

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



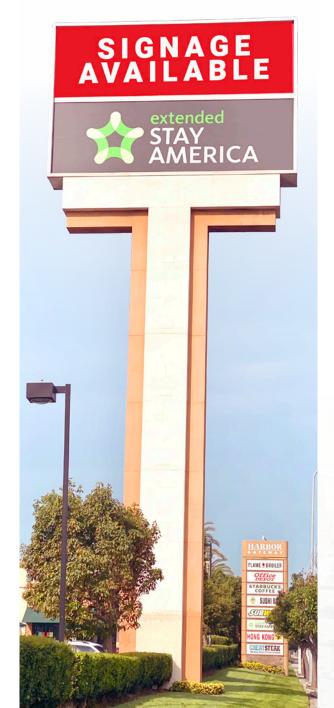
Convenient ingress/egress with five entry points



Surrounded by major freeways and interstates for easy access







DEMOGRAPHICS (2020 EST.)





POPULATION

POPULATION		AVERAGE HH INCOME	
l Mile	11,692	1 Mile	\$97,247
2 Miles	70,104	2 Miles	\$93,192
3 Miles	203,731	3 Miles	\$97,951
5 Miles	631128	5 Miles	\$102,322





DAVTIME DODLIL ATION

DAY HIME POPULATION		EST. HUUSEHULDS	
17,607	1 Mile	4,180	
66,610	2 Miles	24,623	
122,996	3 Miles	71,459	
302,507	5 Miles	218,215	
	17,607 66,610 122,996	17,607 1 Mile 66,610 2 Miles 122,996 3 Miles	

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



HARBOR GATEWAY CENTER | 19100 HARBORGATE WAY, TORRANCE, CA 90501

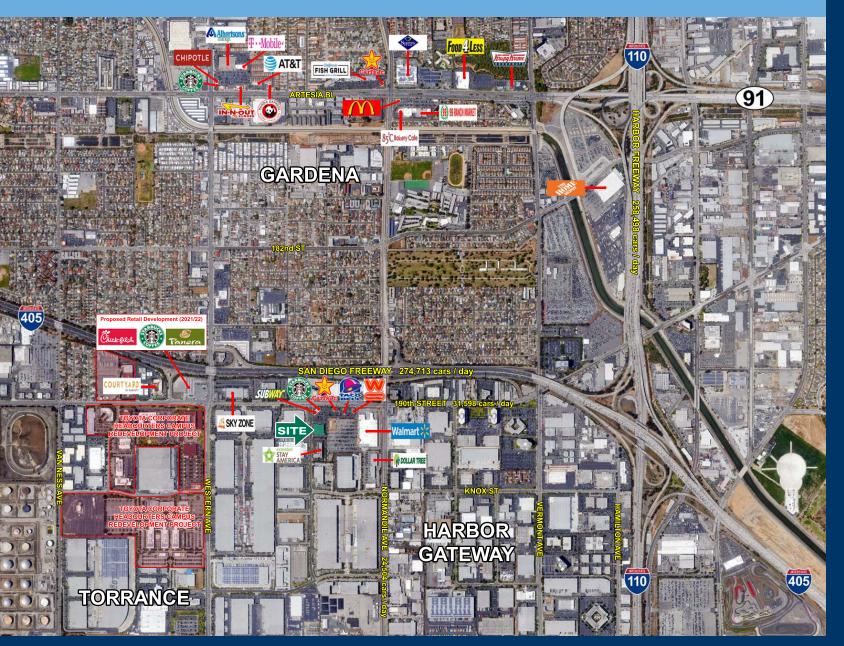








HARBOR GATEWAY CENTER



PRIME SOUTH BAY BIG BOX FOR LEASE

19100 HARBORGATE WAY TORRANCE, CA 90501

MARYL BINNEY

Lic. 01357931 Phone: 310-379-2228 ex 4 maryl@highlandpartnerscorp.com

HIGHLAND PARTNERS CORP.

880 Apollo Street, Suite 331 El Segundo, CA 90245 Broker Lic. 01904030



DAVE BINNEY

Lic. 01092524 Phone: 310-670-1310 ex 2 dbinney@cypress.net

CYPRESS RETAIL GROUP

440 Pier Avenue, Suite A Hermosa Beach, CA Broker Lic. 01215972



CYPRESS RETAIL GROUP

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