

Torrance, CA

49,152 SF Prime Retail Space for Sublease



Plaza Del Amo

21035 Hawthorne Blvd, Torrance, CA 90503

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Project Highlights

- Unique box opportunity in the heart of the South Bay
- Part of Plaza Del Amo - a very successful neighborhood center with strong daytime population immediate to the site
- Over 90,000 CPD at the intersection
- Space has pylon signage on both Hawthorne Blvd & Torrance Blvd

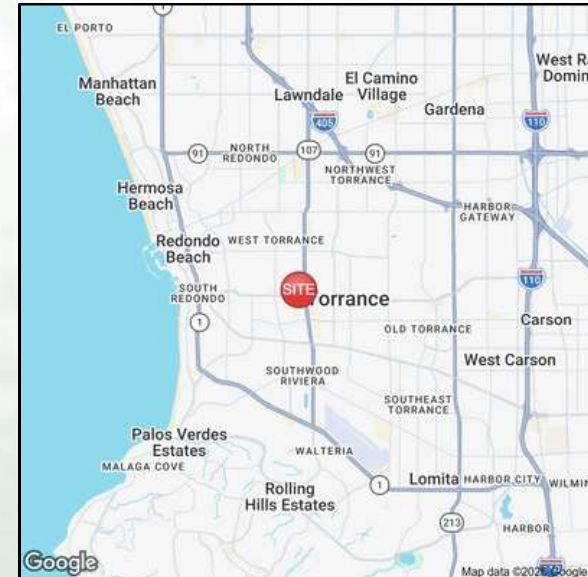


Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	28,385	224,752	527,458
Avg. HH Income	\$151,536	\$182,417	\$172,420
Daytime Population	22,487	117,289	237,085



Project Location



Traffic Counts

- Hawthorne Blvd - 64,300 ADT
- Torrance Blvd - 28,500 ADT
- Anza Ave - 25,900 ADT

Site Plan



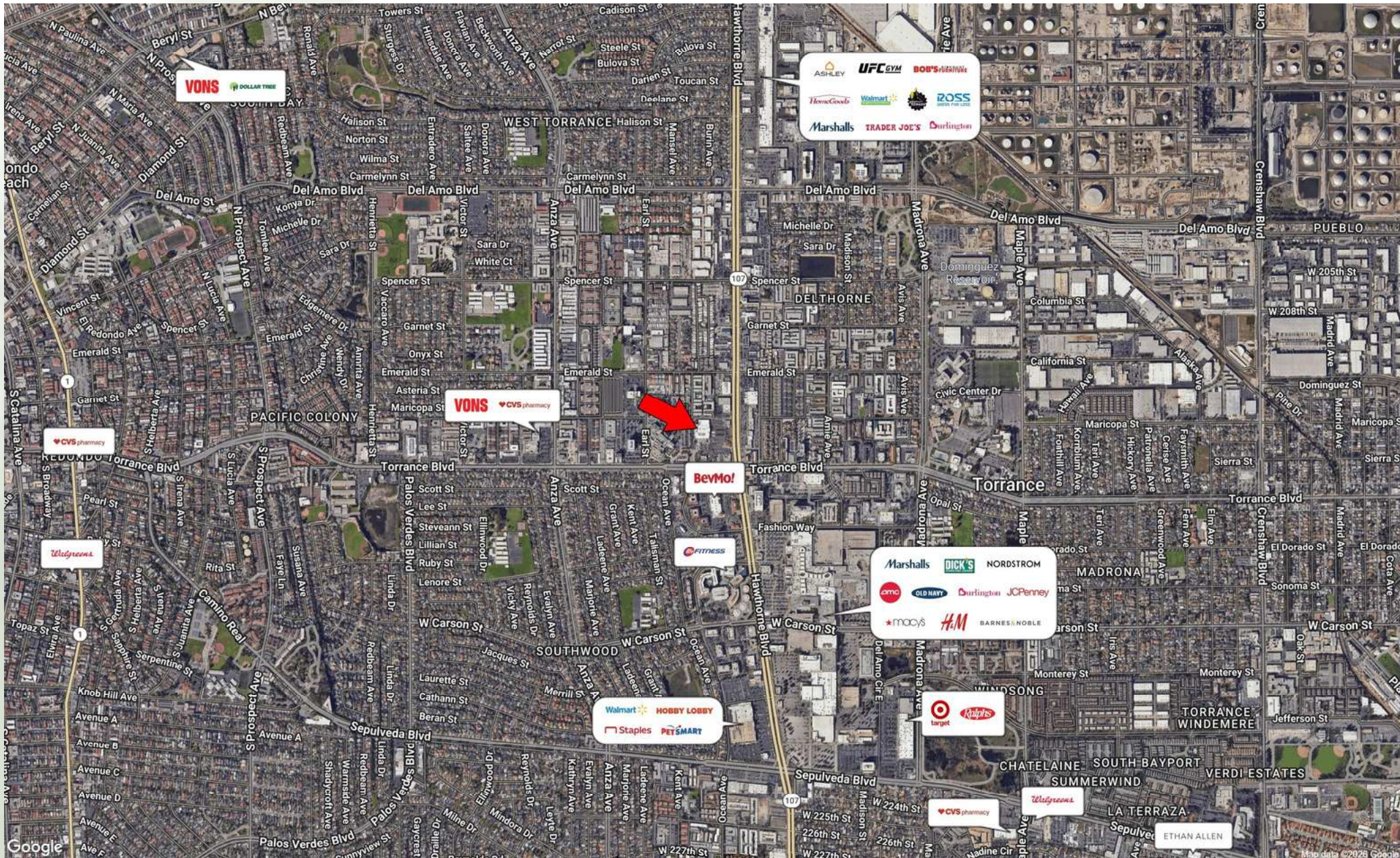
Exterior Photos



Exterior Photos



Market Aerial



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