

FOR LEASE

SOUTH BAY STARBUCKS - FUTURE AVAILABILITY
3737 PACIFIC COAST HWY | TORRANCE, CA 90505



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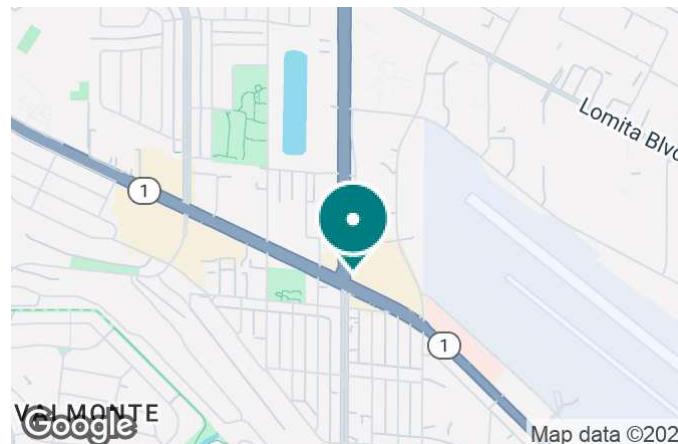
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,289	71,844	148,659
Total Population	16,248	181,952	397,608
Average HH Income	\$149,746	\$157,602	\$157,219

FEATURES & AMENITIES

- 1,500 SF End-Cap (Currently Occupied by Starbucks)
- Join Panda Express + ATT Wireless
- Anchored By Best Buys
- Well-Maintained Center With Excellent Curb Appeal
- Dedicated Parking in Onsite Lot
- High Street Visibility
- Heavily Trafficked Intersection of Hawthorne + Pacific Coast Hwy – 125k Cars Per Day
- Prime Torrance Location With Strong Population + Income Demographics
- Close the Del Amo Fashion Center Shopping Mall

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

1,500 SF end-cap retail space currently occupied by Starbucks (tenant vacating soon). Anchored by a sizable Best Buy store, the 4-unit retail center features high street visibility on the bustling intersection of Hawthorne Boulevard + Pacific Coast Hwy, excellent curb appeal, onsite parking in a dedicated lot, and A+ co-tenants, including Panda Express + ATT Wireless.

LOCATION DESCRIPTION

Retail shopping center on the hard corner of Pacific Coast Hwy + Hawthorne Blvd in prime Torrance. Situated on one of the busiest intersections in Torrance, boasting traffic counts in excess of 125k cars per day. The superbly located property is surrounded by a diverse mix of dense residential neighborhoods, business parks, and retail developments, including the sprawling 2.5 million-square-foot Del Amo Fashion Center shopping mall.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 SF
Lot Size:	27,030 SF
Building Size:	5,779 SF

SPACES	LEASE RATE	SPACE SIZE
3737	Negotiable	1,500 SF

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SITE PLAN

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SITE OVERVIEW

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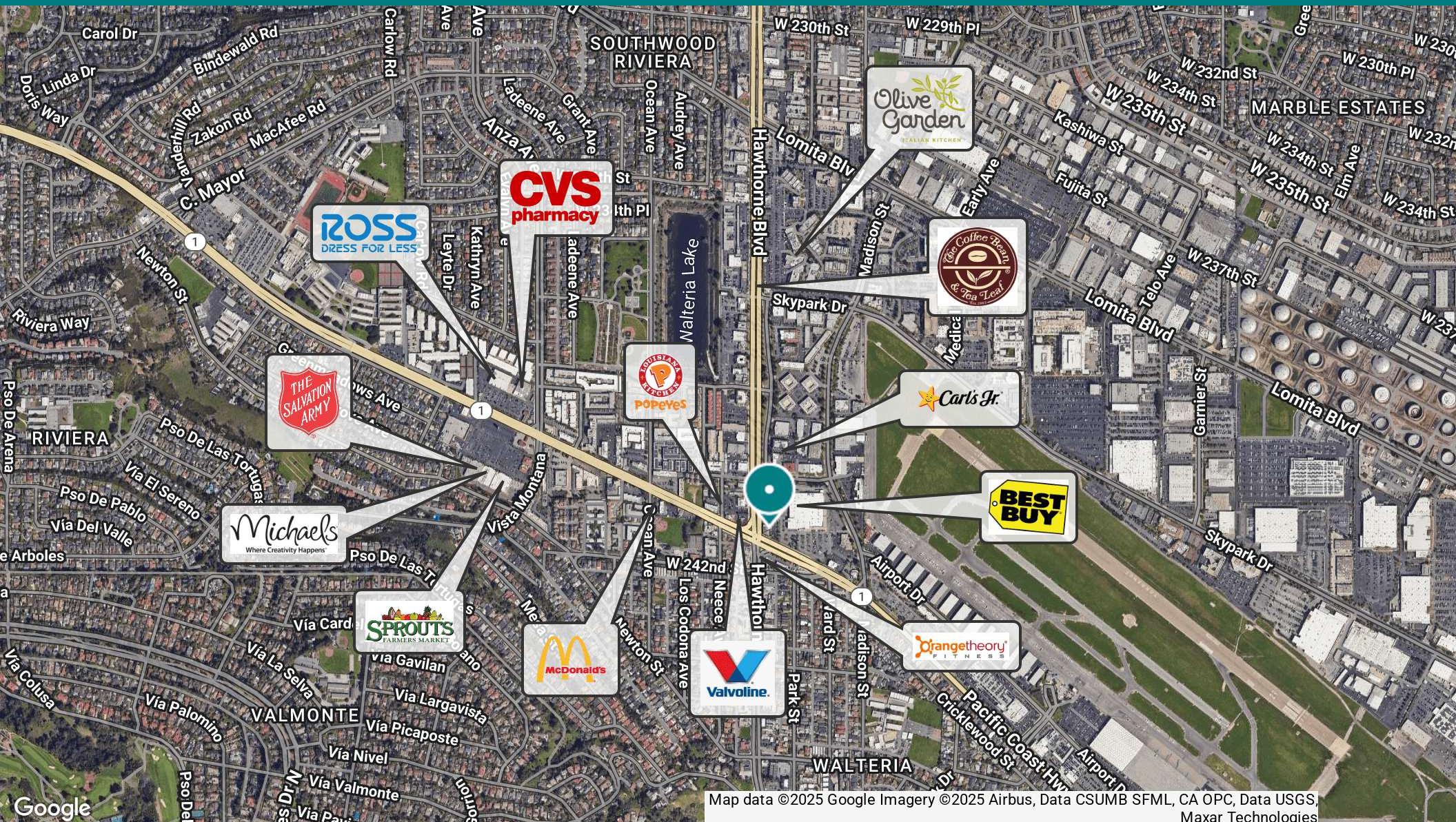


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RETAILER MAP

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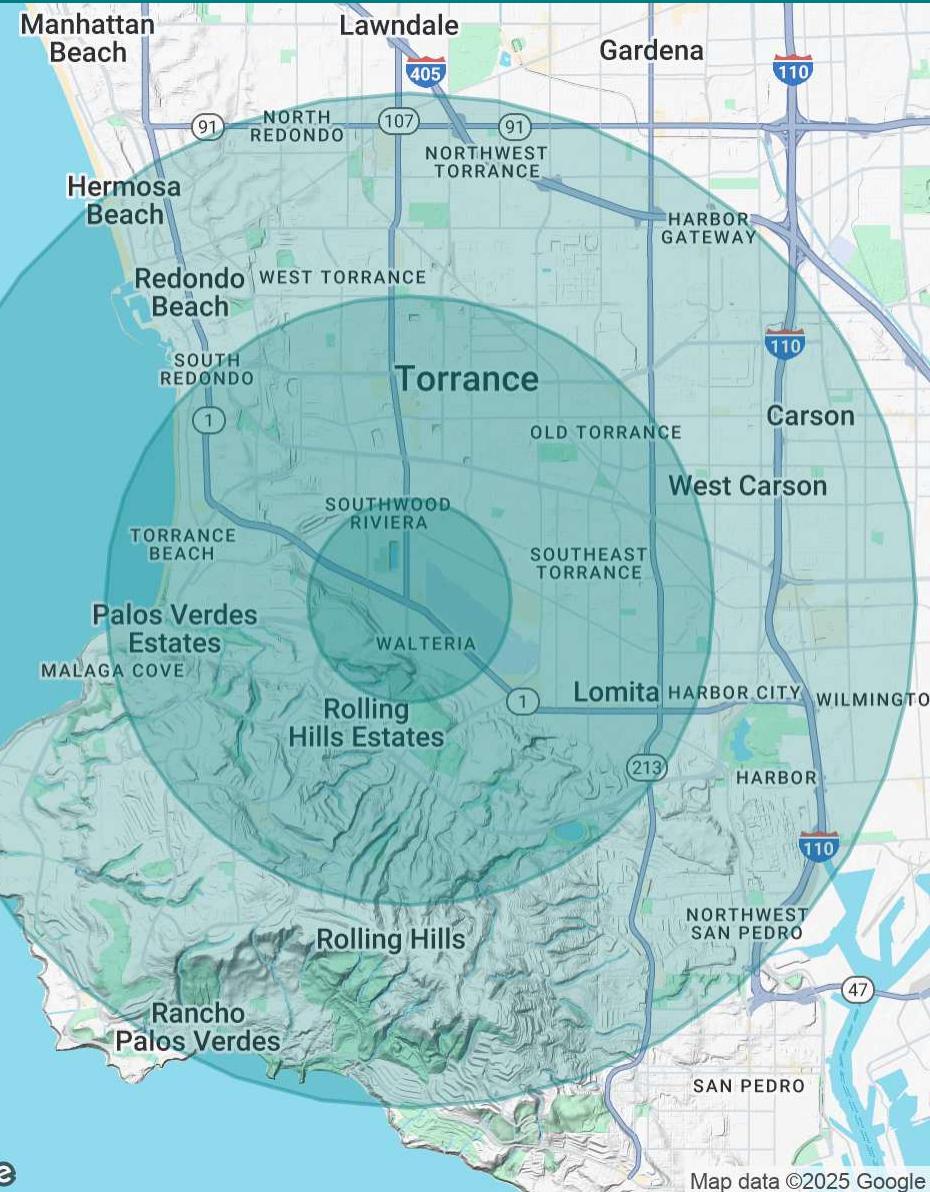
DEMOCRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,248	181,952	397,608
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,289	71,844	148,659
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$149,746	\$157,602	\$157,219
Average House Value	\$1,315,678	\$1,222,880	\$1,132,797
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.3%	22.8%	30.0%
RACE	1 MILE	3 MILES	5 MILES
% White	43.9%	41.5%	37.8%
% Black	3.1%	4.0%	5.0%
% Asian	33.2%	29.4%	26.6%
% Hawaiian	0.3%	0.4%	0.5%
% American Indian	0.4%	0.7%	0.9%
% Other	5.3%	10.1%	14.7%

Demographics data derived from AlphaMap



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