

# WESTGATE CENTER

## Retail For Lease

SEC Artesia Boulevard & Hawthorne Boulevard  
Torrance, CA 90504



### RARE LEASING OPPORTUNITY

± 1,056 SF Retail Space Available

#### Description:

- Anchored by DSW Shoe Warehouse, Big 5 Sporting Goods and Harbor Freight Tools. Other notable tenants include Autozone, Wells Fargo, Starbucks and Sizzler.
- Located at the main intersection of Hawthorne Blvd. and Artesia Blvd. in the heart of the Torrance trade area.
- The property benefits from convenient access via five ingress/egress points throughout the center and abundant parking (5.5:1,000).
- Within one half mile of Interstate 405, which bolsters over 256,000 cars per day.

#### Traffic Count:

- ±70,200 ADT along Hawthorne Boulevard
- ±35,640 ADT along Artesia Boulevard

#### Area Amenities:

- Directly across from South Bay Galleria, anchored by Macy's, Kohl's, 16-screen AMC Theatres and more than 140 specialty shops and restaurants.

#### Demographics:

	1 MILE	3 MILES	5 MILES
Population '15	37,774	279,251	597,920
Population '20	38,448	285,315	610,909
Average H.H. Income	\$82,495	\$99,499	\$92,862
Daytime Population	8,033	125,340	330,778

Source: ESRI



For further information, please contact our exclusive agents:

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<b>CHRIS WALTON</b>	Senior Managing Director	949.608.2096	cwalton@ngkf.com	CA RE License #01839264

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491 [www.ngkf.com](http://www.ngkf.com)

**Newmark Grubb  
Knight Frank**

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Tenant Roster	
SUITE	TENANT
4310	Harbor Freight and Tools
4340	Wells Fargo Bank
17400	Starbucks Coffee
17490	Autozone
17494	Electronic Cigarettes
17498	LA Suite Exchange
17502	DSW
17510	The Good Feet
17512	Nail Fashion
17516	The Shaver Shop
17520	Available - 1,056 SF
17522	Serenity Dental Spa
17526	Barber Shop
17528	State Farm
17530	Total Beauty Supply
17532	Value Cleaners
17540-42	Big 5 Sporting Goods
17544	Sizzler Restaurant



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## Executive Summary

Westgate Center  
17490 Hawthorne Blvd, Torrance, California, 90504  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.87213  
Longitude: -118.35233

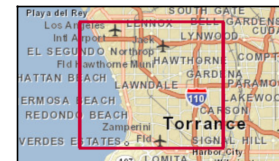
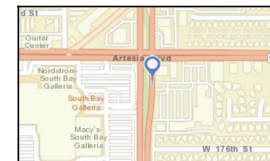
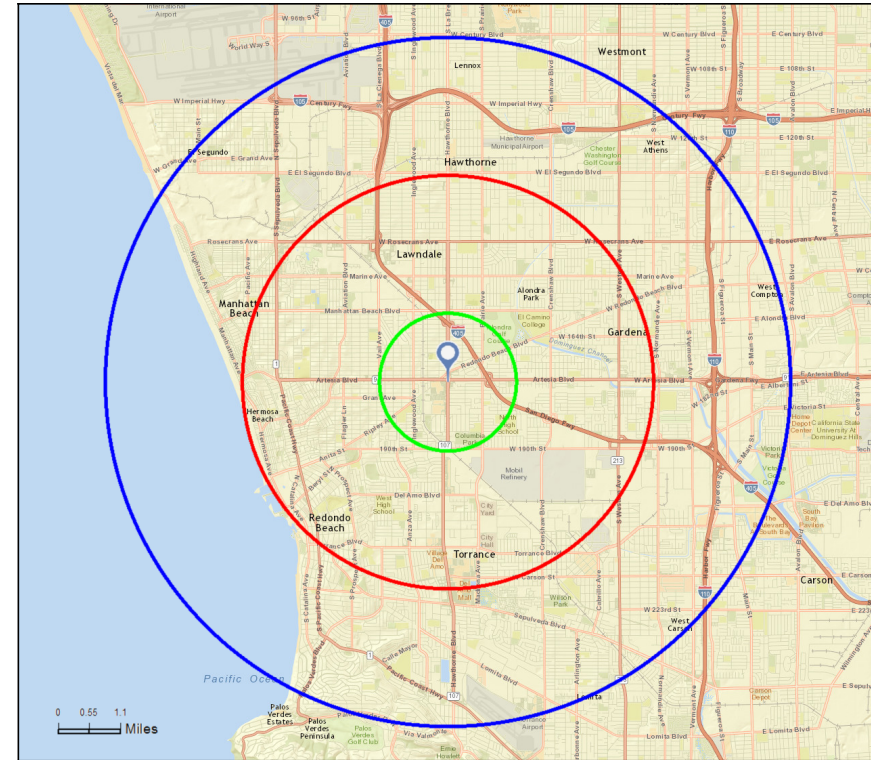
	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	35,843	266,214	572,791
2010 Population	37,369	274,666	588,511
2015 Population	37,774	279,251	597,920
2020 Population	38,448	285,315	610,909
2000-2010 Annual Rate	0.42%	0.31%	0.27%
2010-2015 Annual Rate	0.21%	0.32%	0.30%
2015-2020 Annual Rate	0.35%	0.43%	0.43%
2015 Male Population	49.9%	49.4%	49.3%
2015 Female Population	50.1%	50.6%	50.7%
2015 Median Age	36.3	38.0	37.3
<b>Households</b>			
2000 Households	12,636	100,712	207,072
2010 Households	13,002	101,373	208,937
2015 Total Households	13,116	102,718	211,537
2020 Total Households	13,354	104,948	216,062
2000-2010 Annual Rate	0.29%	0.07%	0.09%
2010-2015 Annual Rate	0.17%	0.25%	0.24%
2015-2020 Annual Rate	0.36%	0.43%	0.42%
2015 Average Household Size	2.87	2.70	2.80
<b>Median Household Income</b>			
2015 Median Household Income	\$62,384	\$68,435	\$63,050
2020 Median Household Income	\$75,055	\$80,676	\$75,441
2015-2020 Annual Rate	3.77%	3.35%	3.65%
<b>Average Household Income</b>			
2015 Average Household Income	\$82,495	\$99,499	\$92,862
2020 Average Household Income	\$95,126	\$114,340	\$106,756
2015-2020 Annual Rate	2.89%	2.82%	2.83%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$28,831	\$36,796	\$33,046
2020 Per Capita Income	\$33,236	\$42,266	\$37,949
2015-2020 Annual Rate	2.88%	2.81%	2.81%



## Site Map

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Prepared by Esri  
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