

NEWMARK



For Sale - 19,205 & 18,925 SF Buildings Available

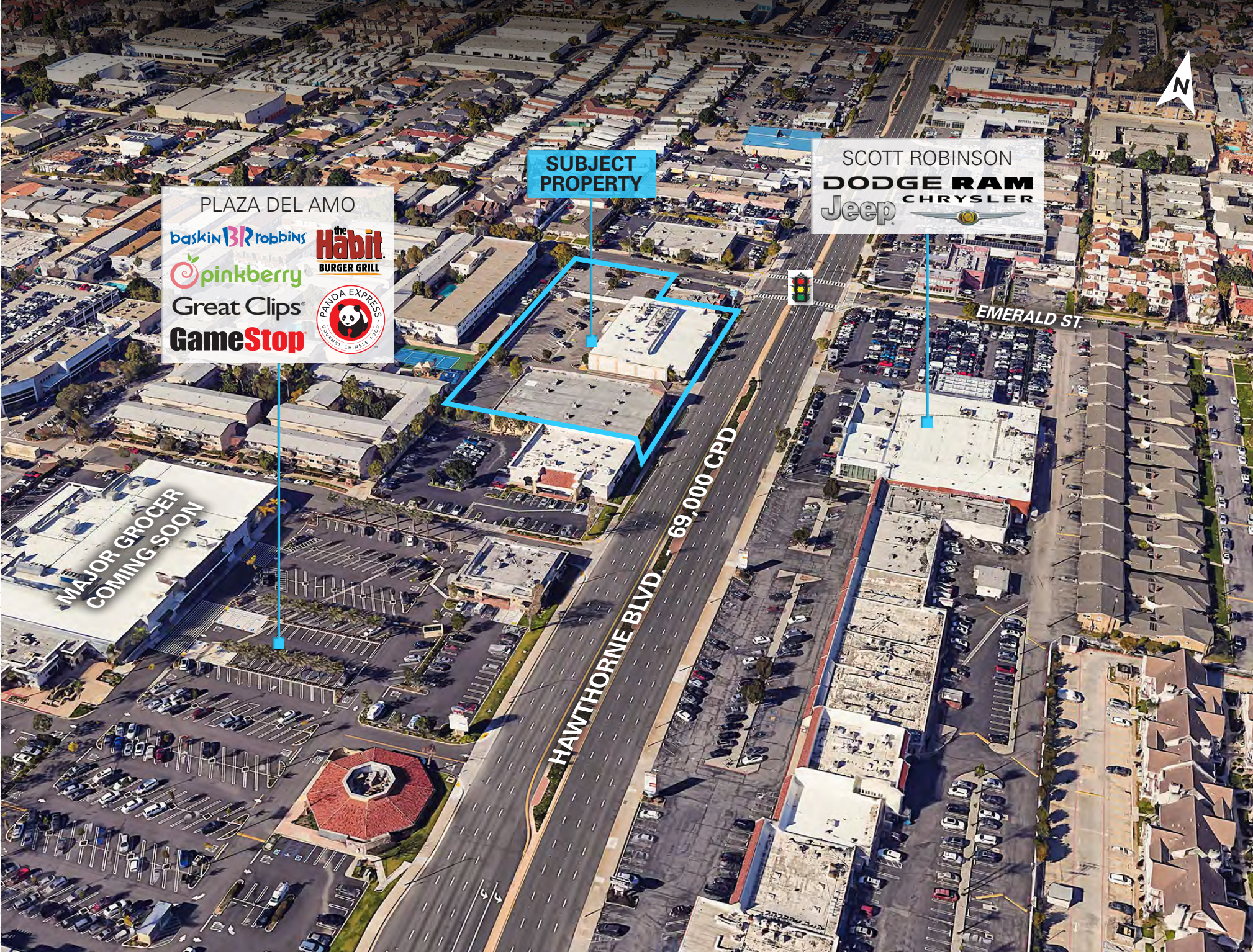
20901 – 20821 HAWTHORNE BLVD, TORRANCE, CA 90503



Property Features

**20901 - 20821 HAWTHORNE BLVD.
TORRANCE, CA**

- Two Buildings Consisting of Approximately 19,205 SF and 18,925 SF each on 2.37 Acres
- Available Together or Separately
- In Place income with Davita Dialysis
- 360' of Frontage along Hawthorne Blvd.
- Access from Emerald St. cross street
- Located in Heart of Major Retail Corridor for the Trade Area
- Close Proximity to Regional Medical Center and Del Amo Mall



**SUBJECT
PROPERTY**

SCOTT ROBINSON
DODGE RAM
Jeep CHRYSLER

PLAZA DEL AMO
baskin**RR**obbins
pinkberry
Great Clips
Game**Stop**
PANDA EXPRESS
BURGER GRILL
GOURMET CHINESE

EMERALD ST

HAWTHORNE BLVD. 69,000 CPD

MAJOR GROCER
COMING SOON



Demographics

POPULATION

26,596

1-Mile

229,847

3-Miles

547,793

5-Miles

EMPLOYEES

26,243

1-Mile

129,975

3-Miles

262,433

5-Miles

TOTAL BUSINESSES

2,457

1-Mile

14,068

3-Miles

28,541

5-Miles

HOUSEHOLD INCOME

\$135,411

1-Mile

\$161,543

3-Miles

\$149,759

5-Miles

MEDIAN AGE

41.1

1-Mile

41.5

3-Miles

40.5

5-Miles

COLLEGE DEGREE

57%

1-Mile

58%

3-Miles

49%

5-Miles

Competition Map



SAN PEDRO

RANCHO PALOS VERDES

WHOLE FOODS MARKET
MENDOCINO FARMS sandwich market
amc
STONEFIRE GRILL
FITNESS

BEST BUY
STARBUCKS COFFEE
Black Bear River

COSTCO WHOLESALE
sam's club
HomeGoods
LOWE'S
VONS
petco
IN-N-OUT
ALDI
FLORENCE POWER

Olive Garden
PACIFIC SALES

TARGET

FIRST BANK
URBAN PLATES
24 FITNESS

Walmart
amazon go
Staples
verizon
HOBBY LOBBY
chili's
Chick-fil-A

DEL AMO FASHION CENTER

macy's
jcpenny
GAP
amc
UNI QLO
STARBUCKS COFFEE
OLD NAVY
ZARA

Abercrombie & Fitch
BANANA REPUBLIC
Bath & Body Works
lululemon
COACH
H&M
VICTORIA'S SECRET

URBAN OUTFITTERS
THE COFFEE BEAN & TEA LEAF
sweetgreen
Crate&Barrel
VANS
Madswell
STEVE MADDEN
PF CHANG'S

Marshall's
SEPHORA
HOT TOPIC
TILLY'S
CHIPOTLE
SHAKE SHACK
Lazy DOG
85
lemonade
OUTBACK

HAWTHORNE BLVD
69,000 CPD

tender greens
SCHOOLS FIRST
WELLS FARGO
jamba
BevMo!
STARBUCKS COFFEE

SUBJECT PROPERTY

PLAZA DEL AMO

baskin BR robins
pinkberry
Great Clips
GameStop

the Habit BURGER GRILL
PANDA EXPRESS

Providence
Little Company of Mary



PETER SPRAGG

Senior Managing Director
t 213-298-3594
peter.spragg@nmrk.com
CA RE Lic. #01485613

BILL BAUMAN

Vice Chairman
t 213-298-3593
bill.bauman@nmrk.com
CA RE Lic. #00969493

CORPORATE LICENSE #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.