

INDU  
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FOR SUBLEASE

FLEX / R&D FACILITY  
±49,336 SF

# 3520 CHALLENGER ST TORRANCE

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FOR SUBLEASE

CREATIVE OFFICE

3520 CHALLENGER ST TORRANCE CA 90503

DETAILS

## ADDRESS

3520 Challenger St

## AVAILABLE RSF

±49,336 SF

## RATE

Negotiable

## TERM

November 13, 2028

## OCCUPANCY

Immediate

## PARKING

4:1,000 SF

### High-End Flex / R&D Space in Prime Torrance Location

## FEATURES

Ideal for Advanced Manufacturing, Engineering, and Lab Operations

Flexible Industrial Zoning for a Variety of Uses

Plug & Play Sublease

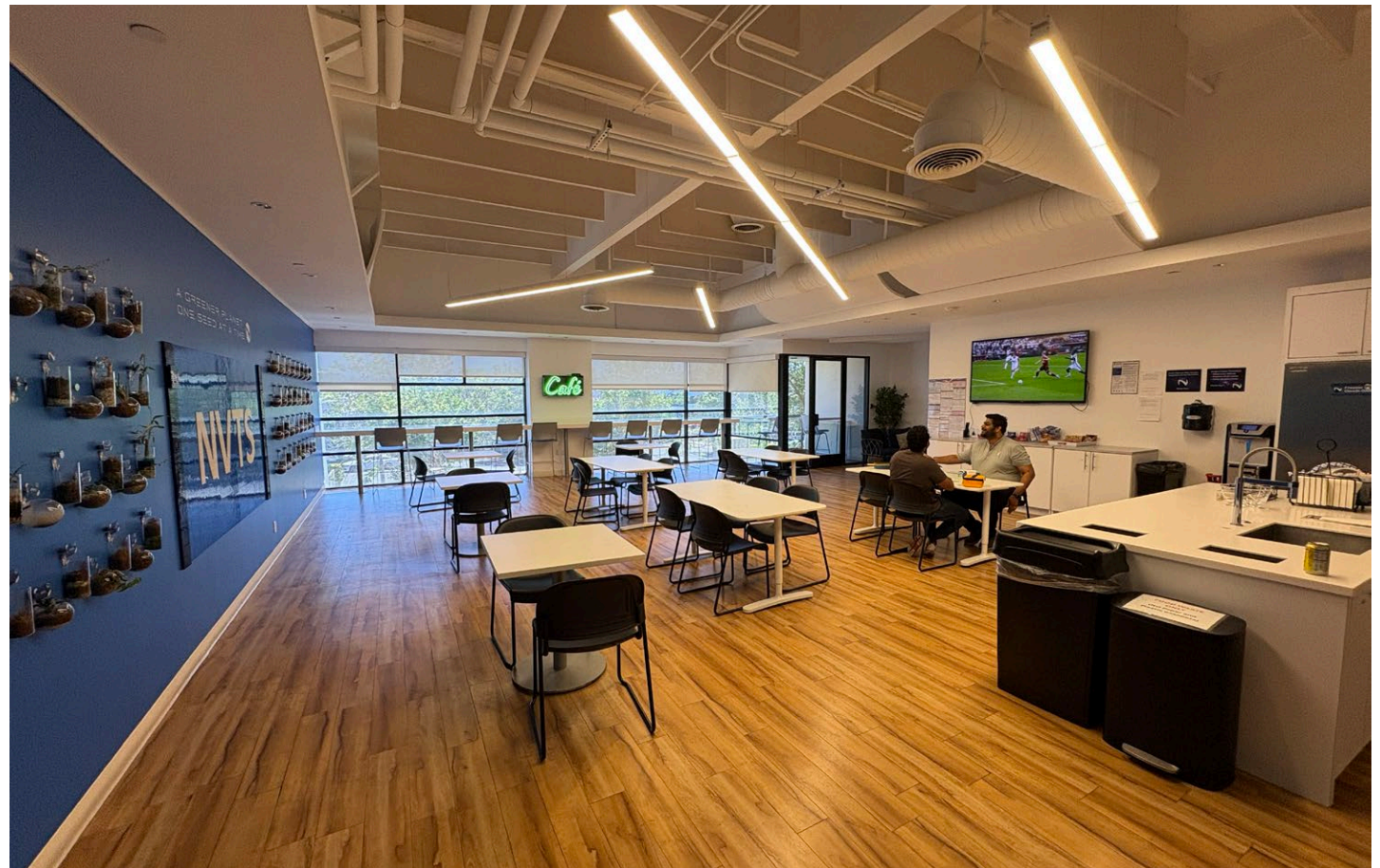
Recently Renovated with Modern Infrastructure and Office Finishes

Power, Connectivity, and Clear Heights Suitable for Technical Users

Excellent Access to Major Freeways and Nearby Amenities

Functional Floor Plan Supporting Both Office and Production Environments

Positioned within the South Bay's Growing Innovation and Aerospace Corridor



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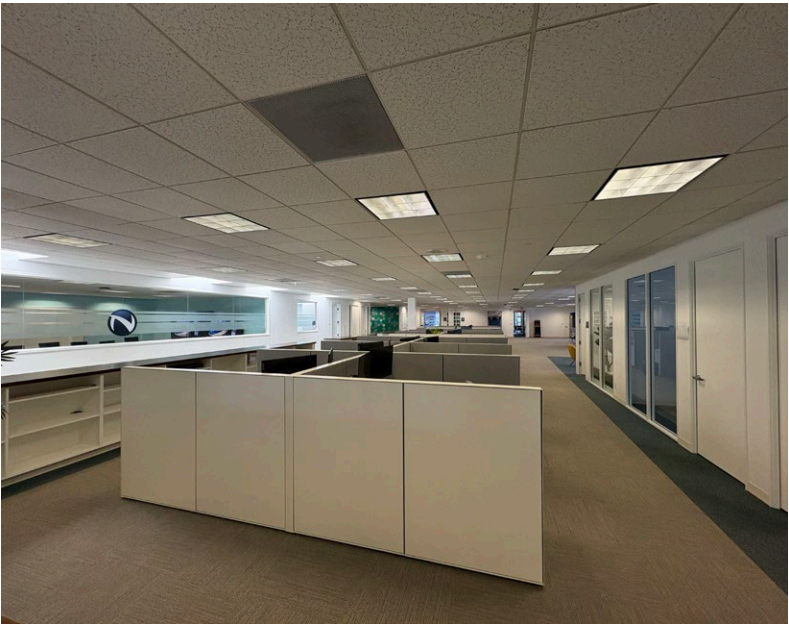
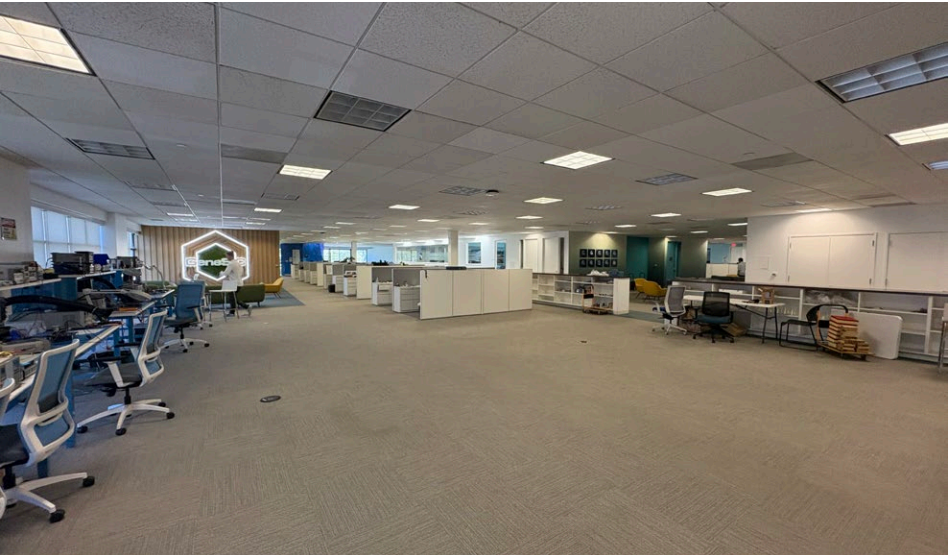


FOR SUBLEASE

CREATIVE OFFICE

3520 CHALLENGER ST TORRANCE CA 90503

INTERIOR PHOTOS





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INTERIOR PHOTOS





10 min  
WALK

**Torrance Promenade:** Just minutes away, is a bustling retail and dining hub with numerous stores, casual eateries, and services. It provides a convenient shopping destination for residents and visitors alike.

8 min  
DRIVE

**Marugame Udon:** Serves freshly made Japanese udon noodles and tempura in an open kitchen format, offering a fast-casual dining experience that's both authentic and affordable.

10 min  
WALK

**Crumbl Cookies:** Has become a go-to spot for dessert lovers, offering oversized, gourmet cookies with a rotating weekly menu of unique and classic flavors.

5 min  
DRIVE

**Sushi Boy:** Provides a quick and casual setting for enjoying sushi rolls, bento boxes, and other Japanese staples—ideal for a light lunch or takeout.

6 min  
DRIVE

**NORMS Restaurant:** A Southern California classic, delivers hearty American fare including steaks, burgers, and all-day breakfast in a family-friendly diner atmosphere.

5 min  
DRIVE

**Tamistea:** Is a local gem that blends Filipino and American culinary influences, serving brunch and café-style dishes alongside coffee and specialty drinks.

6 min  
DRIVE

**The Standing Room Restaurant:** Is known for its bold, flavorful American fusion dishes, especially its towering gourmet burgers and creative sides.

4 min  
DRIVE

**Mezontle:** Brings vibrant Mexican cuisine to the area, offering richly seasoned tacos, burritos, and traditional plates in a lively and colorful setting.

8 min  
DRIVE

**Benihana:** Delivers an entertaining dining experience with its teppanyaki-style cooking, where chefs prepare meals tableside with flair, ideal for celebrations or a fun night out.

7 min  
DRIVE

**Inaba Japanese Restaurant:** Offers a more traditional Japanese dining experience, known for its refined menu featuring tempura, soba noodles, and sushi in a serene setting.