

# HARBOR GATEWAY CENTER

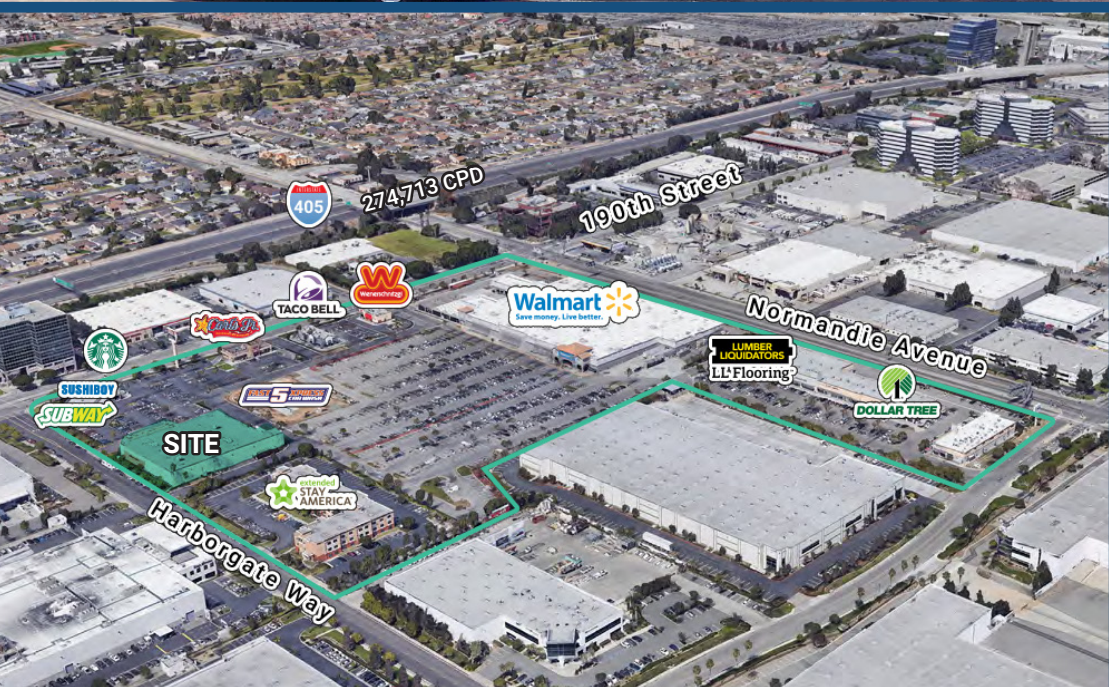
PRIME SOUTH BAY BIG BOX

## FOR LEASE

19100 HARBORGATE WAY, TORRANCE, CA 90501



**AVAILABLE:**  
**30,230 SF (DIVISIBLE)**



### MARYL BINNEY

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### DAVE BINNEY

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### HIGHLAND PARTNERS CORP.

880 Apollo Street, Suite 331

El Segundo, CA 90245

Broker Lic. 01904030

### CYPRESS RETAIL GROUP

440 Pier Avenue, Suite A

Hermosa Beach, CA

Broker Lic. 01215972





## FREATURES



Anchored by 147,000 SF Wal-Mart



Large pylon signage available



High traffic area with over 274,713 cars per day on the 405 freeway & Normandie Ave



Convenient ingress/egress with five entry points



Surrounded by major freeways and interstates for easy access



## DEMOGRAPHICS (2020 EST.)



### POPULATION

1 Mile	11,692
2 Miles	70,104
3 Miles	203,731
5 Miles	631,128



### AVERAGE HH INCOME

1 Mile	\$97,247
2 Miles	\$93,192
3 Miles	\$97,951
5 Miles	\$102,322



### DAYTIME POPULATION

1 Mile	17,607
2 Miles	66,610
3 Miles	122,996
5 Miles	302,507



### EST. HOUSEHOLDS

1 Mile	4,180
2 Miles	24,623
3 Miles	71,459
5 Miles	218,215

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography



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