

WALMART CENTER

RETAIL & RESTAURANT AVAILABLE
190TH ST & NORMANDIE AVE



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CBM1

LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

SHOPS AT SOUTH BAY | 1431 W KNOX ST, TORRANCE, CA 90501



FEATURES & AMENITIES

- Prime location near bustling Walmart Center at Shops at South Bay
- Spaces next to Dollar Tree and Walmart
- Multiple 2nd generation restaurants
- High visibility for maximum exposure
- Steady foot traffic to drive business
- Flexible lease terms tailored to your needs
- Dedicated leasing support team committed to your success

NEIGHBORING RETAILERS



DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
Total Households	62,988	286,785	593,085
Total Population	184,141	864,203	1,855,662
Average HH Income	\$121,949	\$119,706	\$106,612

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

SHOPS AT SOUTH BAY | 1431 W KNOX ST, TORRANCE, CA 90501

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PROPERTY DESCRIPTION

Discover the perfect lease opportunity at the Shops at South Bay. This prime property boasts a coveted location adjacent to the bustling Walmart Center, offering versatile and customizable retail and restaurant spaces. Benefit from high visibility and steady foot traffic, ensuring maximum exposure for your business. With flexible lease terms and a dedicated leasing support team committed to your success, this property provides an ideal platform to establish or expand your retail or restaurant venture. Don't miss the chance to make your mark in this thriving commercial hub.

LOCATION DESCRIPTION

Welcome to the vibrant city of Torrance, CA! The area surrounding the Shops at South Bay offers a wealth of opportunities for retail and power center tenants. With its convenient location, tenants can tap into the bustling flow of nearby shoppers and local residents. Just minutes away, the Del Amo Fashion Center stands as one of the largest shopping malls in the United States, attracting a high volume of visitors and presenting an exciting potential customer base. Additionally, the nearby Wilson Park, Madrona Marsh Nature Center, and the renowned Redondo Beach provide ample recreational and leisure opportunities, ensuring a dynamic and attractive environment for your retail business.

OFFERING SUMMARY

Lease Rate:	\$2.25 - 2.95 SF/month (Est \$0.98 NNN)
Number of Units:	14
Available SF:	1,250 - 6,250 SF
Lot Size:	217,599 SF
Building Size:	51,219 SF

SHOPS AT SOUTH BAY

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SITE PLAN

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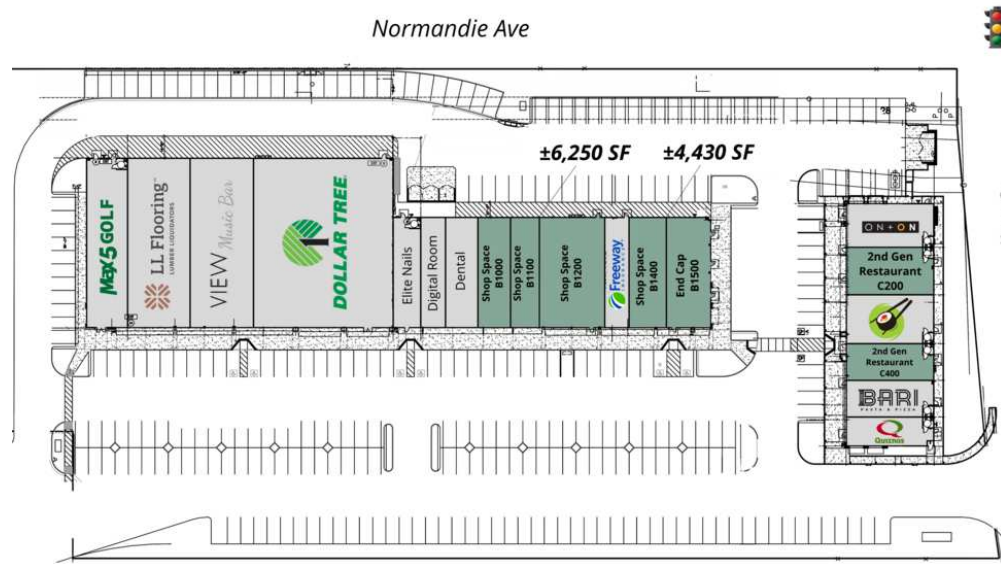


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LEASE SPACES

SHOPS AT SOUTH BAY | 1431 W KNOX ST, TORRANCE, CA 90501



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
Shop Space B1000	Available	1,500 - 6,250 SF	Est \$0.98 NNN	\$2.25 SF/month	Retail/Office Shop Space	View Here
Shop Space B1100	Available	1,250 - 6,250 SF	Est \$0.98 NNN	\$2.25 SF/month	Retail/Office Shop Space - Former Staffing Agency	-
Shop Space B1200	Available	3,500 - 6,250 SF	Est \$0.98 NNN	\$2.25 SF/month	Former Fitness Gym	View Here
Shop Space B1400	Available	1,830 - 4,330 SF	Est \$0.98 NNN	\$2.25 SF/month	Former Hair & Beauty Salon	View Here
Shop Space B1500	Available	2,500 - 4,330 SF	Est \$0.98 NNN	\$2.25 SF/month	End Cap: Former T-Mobile Cell Phone Sales	View Here
Restaurant C200	Available	1,940 SF	Est \$0.98 NNN	\$2.95 SF/month	2nd Gen Restaurant	View Here
Restaurant C400	Available	1,500 SF	Est \$0.98 NNN	\$2.95 SF/month	2nd Gen Restaurant	View Here

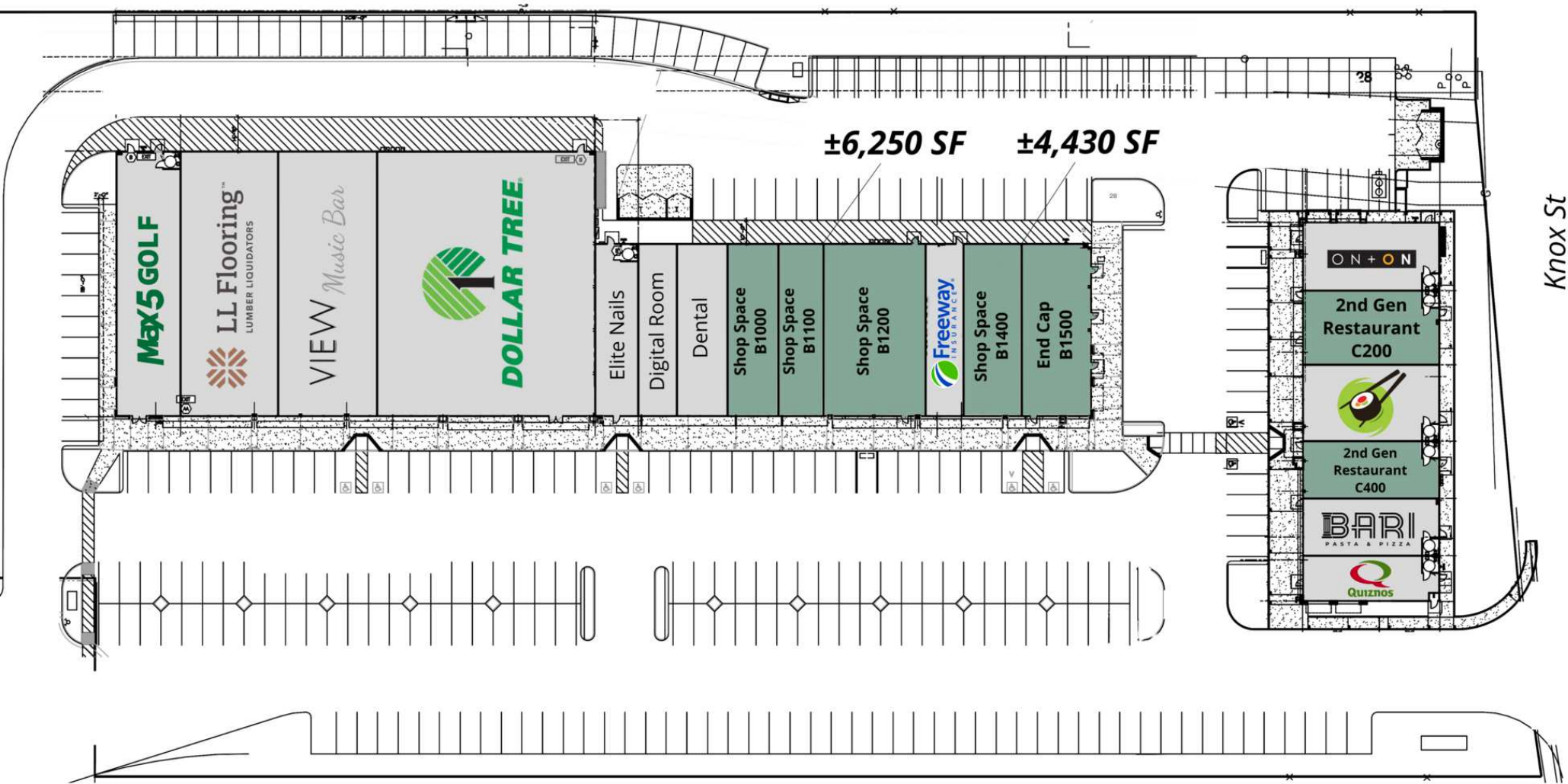
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SITE PLAN (ZOOM)

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Normandie Ave



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SIGNAGE

SHOPS AT SOUTH BAY | 1431 W KNOX ST, TORRANCE, CA 90501



Restaurant Channel Lettering Signage
Facing Knox St



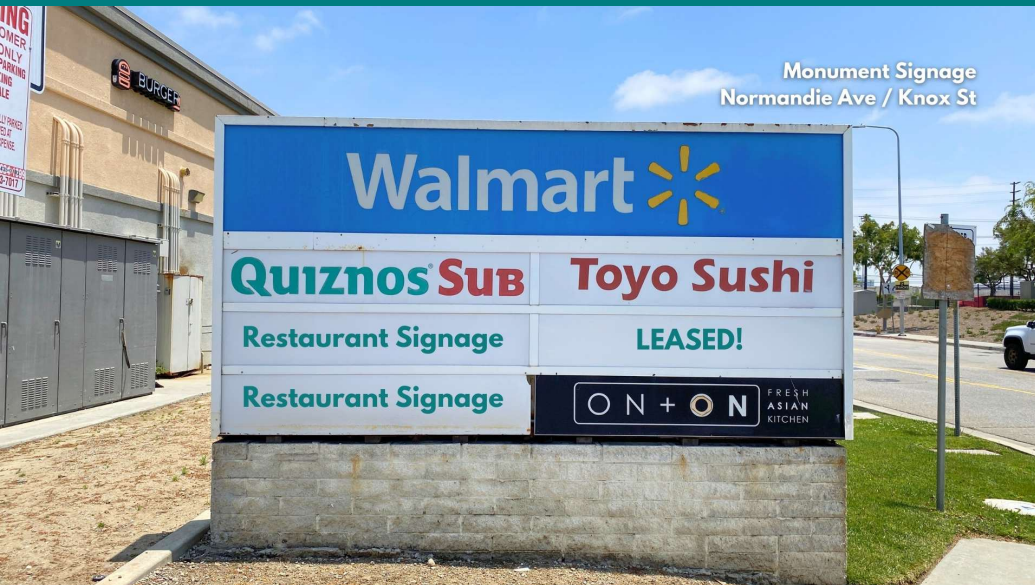
Multiple Channel Lettering Signage
Facing Normandie Ave

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SIGNAGE

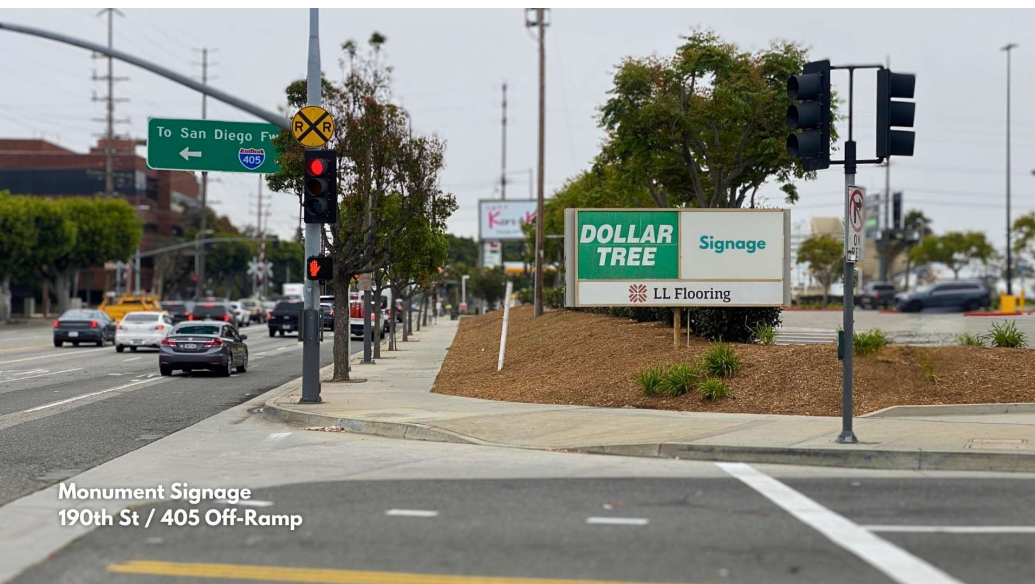
SHOPS AT SOUTH BAY | 1431 W KNOX ST, TORRANCE, CA 90501



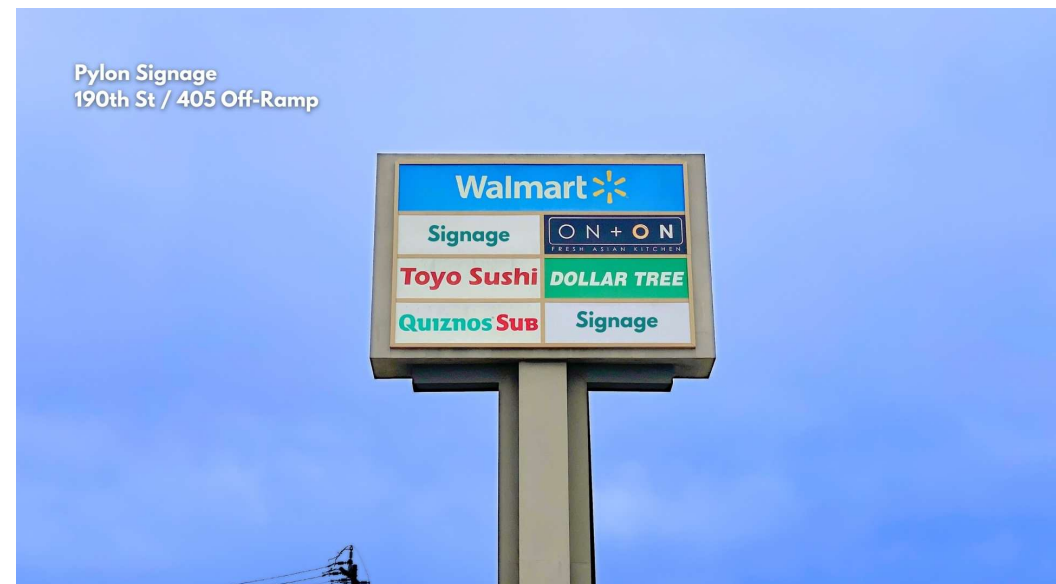
Monument Signage
Normandie Ave / Knox St



Pylon Signage
Normandie Ave / Knox St



Monument Signage
190th St / 405 Off-Ramp



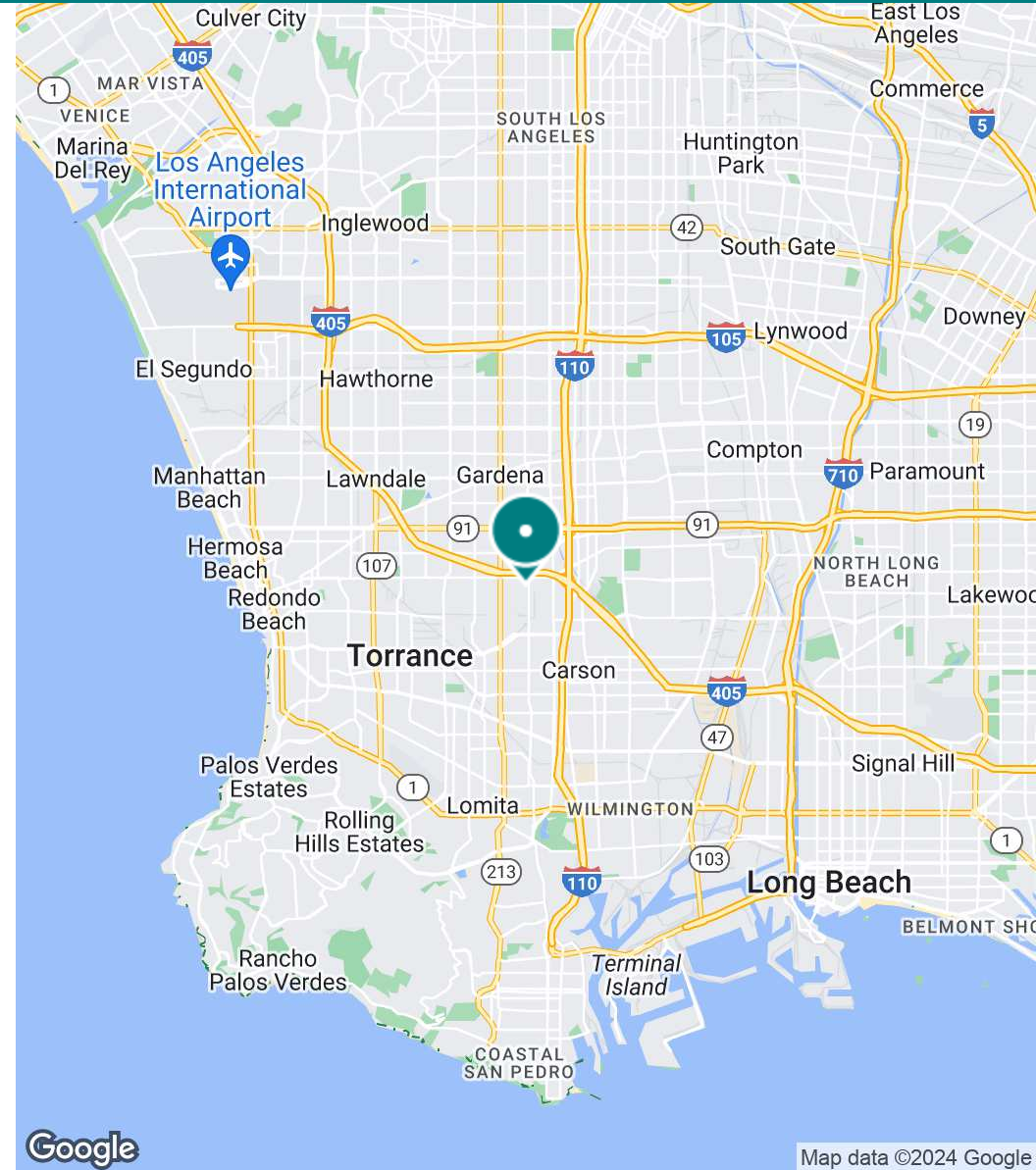
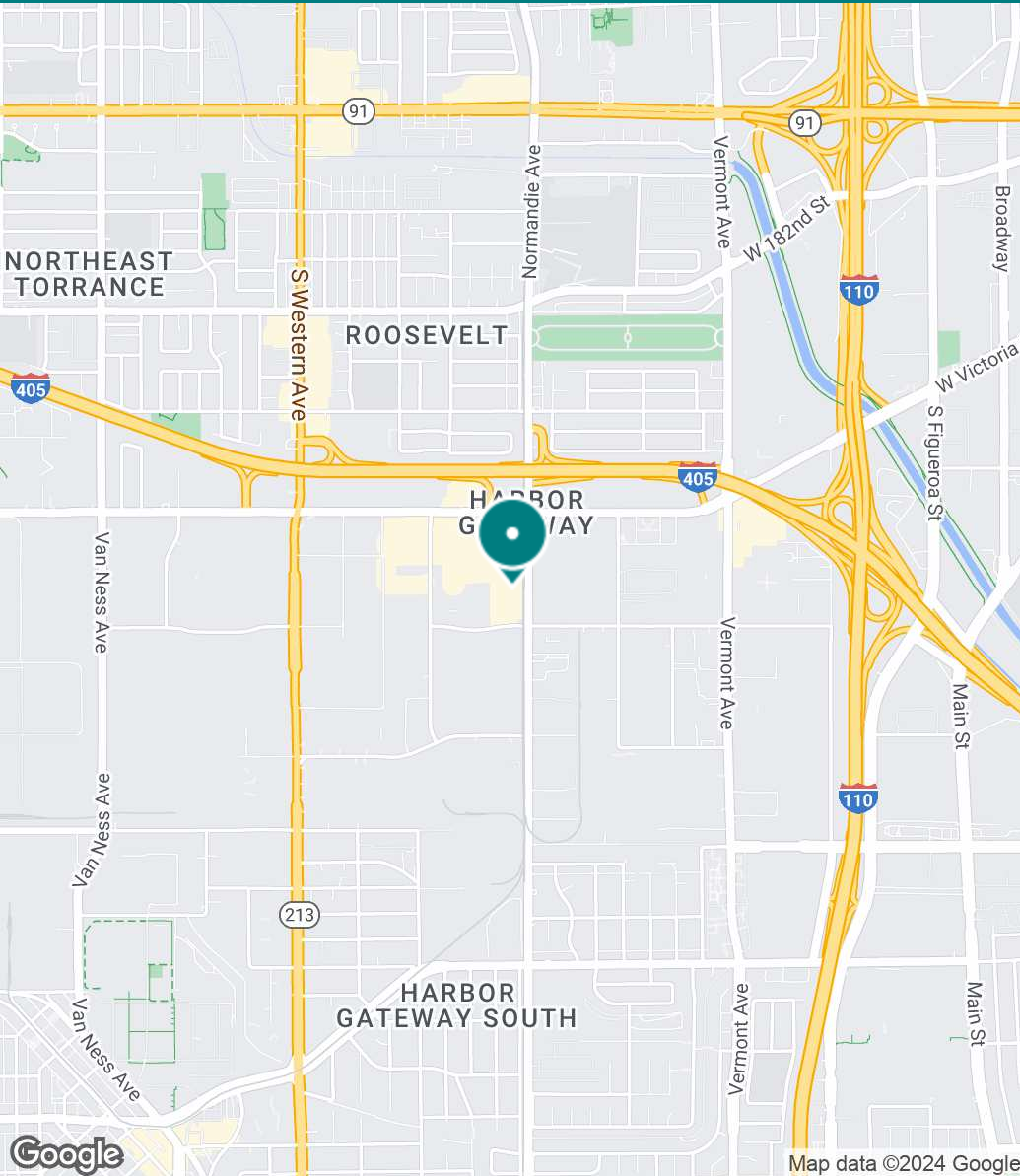
Pylon Signage
190th St / 405 Off-Ramp

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	184,141	864,203	1,855,662
Average Age	43	40	39
Average Age (Male)	41	39	38
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	62,988	286,785	593,085
# of Persons per HH	2.9	3	3.1
Average HH Income	\$121,949	\$119,706	\$106,612
Average House Value	\$828,744	\$883,937	\$834,808

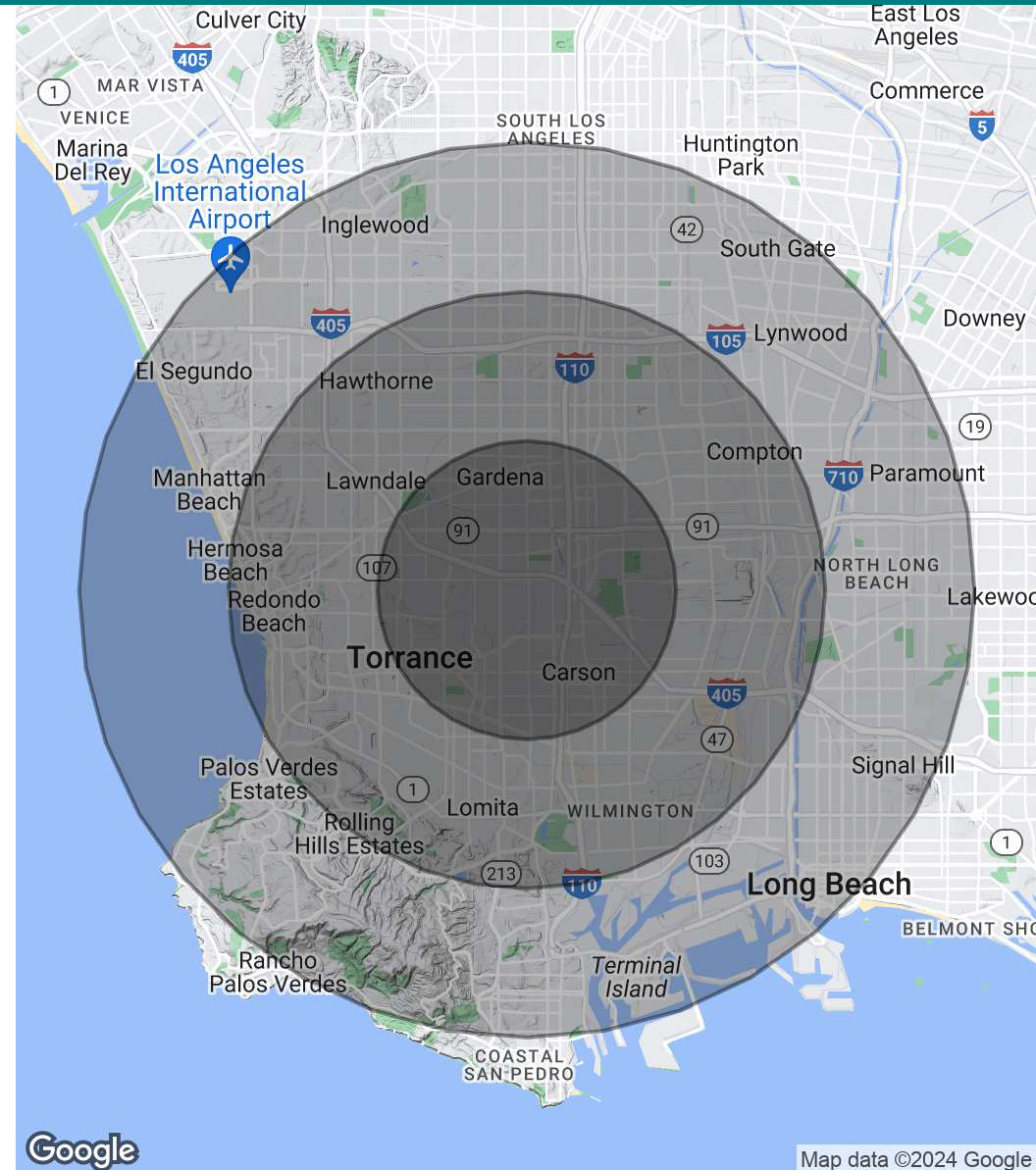
ETHNICITY (%)	3 MILES	6 MILES	9 MILES
Hispanic	36.3%	46.6%	55.8%

RACE	3 MILES	6 MILES	9 MILES
% White	18.3%	22.6%	20.2%
% Black	11.9%	15.7%	16.0%
% Asian	33.7%	16.6%	11.2%
% Hawaiian	0.9%	0.7%	0.6%
% American Indian	1.0%	1.5%	1.8%
% Other	20.9%	29.0%	35.6%

Demographics data derived from AlphaMap

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MEET THE TEAM

SHOPS AT SOUTH BAY | 1431 W KNOX ST, TORRANCE, CA 90501



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