

FOR SUBLEASE

525 MAPLE AVENUE

INDUSTRIAL PROPERTY FOR SUBLEASE · 53,581 SF

Torrance, CA 90503

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PROPERTY OVERVIEW

FEATURES:

LEASE RATE	\$1.35 IG (Industrial Gross)
CLEAR HEIGHT	24'
DRIVE IN BAYS	1
LEVELERS	5
PARKING	136

DISTRIBUTION FACILITY FACTS:

BUILDING SIZE	130,394 SF
LEASABLE SIZE	53,581 SF
LOT SIZE	5.22 AC
YEAR BUILT	1972
CONSTRUCTION	Reinforced Concrete
POWER SUPPLY	Amps: 2,000-6,000 Volts: 277-480 Phase: 3 Wire: 4
ZONING	M2 - Heavy Manufacturing District

Well-located for lease in the heart of Torrance, this property offers an excellent opportunity for businesses seeking a prime South Bay location. Positioned near major arterials with convenient access to surrounding retail, dining, and residential neighborhoods, the space is ideal for a variety of commercial uses.

SUBLEASE HIGHLIGHTS:

- Excellent visibility with easy access to major streets and freeways
- Located in a strong South Bay trade area surrounded by retail, dining, and residential neighborhoods
- Convenient parking and accessible layout

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 TOTAL POPULATION	18,425	236,399	580,154
2029 POPULATION	18,026	229,817	563,541
POP GROWTH 2024-2029	(2.17%)	(2.78%)	(2.86%)
AVERAGE AGE	41	42	41
2024 TOTAL HOUSEHOLDS	7,186	88,684	208,506
HH GROWTH 2024-2029	(2.38%)	(2.98%)	(3.04%)
MEDIAN HOUSEHOLD INC	\$84,694	\$104,653	\$96,581
AVG HOUSEHOLD SIZE	2.50	2.60	2.70
2024 AVG HH VEHICLES	2.00	2.00	2.00
MEDIAN HOME VALUE	\$775,515	\$877,518	\$860,319
MEDIAN YEAR BUILT	1966	1965	1965

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525 MAPLE AVE., TORRANCE, CA 90503

PUBLIC *TRANSPORTATION*

AIRPORT

- Los Angeles International (10.6 mi)
- Long Beach (Daugherty Field) (12.9 mi)
- Bob Hope (35.1 mi)

FREIGHT PORTS

- Port of Los Angeles (13.1 mi)



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