

VILLAGE DEL AMO

Torrance, California




**VILLAGE
DEL AMO**
TORRANCE, CA

NAICapital
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

A coastal, grocery-anchored destination in the heart of the South Bay.



A SOUTH BAY CORNERSTONE FOR DINING, WELLNESS, AND FAMILY-FOCUSED RETAIL

Village Del Amo captures the charm of the South Bay—where coastal energy meets everyday convenience. Positioned in the heart of Torrance along Hawthorne Blvd, this newly renovated, grocery-anchored center is designed for brands that thrive on strong demographics, consistent daily traffic, and an experience-driven tenant mix.





PROPERTY HIGHLIGHTS



166,365 SF
Shopping Center



15.9 Acres
(692,626 SF Land Area)



889 Parking Spaces
(5.3/1,000 SF)



YEAR BUILT: 1980
RENOVATED: 2024



3.5M
Annual Visits



INTERSECTION EXPOSURE
Hawthorne Blvd (65,000 VPD)
Torrance Blvd (34,000 VPD)



 A CURATED MIX

 ANCHORED BY

 TOP-PERFORMING

 TENANCY.



Key Tenants —

HANNAM CHAIN SUPERMARKET — 34,847 SF

BEVMO! — 10,100 SF

THE LEARNING EXPERIENCE — 9,125 SF

BENIHANA — 8,250 SF

WELLS FARGO — 6,000 SF

U.S. BANK (UNION BANK) — 6,000 SF

Plus Starbucks, Tender Greens, Marugame Udon, Yogurtland, Bafang Dumpling, CycleBar, Board & Brew, and more.



DRIVE TIMES



AREA OVERVIEW



Village Del Amo is positioned in one of Southern California's most established coastal submarkets, where residents prioritize quality dining, wellness, and family-centered convenience—and where strong daytime employment supports consistent weekday traffic.



POPULATION
214,593



AVG. HOUSEHOLD
INCOME
\$173,859



AVG. HOME VALUE
\$983,845



DAYTIME
EMPLOYMENT
136,387

HIGH SCHOOLS

TOTAL STUDENTS
WITHIN 2 MILES

1	Redondo Union High School	2,971
2	Torrance High School	1,879
3	South High School	1,841
4	North High School	1,811
5	West High School	1,798
6	Bishop Montgomery High School	1,100

MIDDLE SCHOOLS

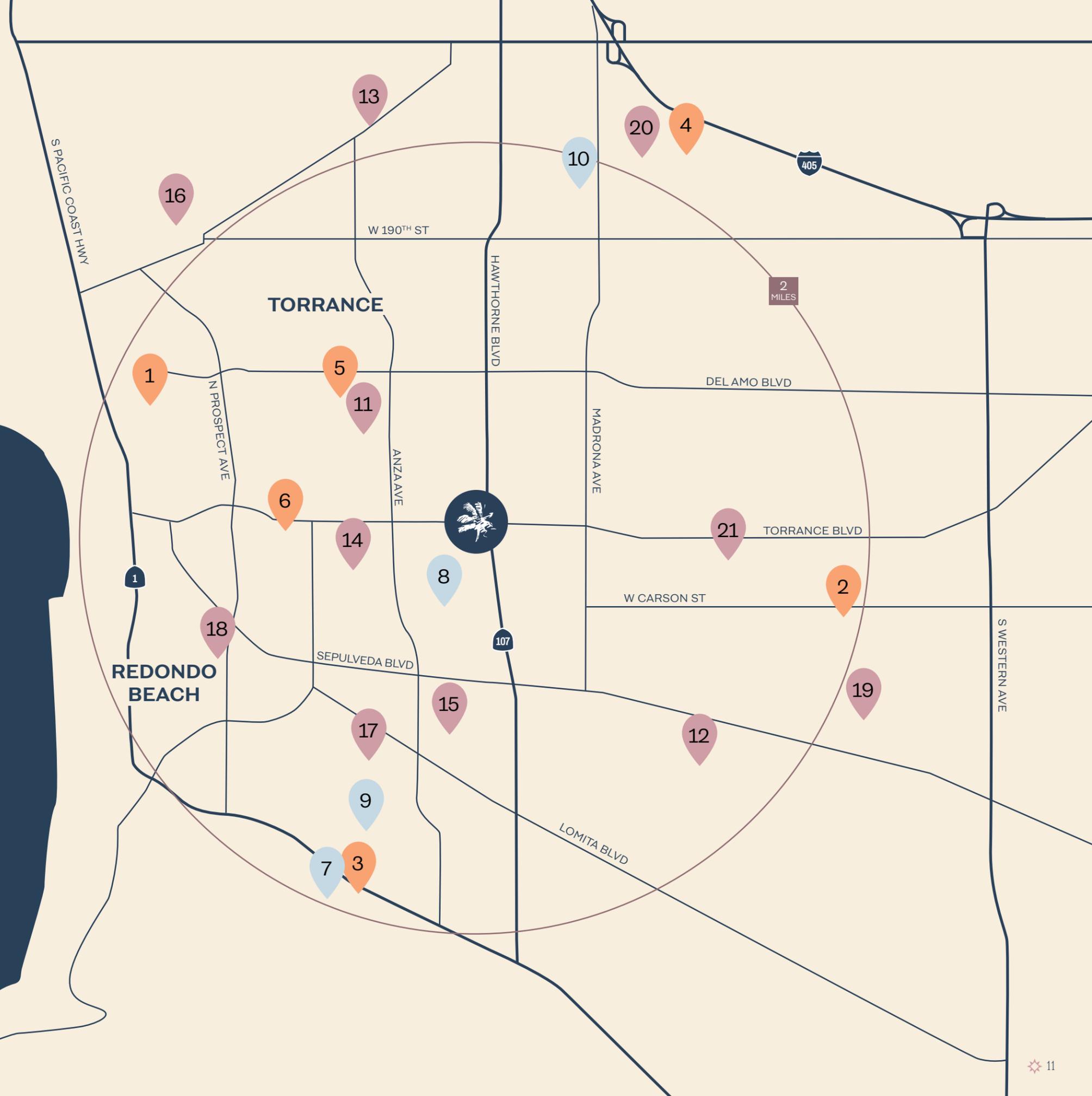
7	Richardson Middle School	649
8	Jefferson Middle School	645
9	Calle Mayor Middle School	629
10	Magruder Middle School	610

ELEMENTARY SCHOOLS

11	Victor Elementary School	961
12	Hickory Elementary School	842
13	Washington Elementary School	786
14	Anza Elementary School	640
15	Arnold Elementary School	604
16	Jefferson Elementary School	582
17	Seaside Elementary School	573
18	Alta Vista Elementary School	551
19	Torrance Elementary School	543
20	Edison Elementary School	492
21	Fern Elementary School	482

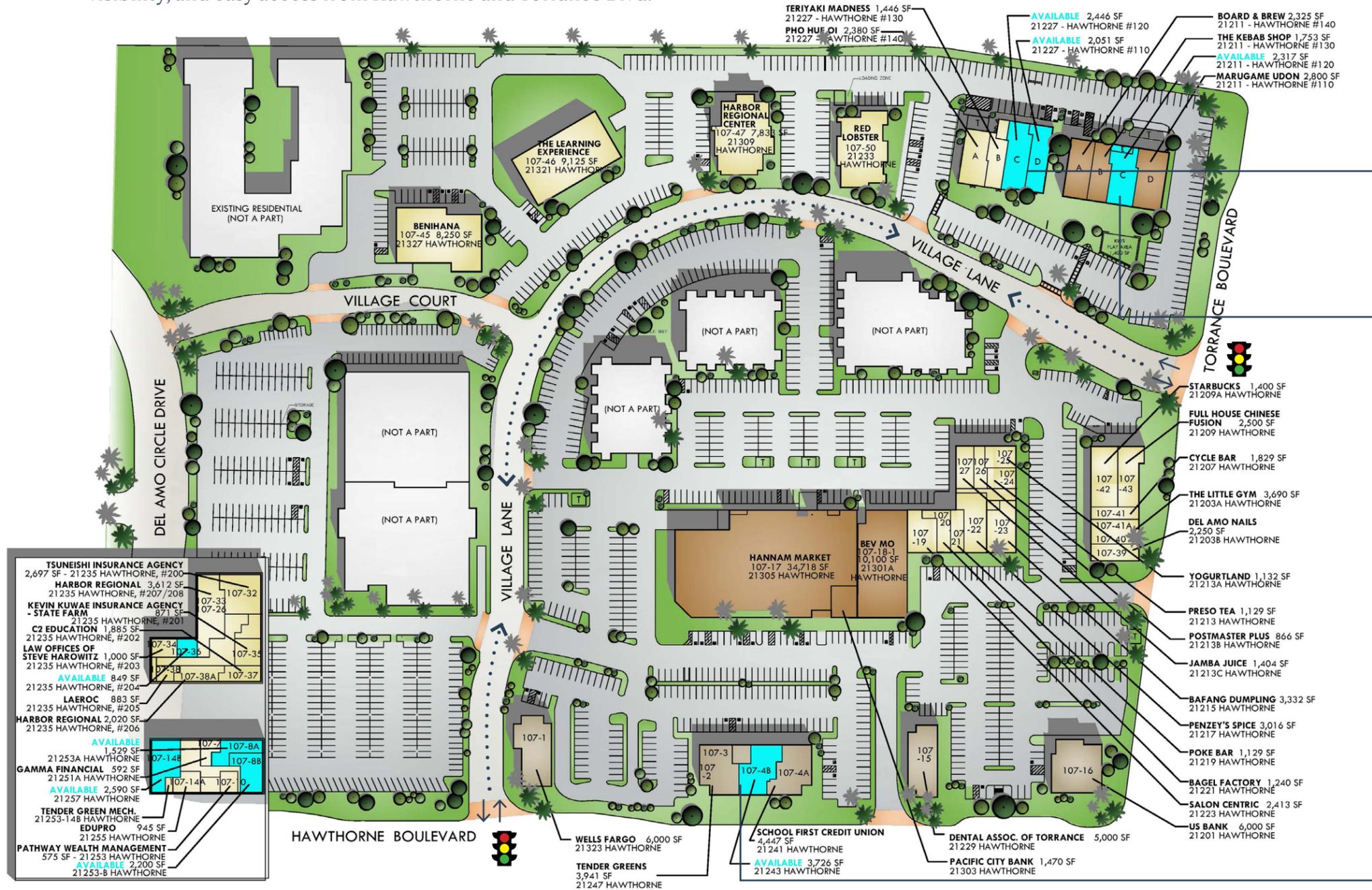
TOTAL

20,989



CURRENT AVAILABILITIES

✧ Main and Main location with ample surface parking, prominent visibility, and easy access from Hawthorne and Torrance Blvd.



AVAILABLE
4,497 SF (Divisible)



AVAILABLE
2,1317 SF



AVAILABLE
3,726 SF



PODIUM SIGNAGE
Placement Opportunities on
Torrance Blvd and Hawthorne Blvd



BUILT-IN DEMAND FROM HEALTHCARE, OFFICE, AND DAILY TRAFFIC.

Demand Drivers / Nearby Anchors

- ✓ Del Amo Fashion Center features over 1.4M SF of shops and major national brands including Nordstrom, Apple, Nike, AMC, and more.
- ✓ Providence Little Company of Mary Medical Center (442 beds / 2,293 employees)
- ✓ Torrance Memorial Hospital (over 5,300 employees)
- ✓ Nearby Class A office concentration supports lunch and after-work demand

Hawthorne Blvd:

THE SOUTH BAY'S PRIMARY RETAIL CORRIDOR



Village Del Amo sits at the southwest corner of Hawthorne Blvd (65,000 VPD) and Torrance Blvd (34,000 VPD) with excellent access and visibility. The center is also located just 3.5 miles from the I-405 freeway off-ramp, offering connectivity across the South Bay and greater Los Angeles.

Just 1.9 miles from the Redondo Beach Pier and the Pacific Ocean, Village Del Amo benefits from the lifestyle, affluence, and energy that define the coastal South Bay.



TORRANCE BLVD
34,000 VPD

PROVIDENCE LITTLE COMPANY OF MARY
Medical Center

HAWTHORNE BLVD
65,000 VPD



VILLAGE DEL AMO

TORRANCE, CA

Contact

DAVID SHABY III

Vice President

970 W. 190th St., Suite 100

Torrance, CA 90502

dshaby@naicapital.com

Cal DRE Lic #02081248

Direct: 310.878.6910

Office: 310.878.6900 x6910

Mobile: 310.683.8767

Fax: 310.878.6901

STEFAN NEUMANN

Vice President

970 W. 190th St., Suite 100

Torrance, CA 90502

sneumann@naicapital.com

Cal DRE Lic #02051659

Direct: 310.878.6908

Office: 310.878.6900 x6908

Mobile: 310.955.6527

Fax: 310.878.6901



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