

Retail Opportunity

190th St & S Western Ave | Torrance, CA 90504



3,000 SF Space

Available

Contact
Brokers

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HIGHLIGHTS

- **Premier Location-** Rare pad opportunity along 190th St. immediately adjacent to high traffic Rove Full-Service EV Charging Station. Rove has demonstrated **700+ charging customers per day**, with 30 minute dwell time, providing ideal opportunity to capture hundreds of daily customers.
- **Excellent Visibility & Access** – Signalized intersection, strong boulevard access, and available I-405 visibility via pylon signage.
- **Dense Demographics** – 200,000+ residents within a 3-mile radius and robust daytime population from surrounding businesses.

JOIN THESE AREA RETAILERS



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

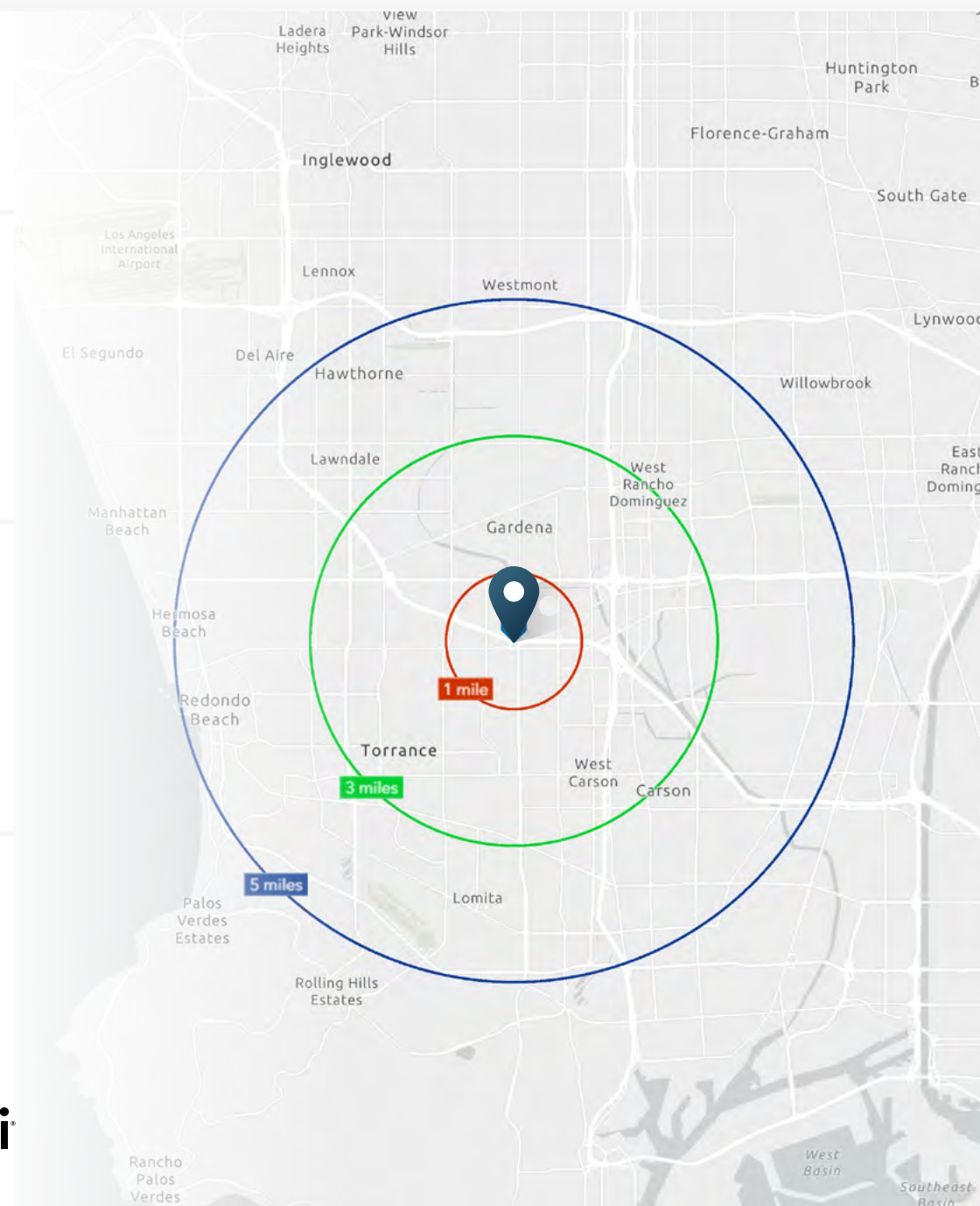
11,901 Population	23,865 Total Daytime Population	\$138,165 Average Household Income	4,596 Total Households
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3 MILES

211,024 Population	246,574 Total Daytime Population	\$122,781 Average Household Income	75,271 Total Households
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5 MILES

646,430 Population	679,190 Total Daytime Population	\$136,383 Average Household Income	226,744 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Rove

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ROVE

Full-Service EV Charging Centers

About Rove Charging

Rove

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FAST. EASY. SAFE.

At Rove, we're committed to building better charging.

Our centers provide spaces, experiences and amenities that save time and ease the frustration of charging, regardless of where you're coming from or where you're going.

At Rove, EV charging is a full-service.



www.RoveCharging.com

@Peruzzi Architects

The Rove logo is the word "Rove" in a white, sans-serif font, positioned in the top left corner of the dark blue header.

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ONE OF THE FASTEST & LARGEST PUBLIC CHARGING CENTERS

Time is valuable. Whether it's for your business or your weekend getaway, Rove wants to get EV drivers back to what matters – life.

Each Rove center will host 40 easy-to-use, ultra-fast chargers, capable of a full charge in as little as 15 minutes for any EV on the market.

This means less waiting and more charging ahead.

BUILT FOR EV DRIVERS, BY EV DRIVERS.

As a community, we wanted to offer chargers a place where they could feel connected, supported and safe.

Unlike any other charging station, each Rove will have dedicated charging support experts during peak hours to answer questions, QA issues and report problems.

Rove is a full-service charging experience - designed to make your life easier.

Santa Ana Rove Station

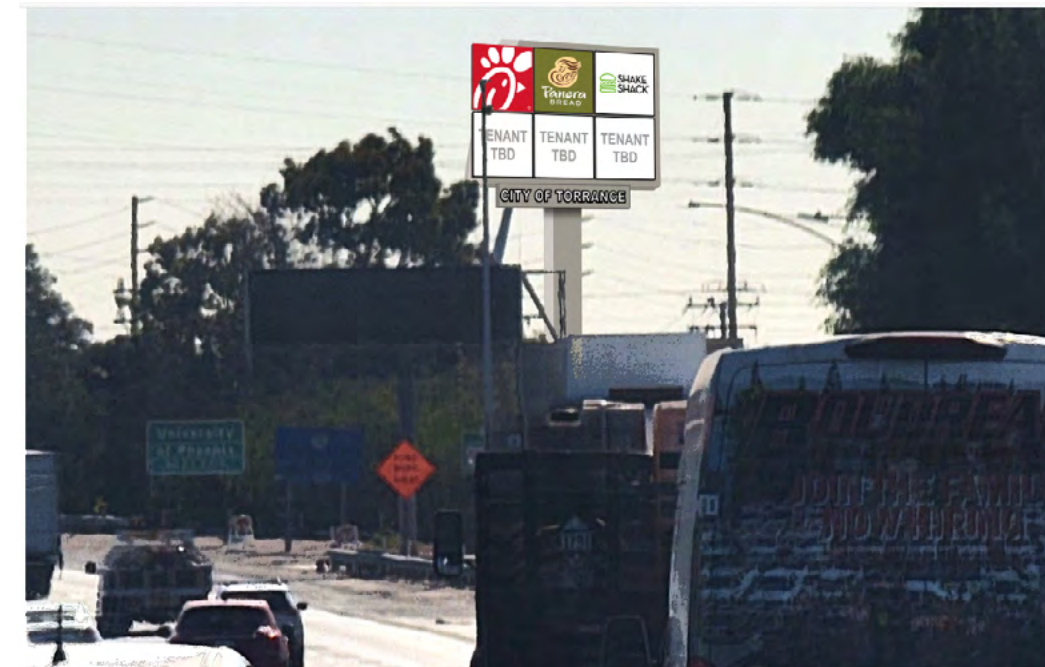
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Rove Santa Ana ~ Now Open
Rove Costa Mesa ~ Coming Soon
Rove Torrance ~ Breaking Ground
With Several More in the Pipeline



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