CITY OF TORRANCE	HONEYWELL AEROSPACE/EQUIPMENT SYSTEMS
Employees	3,000	2,500	2,000	1,700	1,000



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RESTAURANT CAPABLE SPACE AVAILABLE IN THE HEART OF THE SOUTH BAY



INTERSTATE 405

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0.5 Mile

INTERSTATE 405


±110,000 VPD

Artesia Blvd (±40,000 VPD)

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