

FULLY EQUIPPED DENTAL OFFICE CONDOMINIUM FOR LEASE

25550 HAWTHORNE BLVD, SUITE 112 | TORRANCE, CA 90505



PENINSULA MEDICAL PLAZA | ±4,960 RSF AVAILABLE | \$5.00 / RSF / MO. NNN | NNN RATE: ±\$0.80 / RSF / MO.



TOM TORABI

Principal | DRE 00936845

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Lee & Associates Los Angeles - Long Beach

21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503

Corp ID: 0106954

TEL: +1 (310) 768-8800

PROPERTY HIGHLIGHTS

AVAILABLE AREA

Minimum 2,000 RSF
Maximum 4,960 RSF

NNN RATE

±\$0.80 / RSF / Mo.

RENTAL RATE

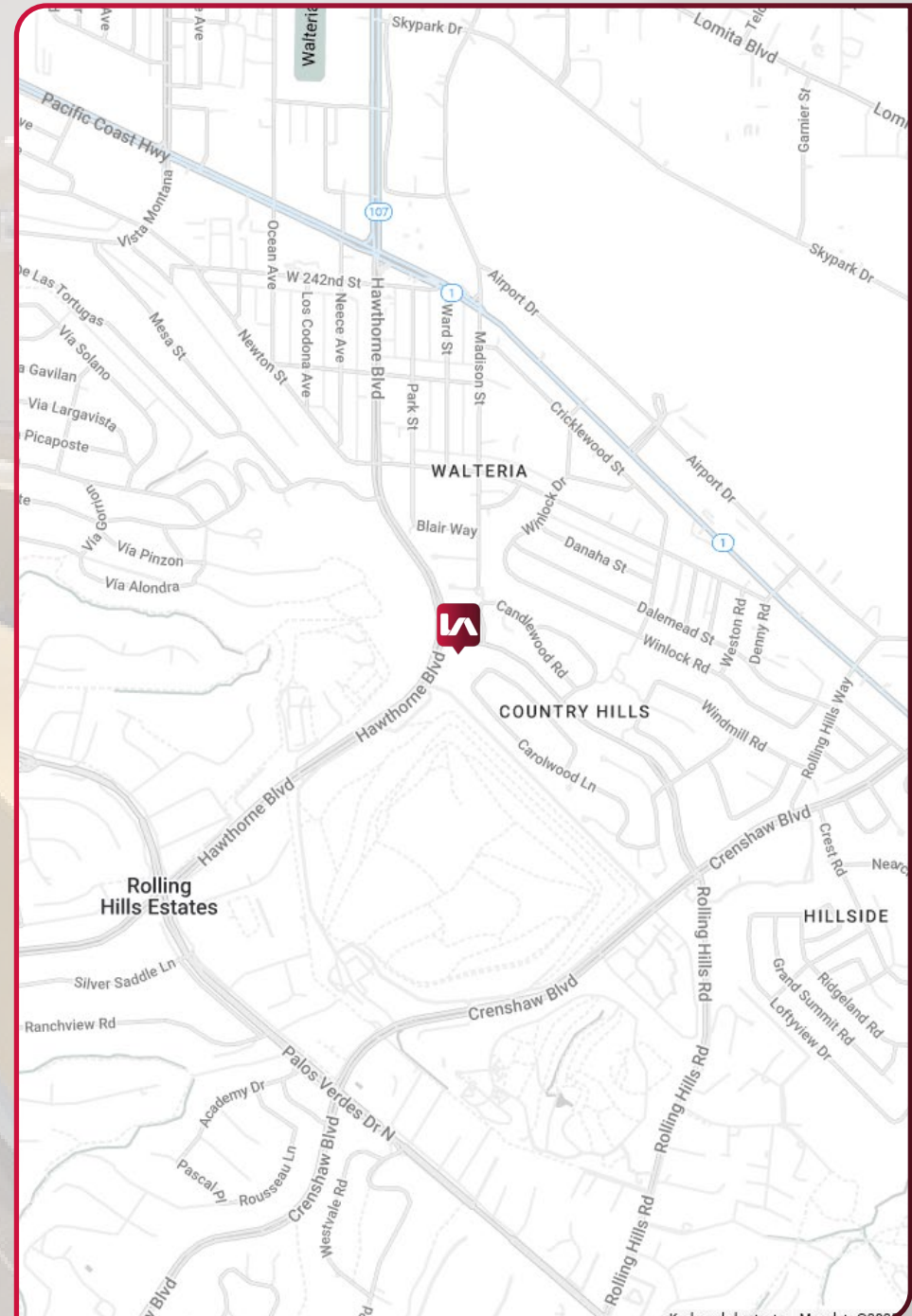
\$3.50 / RSF / Mo. NNN

TERM

5 Years or Longer

Property Features

- Fully Furnished and Equipped Dental Office in Prime Area of South Torrance
- The Suite is part of a Large, ±43,791 SF of Peninsula Medical Plaza Complex
- Beautifully Landscaped on a ±2.64 Acres of Land
- The Plaza is Adjacent to Upscale Executive Housing of Palos Verdes
- Close Proximity to an Upscale Retail Environment Featuring the Promenade PV and Del Amo Fashion Center, along with Numerous Banks, Shops, Restaurants, Hotels, Health Clubs, and Beaches.
- The Dental Office Condominium is constructed of five (5) dental treatment rooms with dental chairs (additional dental exam rooms can be added), X-ray, Fully-equipped Dental Lab, State-of-the-Art Multi-media Dental Implant Lecture Room, Large Lobby, Reception Area, Large Business Office, Two (2) ADA Restrooms, One (1) Small Restroom, Storage, Digital Dental Lab, Scanner, Printer, Mailing Machine, Sintering Oven, Cutting Machine, Porcelain Ovens, Etc.
- All Existing Equipment and Furniture mentioned above are available for purchase (Price TBD)
- Total of 350 Parking Spaces (Covered and Surface) for the Complex Shared with other occupants.
- Showing: By Appointment Only (To Avoid Disturbing Occupants)



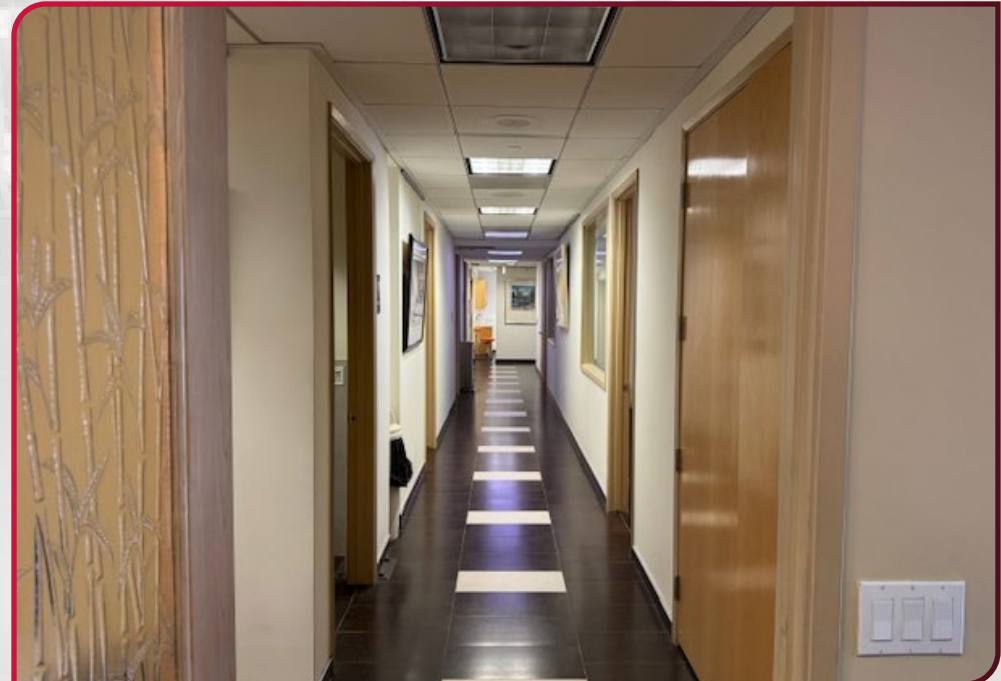
PROPERTY DEMOGRAPHICS

POPULATION

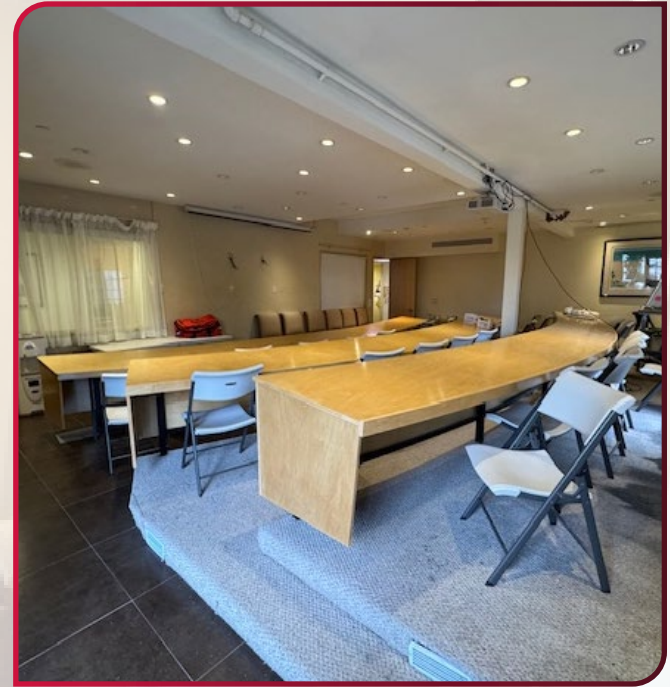
	2 Miles	5 Miles	10 Miles
2020 Population	59,744	418,049	1,177,912
2024 Population	59,050	407,215	1,143,850
2029 Population Projection	57,487	395,227	1,109,488
Annual Growth 2020-2024	-0.3%	-0.6%	-0.7%
Annual Growth 2024-2029	-0.5%	-0.6%	-0.6%
Median Age	45.8	43.4	40.2
Bachelor's Degree or Higher	54%	45%	35%
U.S. Armed Forces	13	745	1,628

TRAFFIC (2022 COUNT YEAR)

Collection Street	Cross Street	Traffic Volume	Distance from Property
Hawthorne Blvd	Rolling Hills Rd NE	25,547	0.03 mi
Rolling Hills Rd	Madison St E	9,697	0.06 mi
Hawthorne Blvd	Via Mirlo NW	32,440	0.26 mi
Via Valmonte	Pso de Las Tortugas W	5,438	0.36 mi
Hawthorne Blvd	Newton St N	33,069	0.37 mi
Newton St	PkSt E	1,567	0.39 Mi
Hawthorne Blvd	Colina Ln NE	33,023	0.49 mi
Rolling Hills Rd	Fallenleaf Dr N	9,322	0.52 mi
Pacific Coast Hwy	Bellanca Way Se	29,433	0.53 mi



PROPERTY PHOTOS

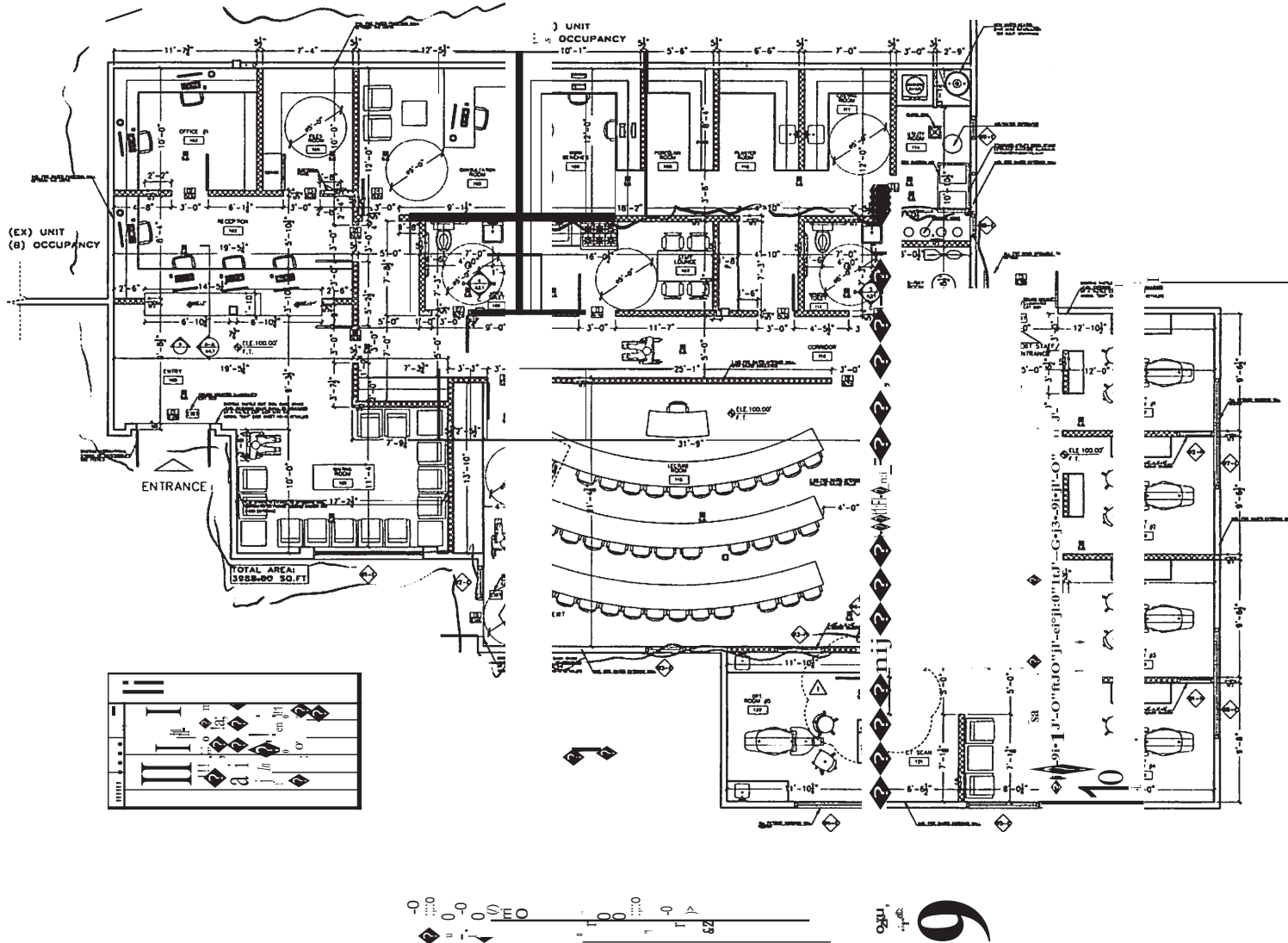


PROPERTY PHOTOS



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General Notes

ANYONE WITH INFORMATION SHOULD CONTACT
THE BUREAU AT 602-471-1000 OR THE
LOS ANGELES OFFICE AT 800-950-2800 OR
OTHER PERSONS AS APPROPRIATE.
DE WEAVER

[illegible]

Student Name and Address

5550 HAWTHORNE BLVD.
UNIT # 112
Torrance, CA 90505

05.27.11

$1/4" = 1'-0"$

A1.3

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