



THE PLACE TO DO IT ALL

# Rolling Hills Plaza

NEC OF PACIFIC COAST HIGHWAY & CRENSHAW BLVD  
TORRANCE, CA 90505

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THE SOUTH BAY'S **ONE STOP  
SHOPPING DESTINATION**



AVAILABLE  
UNITS  
RANGING  
FROM 757 SF  
TO 39,061 SF

## Rolling Hills Plaza

With 500,000 SF of multi-use GLA and over ±80 tenants and eateries, Rolling Hills Plaza is a shopping and entertainment hub in the South Bay. The smartly-curated tenant mix includes top-tier grocers Whole Foods, Trader Joe's and NIJIYA Japanese Market, along with BevMo, and Sephora. Fashion retailer Tilly's, Nike, AMC Theatre 20, and 24 Hour Fitness complement the center's diverse tenant offerings. One-stop, shopping, entertainment, and dining are available for the whole family at Rolling Hills Plaza, with numerous quick and full-service restaurants including Islands, California Pizza Kitchen, and Stonefire Grill, as well as Peet's Coffee and Starbucks. At Rolling Hills Plaza, visitors can grab a cup of coffee, workout, dine, shop and see a movie in just one trip.

Rolling Hills Plaza is located at the major crossroads of Pacific Coast Highway & Crenshaw Blvd in Torrance, CA, where average daily traffic reaches 90,800 cars per day. The center is conveniently located at the foot of the Palos Verdes Peninsula, drawing from the affluent communities of Rancho Palos Verdes, Rolling Hills and Palos Verdes Estates, as well as Redondo Beach and the Hollywood Riviera.

# Highlights

- 500,000 SF mixed-used specialty shopping center with Whole Foods, Trader Joe's, BevMo!, Nike, 24 Hour Fitness and AMC Theatre.
- Additional co-tenants include: Tilly's, Islands, Chase Bank, Sephora, California Pizza Kitchen, Starbucks, Peet's Coffee, Mendocino Farms, Sidecar Donuts, Fish Bonz Grill and more.
- Over 90,800 cars per day at the intersection of PCH & Crenshaw Blvd.
- Nearly 480,200 daytime population and \$151,000 average household income within a 5-mile radius.
- Major retailers in close proximity include: Home Depot, Lowes, Costco, Sam's Club, Best Buy, Kohl's, and Home Goods.

WHOLE FOODS



THE JOINT  
...the chiropractic place

BevMo!

NIKE

SEPHORA



Mendocino Farms

Exer  
URGENT CARE



## Tenant Mix

### APPAREL / JEWELRY

Friar Tux Shop  
Modern Jewelers  
Nike  
Tilly's

### BEAUTY

Drybar  
European Wax Center  
Fancy Nails  
Laser Sculpture  
Madison Reed  
Pia Hair Salon  
Polish by Sand Spa  
Rolling Hills Beauty Bar  
Sephora  
The Good Feet Store  
Verni Nails  
Victor Anthony's Hair Studio

### ENTERTAINMENT

AMC Theatre

### FINANCIAL / BUSINESS SERVICES

Chase Bank  
JA Realty  
The Postal Mart

### GROCERY / SPECIALTY FOODS

BevMo!  
Chip Cookies  
Nekter Juice  
Nijiya Japanese Market  
Peet's Coffee  
Sidecar Doughnuts  
Starbucks  
SusieCakes  
Trader Joe's  
Wanderlust Creamery  
Whole Foods Market  
Yi Fang Fruit Tea

### HOME FURNISHINGS

Hitachiya

### MEDICAL / DENTAL SERVICES

Davita  
Dr. M.F. Monzon, DDS  
Exer Urgent Care  
Mylena Ji DDS  
Skinworks

### HEALTH & FITNESS

24 Hour Fitness  
Arthur Murray Dance Studio  
Club Pilates  
Hydration Room  
Stretch Lab  
The Joint Chiropractic

### INSTRUCTIONAL SERVICES

Color Me Mine

### PET & GROOMING

Groomings Wonders  
Veterinary Emergency Group

### RESTAURANTS

Blaze Pizza  
California Pizza Kitchen  
Fanoos Persian Restaurant  
Fish Bonz Grill  
Iccho Japanese Restaurant  
Ichimi An  
Islands Restaurant  
Kabab Curry Of India  
Kozo Sushi  
Lunasia Dimsum  
Mama D's Kitchen  
Mama Says  
Mashawi Lebanese Grill  
Mendocino Farms  
Nice Café  
Pinwheel Cafe Bakery  
Ready Fit Go  
Rubio's  
Stonefire Grill  
Yamaya  
Yokocho

### — WELCOMING NEW TENANTS —

Club Pilates, Chip Cookies, SusieCakes, Hydration Room, Mama D's Kitchen, Polished by Sand Spa, Wanderlust Creamery



# Rolling Hills Plaza





**2533 PCH | T1 3,050 SF**

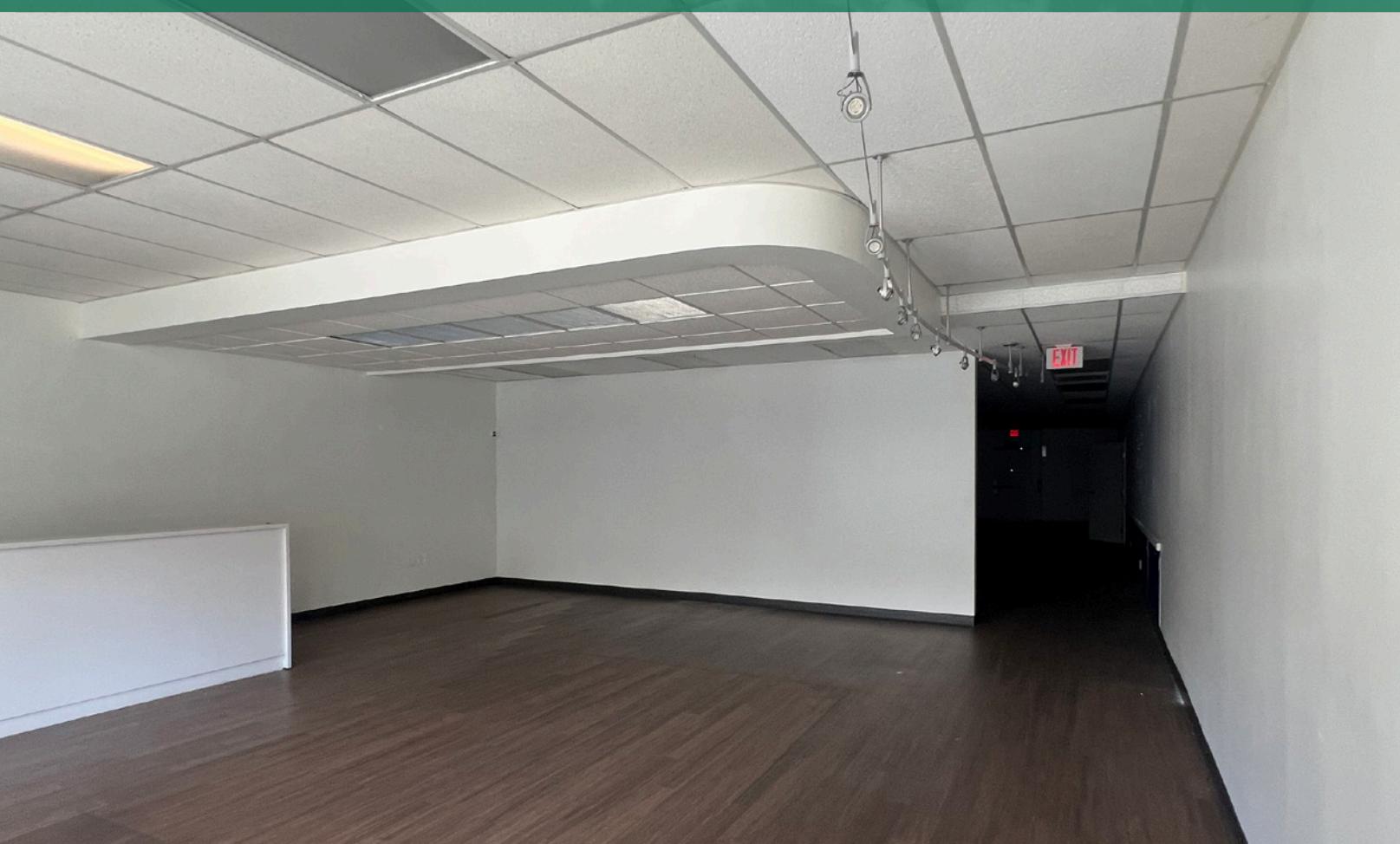
2nd Generation Restaurant Space with Large Patio Seating





**2581 PCH | L4 2,105 SF and 2579 PCH | L5 2,364 SF**

2nd generation Salon + Retail space. Ability to combine to a total of 4,469 SF





## 25316 - 25318 Crenshaw | B4 1,601 - B5 5,661 SF

Highly visible retail space facing Crenshaw Blvd. Ability to combine to a total of 7,262 SF

## 25308 Crenshaw | B2 2,256 SF

2nd Generation Restaurant Next to CPK



## BOX FOR LEASE

### FORMER BED BATH & BEYOND FLAGSHIP A ONE-OF-A-KIND OPPORTUNITY

This box space offers retailers a unique opportunity located centrally at Rolling Hills Plaza in Torrance. 500,000 SF mixed-used specialty shopping center anchored by Whole Foods, Trader Joe's, BevMo!, Nike, 24 Hour Fitness and AMC Theatres.

Additional co-tenants include: Sephora, Mendocino Farms, Tilly's, Islands, Chase Bank, California Pizza Kitchen, Lunasia, Starbucks, Peet's Coffee, Sidecar Donuts and more.

The space totals 39,061 SF across two floors, with cart escalators, loading docks, restrooms and additional mezzanine.

-  39,061 Square Feet
-  Rare Big Box Opportunity
-  Plentiful on-site parking
-  Over 90,800 cars a day at the intersection of PCH & Crenshaw Blvd.
-  Best-in-class co-tenants
-  In-store escalators and elevator
-  120' Frontage
-  Dock-high loading

#2 BB&B IN CA BY VISITS  
#1 IN VISITS / SF (SOURCE: PLACER.AI)



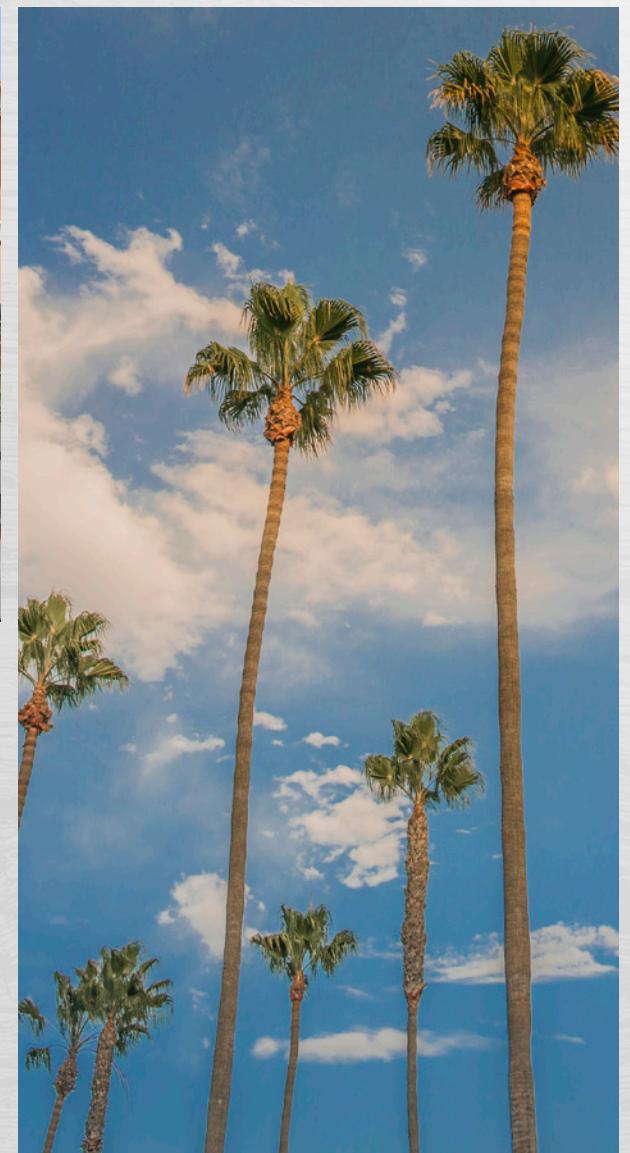
# Torrance

## A rapidly growing hub of the South Bay

Steeped in colorful history and overflowing with local charm and vitality, Torrance is a vibrant city that remains a SoCal gem. From sun-kissed beaches to high-tech industry, Torrance is a vital and lively community in the South Bay. As one of the safest cities in Los Angeles County, with a business-friendly charter government, Torrance offers easy access for the region and a strong infrastructure. Torrance is a hub to the entire South Bay, 20 minutes from LAX and nestled between Redondo Beach, Hermosa Beach and the affluent Palos Verdes Estates.

### DEMOGRAPHICS SURROUNDING SITE

	1 MILE	3 MILES	5 MILES
2024 POPULATION	21,029	166,714	446,873
2024 DAYTIME POPULATION	23,901	174,467	470,345
2024 MEDIAN AGE	43.4	43.1	42.4
2024 AVERAGE HOUSEHOLD INCOME	\$129,764	\$153,238	\$150,707



### City of Torrance Demographics 2024 (3 Mile Radius)

86,981 residents

\$1,046,676 average home value

17.7% college educated

174,467 daytime population

71.2% white collar workers

\$153,238 average household income

74.0% drive to work

4.1% unemployment rate

# South Bay

Located in Los Angeles County, South Bay stretches along the southern shore of Santa Monica to the San Pedro Bay. This collection of 15 cities is one of the most culturally, economically, and ethnically diverse areas in the United States. With its cleaner air, colder summers, warmer winters and scenic harbors, this region attracts top business and talent. With over 40 million SF of office space and 150 million SF of industrial, the South Bay is home to companies like Honda and DirecTV, and more significantly, California's expansive aerospace business, employing thousands of high-skill, high-wage engineers at companies like Northrop Grumman, Alcoa Fastening Systems, Boeing, Lockheed Martin, Raytheon and Space X. Rolling Hills Plaza is in a proven in-fill location with a captive audience of thousands of young professionals and families.



## CORPORATE TENANTS LOCATED IN THE SOUTH BAY:

AARP  
Alcoa Fastening Systems  
Boeing  
Beyond Meat  
DirecTV  
Epson  
Fabletics  
Fisker  
Herbalife  
Honda  
Howmet Aerospace  
International Cargo Terminals, Inc.

L3 Harris Technologies  
LAWA  
LD Products  
Legends Lacrosse  
L'Oréal  
Mattel  
Molina Healthcare  
NFL  
Northrop Grumman  
Pacific Echo Inc  
PepsiCo, Inc.  
Performance Team



1	Plaza El Segundo
2	The Point
3	Manhattan Village
4	Del Amo Fashion Center
5	South Bay Galleria
6	Metlox
7	Promenade on the Peninsula
8	Redondo Beach Pier
9	South Bay Pavilion
10	Torrance Towne Cente
11	Torrance Crossroads
★	Rolling Hills Plaza







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