



# 18831 Hawthorne Boulevard

Torrance, California 90504

## Lease Highlights

- High Identity and frontage on Hawthorne Blvd
- Prominent end cap location with 68,000 CPD
- 15,500± SF includes 4,500± SF finished mezzanine space for office & storage
- Anchored by Sit N Sleep
- Strong demographics with spendable income

## Property Description

Subject site has 11,000± SF of ground level open space with two ADA restrooms, freight elevator to the second floor 4,500 SF finished mezzanine with offices and storage overlooking open space with 17 foot high ceiling rectangular shape, great frontage and visibility on Hawthorne Blvd., and well positioned and appointed monument sign.

## Offering Summary

Available SF: 15,500± SF

Building Size: 29,917± SF

Lot Size: 61,420 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Population	21,657	112,319	238,048
Average HH Income	\$165,335	\$161,449	\$160,345

For more information

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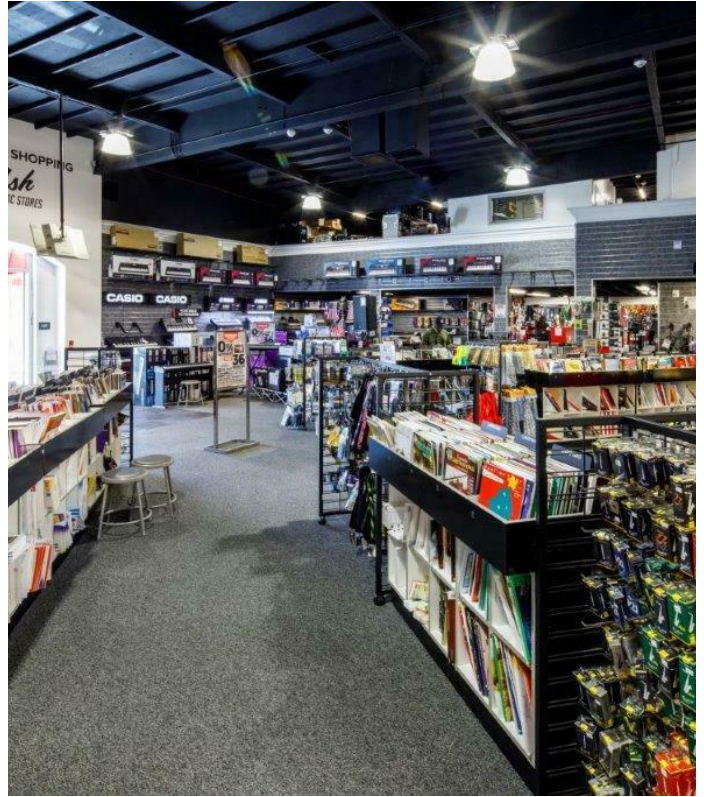
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For Lease  
Retail  
15,500± (11,000± SF Ground Floor & 4,500±  
SF Finished Mezzanine



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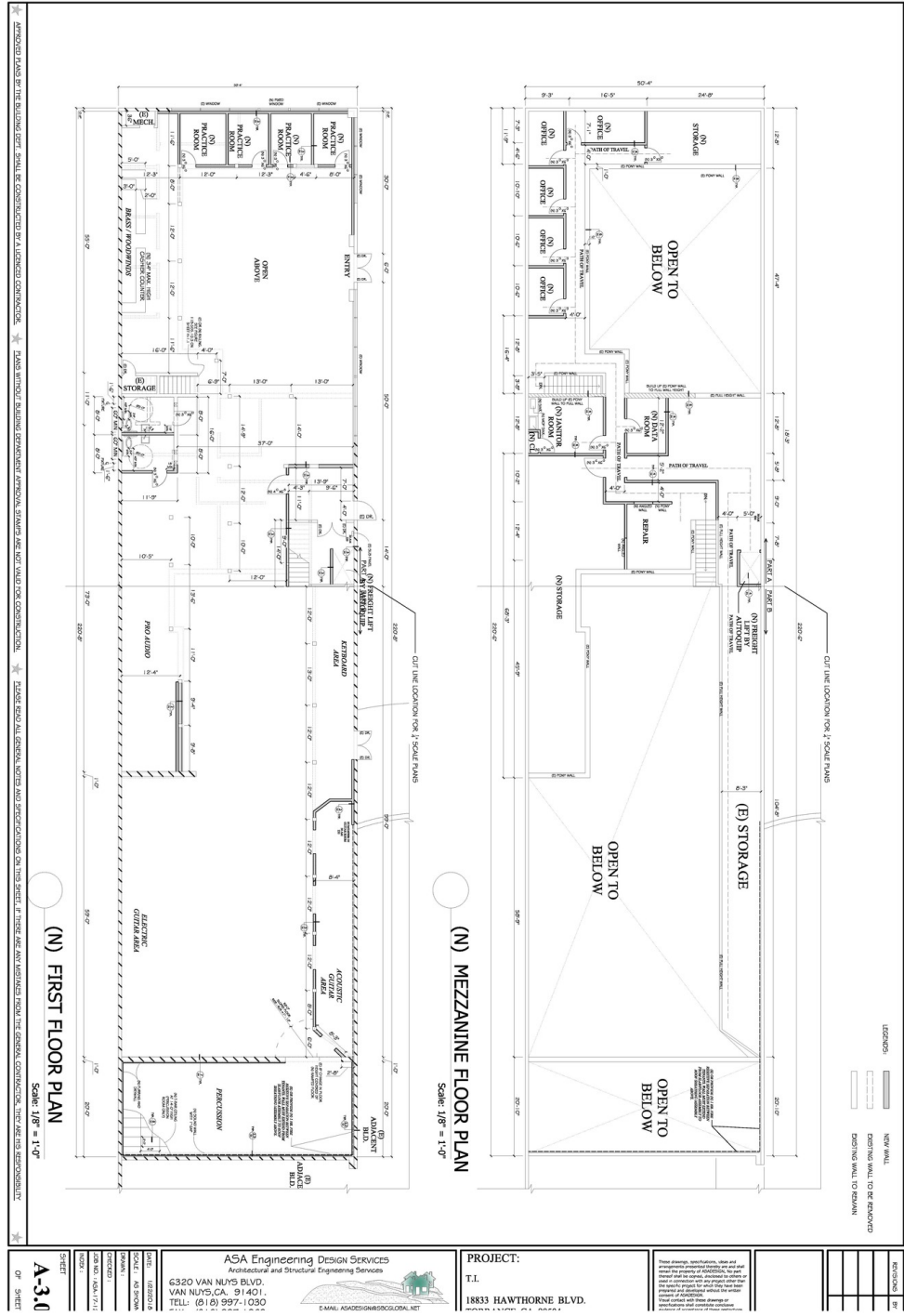
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