



# BEST PLAZA

20020-20140 HAWTHORNE BLVD.  
TORRANCE, CALIFORNIA

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MEI REAL ESTATE SERVICES  
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IRREPLACEABLE RETAIL DESTINATION ADJACENT TO MILE LONG SHOPPING CENTER



LOCATED 2 MILES FROM THE 405 FWY & < 2 MILES FROM AFFLUENT BEACH CITIES



HIGH-GROWTH, DENSE TRADE AREA WITH EXCELLENT DEMOGRAPHICS



INLINE SPACE OPPORTUNITIES OF VARIOUS SIZES FOR LEASE







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EXCLUSIVE LEASING AGENTS:

EDWARD J. MCKEEGAN  
President  
+1 310 258 0444 X 116  
edmckeeagan@meirealty.com

DENNIS DILLON  
Vice President  
+1 310 258 0444 X 111  
ddillon@meirealty.com

CHELSEA NOVELLI  
Senior Associate  
+1 310 258 0444 X 119  
cnovelli@meirealty.com



# DISCLAIMER & CONFIDENTIALITY





The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information

which prospective lessees may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Landlord and

Broker and, therefore a r e

subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Landlord since the date of preparation of the information herein.

Neither Landlord nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or its contents. Verification of the information contained in the Marketing Package is solely the responsibility of the prospective lessee.

Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to

lease space at the Property and/or terminate discussions with any entity at any time with or without notice. Landlord has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to lease space at the Property.

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***Please do not disturb  
current tenants or  
discuss lease  
availabilities with  
retail employees.***



# LEASE OVERVIEW

PROPERTY	Best Plaza Shopping Center
ADDRESS	20020- 20140 Hawthorne Blvd., Torrance, CA 90503
AVAILABLE SF	<b>20026: 1,732 SF In-Line Space</b> <b>20028: 5,938 SF- 7,715 SF In-Line Space</b> <b>20036: 1,400 In-Line Space</b>
PROPERTY TYPE	Retail Shopping Center
USE TYPES	Retail/ Service/Office or Light Food Uses
FRONTAGE	Up to 35' on Del Amo & 84' on Hawthorne
LEASE TERMS	5-10 years



## BEST PLAZA CURRENT LEASE AVAILABILITIES

- **In-Line Space: 1,732 SF - 7,715 SF Retail or Office**
  - Suite 20026: 1,732 SF former retail use
  - Suite 20028: 1,995 SF - 5,893 SF former retail use
  - **\*Can lease suites 20026 & 20028 together for 7,715 SF.**
  - Pricing: \$3.75- \$3.95/SF/mo, NNN (\$0.75/SF/mo)
  - Spaces are vacant and available now
- **In-Line Space: 1,400 SF Retail or Office**
  - Suite 20036: 1,400 SF, \$3.95/SF NNN available 12/1/2024
  - Excellent Facade Signage and Pylon Signage
  - Ample parking, easy access, and great co-tenants
  - **PLEASE DO NOT DISTURB TENANTS OR EMPLOYEES**



- **BEST PLAZA CENTER HIGHLIGHTS:**
  - Double-sided pylon signage on 25' pylon sign available
  - Building is situated at main entrance to center from Del Amo Blvd., at the signalized hard corner of Hawthorne Blvd and Del Amo Blvd.
  - Best Plaza is part of mile-long Power Center, Torrance Promenade and features excellent co-tenants.
  - Traffic counts exceed 90,000 VPD at the intersection.











## SHOPPING CENTER HIGHLIGHTS

### **Anchored Neighborhood Shopping Center**

Best Plaza Shopping Center is a 98,090 SF neighborhood center on 9.155 AC, anchored by a 38K SF freestanding box space leased by Touchstone Climbing and a 22K SF Planet Fitness. The center is comprised of a vibrant mix of service, retail, and restaurant users whose lifestyle/fitness appeal draws customers on a regional basis beyond Torrance throughout the entire South Bay and surrounding cities. Best Plaza's mostly national tenants include: Touchstone Climbing, Planet Fitness, New Balance, Jollibee Drive-Thru, Togo's, HearUSA, Rockler, Edible Arrangements, SoCal Dentistry, LendMark, Osteostrong, In-N-Out (NAP), Jersey Mikes (NAP), California Credit Union (NAP), Flame Broiler (NAP) & more.



### **High-Traffic Retail Corridor**

Best Plaza's strategic location benefits from tremendous vehicle traffic, and an extreme lunch/dinner draw from In-N-Out, Jollibee and other surrounding restaurants. Situated at the signalized hard corner of Hawthorne Blvd and Del Amo Blvd., these major South Bay thoroughfares boast over 90,000 total CPD.

### **High Barriers to Entry, Coastal Community**

Torrance has extremely high barriers to entry limiting future competition from new retail developments as there is limited commercial land left in the surrounding trade area.



*Best Plaza is known for its high density of destination tenants and is located in one of the most sought after core retail locations in Southern California.*

### **Best Plaza is Part of a Mile-Long Power Center**

Best Plaza is adjacent to and a part of the 500K+ SF retail shopping mecca, Torrance Promenade. Torrance Promenade is home to a number of industry-leading power retailers including Walmart Grocery, HomeGoods, Trader Joe's, Party City, Marshalls, Office Depot, Ashley Home Furniture, Bob's Discount Furniture, Ross, UFC, and more. It sees millions of visitors annually and is a destination shopping center for residents of all demographics. Best Plaza is strategically located at the southern end of the mega power center at the hard corner of Hawthorne & Del Amo Blvd., making it a convenient stop for all beach cities traffic.



## BEST PLAZA 20140 PAD SPACE BUILDING- COMPLETED IN 2024







### MINUTES TO DESTINATION RETAIL, OCEAN, & FREEWAYS

#### South Bay as a Destination Shopping Mecca

Best Plaza is within 1.5 miles of two major Torrance retail centers. Del Amo Fashion Center is 2,277,00 SF and South Bay Galleria is 950,257 SF. Del Amo Fashion Center sees over 23 million annual visitors and brings extensive traffic to the immediate Torrance area. Both retail destinations are within 5 minutes of Best Plaza, placing Best Plaza in the heart of the Los Angeles South Bay retail district serving the communities of Manhattan Beach, Palos Verdes and other Beach City communities.

#### Minutes to Interstate 405 and 110 Freeways, and Ocean

Best Plaza is less than 4 miles west of the Harbor (I-110) Freeway (201,000 cars per day), and less than 2.5 miles south of the San Diego (I-405) Freeway (266,000 CPD).

Best Plaza is additionally less than 10 minutes/ 2.5 miles to the ocean and adjacent to many other unique beach communities in the surrounding coastal cities.

### DENSE, AFFLUENT DEMOGRAPHICS

#### Highly Populated Area with High Income and Spending

Best Plaza is in a densely populated location in an established coastal community. The area boasts excellent demographics with 2023 Average Household income of approximately \$159,769 within 3 miles. The 2023 Household income within 5 miles is approximately \$146,301.

There are approximately 242,235 people within 3 miles of Best Plaza and 570,982 people within 5 miles of Best Plaza. The median age is 40 years old in the area, and the town is filled with young families, ambitious individuals, & elders who have generational presence in Torrance.



# PROPERTY OVERVIEW & SITE PLAN



## LOCATION

20020 -20140 Hawthorne Boulevard  
Torrance, CA, 90503



## SITE

Best Plaza Shopping Center is situated on two (2) parcels of land totaling approximately 9.155 Acres or 398,801 SF.



## ZONING

TOHC-GEN



## YEAR BUILT

1973/1998/2021  
+ Subsequent upgrades



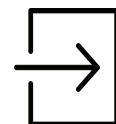
## IMPROVEMENTS

The property consists of 5 retail commercial buildings containing ±98,101 SF including the 3,300 SF newly constructed Jollibee pad space drive-thru restaurant.



## PARKING

The property has ±512 parking spaces including ADA compliant handicap stalls.



## ACCESS

The property has 4 public points of ingress and egress; 3 entrances from Del Amo Blvd. along the south and 1 entrance on Hawthorne Blvd. from the west.



## STRUCTURAL ELEMENTS

Exterior:

- Building: Steel/wood frame
- Exterior Walls: stucco plaster walls
- Roof: Built up composition
- Roof: Mounted HVAC units
- Fire Safety: Sprinklered



## SIGNALIZED INTERSECTION

The property sits at the major South Bay intersection of Hawthorne Blvd. and Del Amo Boulevard.





HAWTHORNE BLVD



DEL AMO BLVD





# 1 mile Radius

HAWTHORNE BLVD. (+/-68,000 CPD)

SOUTH BAY GALLERIA

405 FREEWAY (+/- 266,000 CPD)

TORRANCE PROMENADE/  
BEST PLAZA

DEL AMO BLVD. (+/- 20,000 CPD)

DEL AMO FASHION CENTER

The South Bay has three major retail shopping destinations, Best Plaza is among them.





# LOCATION OVERVIEW

## **SOUTH BAY GALLERIA (1.5 MILES NORTH)**

The South Bay Galleria is a three-story center with 125 stores and restaurants with a total floor area of 955,000 SF. The retail destination was set to receive a \$900 Million remodel beginning in 2021 that added estimated 622,043 SF to the site for a total of 1,593,144 square feet. New elements on the property were to include a 150-room hotel, 300 apartment units, 175,000 square feet of which could be used for offices and a total of 249,723 square feet of public open space. The aim is to attract millennials. Shops will be a main focus along its promenade.



## **TORRANCE PROMENADE (INCLUDING BEST PLAZA)**

Torrance Promenade is a mile-long Power Center adjacent to Best Plaza and is home to Walmart Grocery, HomeGoods, Trader Joe's, Ashley Home Furniture, Party City, Marshalls, Office Depot, Bob's Discount Furniture, Ross, UFC, Spectrum Mobile, Supercuts, El Pollo Loco, Subway & more. It is 515K+ SF and sees millions of visitors every year. It is one of the three major shopping destinations in the South Bay and a major draw for residents and a wide variety of demographics within 5 miles of the area.

## **DEL AMO FASHION CENTER (1 MILE SOUTH)**

Del Amo Fashion Center is the largest shopping attraction in the western United States with a gross leasing area of 2.6 million SF. It is less than 1 mile south of Best Plaza and 10 minutes from the ocean. Del Amo Fashion Center recently underwent a \$300 Million renovation and is home to over 200 retailers & restaurants, a number of retail anchors, movie theatres, and a fitness center. The 3-level luxury shopping mall sees over 23 million annual visitors and brings extensive traffic to Torrance and the South Bay.





# AREA OVERVIEW

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The City of Torrance is located in southwest Los Angeles County in an affluent coastal region known as the South Bay. Torrance is the eighth largest municipality in Los Angeles County. It is bordered by 1.5 miles of beach and the City of Redondo Beach to the west, the communities of Gardena and Lawndale to the north, the City of Los Angeles' Harbor Gateway and Lomita to the east, and the high-end beach communities of the Palos Verdes Peninsula to the south.

Torrance covers roughly 21 square miles (12,312 acres) and is situated in south western Los Angeles County, bounded by the Pacific Ocean on the west. It has 1.5 miles of lifeguard-patrolled beach area, and it also has 550 miles of walkable pedestrian sidewalks.

Incorporated in 1921, the population of Torrance is nearly 150,000 with a peak daytime population that grows to 250,000 or more. Torrance is the eighth largest city in Los Angeles County and the 33rd largest city in California.







*With excellent economic and demographic fundamentals, Torrance is one of the nation's most desirable locations for residents, businesses, and retailers. In addition, Torrance ranks among the safest cities in Los Angeles County each year.*

This residential and light, high-tech industries city has 46 city parks and recreation facilities, 6 libraries, and 90,000 street trees offering a range of activities and amenities. Torrance is one of the nation's most desirable locations for residents, businesses, and retailers and has extremely high barriers to entry. The area's warm climate, scenic ocean border and ease of access to the rest of Los Angeles attracts residents from all over, making it a destination city for new and long-term families residing in the heart of Southern California.

Serviced by two major freeways— Interstates 405 and 110 —and several major thoroughfares, Torrance is less than 8 miles south of Los Angeles International Airport (LAX), 7 miles south of the incoming NFL Rams/Chargers Stadium, and 15 miles southwest of Downtown Los Angeles. With an exceptional public transportation system, pedestrian-friendly terrain and an abundance of neighborhood and destination shopping centers, Torrance is one of South Bay's most desirable places to live, work, explore, and shop.

\*Information derived from sources deemed to be reliable.



**2022 Average Household Income:**

Hermosa Beach  
**\$226,285**

Manhattan Beach  
**\$264,613**

Redondo Beach  
**\$185,491**

Torrance  
**\$102,691**

Palos Verdes  
**\$254,845**



**Historical traffic layer**

Traffic Count

- > 250,000
- > 120,000 - 250,000
- > 60,000 - 120,000
- > 50,000 - 60,000
- > 40,000 - 50,000
- > 30,000 - 40,000



# MARKET OVERVIEW

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Los Angeles is known to many as the entertainment capital of the world. From Southern CA's ideal weather to tourist attractions, Los Angeles County is the prime location to be on the West Coast. With consistently growing job opportunities, LA County is on the leading edge of many industries including fashion, tech, biomedical, and aerospace - all of which, are creating just under 1 Million new jobs. It is the most populous county in the U.S. and is home to over a quarter of all California residents and all six entertainment industry's major film studios. Los Angeles is now home to the new \$5+ Billion LA Rams/Chargers NFL Stadium which is a huge draw for tourism and services the LA County & surrounding areas.

## **1** LA COUNTY IS HOME TO 10 MILLION PEOPLE

Los Angeles County is the first in the nation to hit 10 million residents. It is home to a diverse, multiethnic population that allows the county to be dubbed "the cultural hub of the Pacific Rim". LA County is comprised of 75 miles of coastline and surrounded by the San Gabriel and Santa Monica Mountains.

## **2** MOST HEAVILY TRAVELED HIGHWAY IN U.S.

The I-405 is the #1 most heavily travelled urban highway in the USA with Annual Average Daily Traffic (AADT) counts of over 374,000 cars/day. It is just minutes north of Best Plaza and is the major freeway servicing the South Bay. The I-110 freeway is east of Best Plaza and ranks at #5 in the U.S. with AADT counts of 328,000 cars/day.

## **3** LOS ANGELES AFFLUENT BEACH COMMUNITIES

Of the 75 mile stretch of LA County coast, Los Angeles is home to some of the most iconic beaches and tourist attractions. The coastal region comprised of exclusive beach towns that make up the South Bay, many with Average Household Incomes over \$200,000 per year.

## **4** THREE MAJOR RETAIL CENTERS IN SOUTH BAY

The South Bay has three major shopping destinations, Best Plaza is one of them. Del Amo Fashion Center, the South Bay Galleria, and Torrance Promenade which includes Best Plaza see millions of visitors annually. South Bay retail draws shoppers from all over LA.

Information derived from sources deemed to be reliable.



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	23,443	237,452	557,191
2020 Population	23,926	243,241	572,212
2023 Population	23,646	240,320	567,979
2028 Population	23,254	236,584	561,944
2010-2020 Annual Rate	0.20%	0.24%	0.27%
2020-2023 Annual Rate	-0.36%	-0.37%	-0.23%
2023-2028 Annual Rate	-0.33%	-0.31%	-0.21%
2020 Male Population	49.3%	49.5%	48.9%
2020 Female Population	50.7%	50.5%	51.1%
2020 Median Age	39.3	40.8	40.6

## Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.1.

## Race and Ethnicity

2023 White Alone	33.6%	42.6%	33.9%
2023 Black Alone	4.9%	3.8%	8.6%
2023 American Indian/Alaska Native Alone	0.7%	0.8%	1.0%
2023 Asian Alone	40.3%	26.9%	24.0%
2023 Pacific Islander Alone	0.3%	0.4%	0.6%
2023 Other Race	7.7%	11.0%	17.8%
2023 Two or More Races	12.6%	14.5%	14.1%
2023 Hispanic Origin (Any Race)	18.0%	24.5%	32.7%

You are solely responsible for independently verifying the information on this Marketing Package. Any reliance on it is solely at your own risk.



<b>Median Household Income</b>			
2023 Median Household Income	\$98,089	\$111,120	\$99,694
2028 Median Household Income	\$112,127	\$126,765	\$112,171
2023-2028 Annual Rate	2.71%	2.67%	2.39%
<b>Average Household Income</b>			
2023 Average Household Income	\$135,072	\$159,769	\$146,301
2028 Average Household Income	\$158,276	\$183,619	\$167,871
2023-2028 Annual Rate	3.22%	2.82%	2.79%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$52,593	\$62,140	\$53,867
2028 Per Capita Income	\$62,022	\$71,829	\$62,217
2023-2028 Annual Rate	3.35%	2.94%	2.92%
<b>Housing</b>			
2023 Housing Affordability Index	45	49	46
2010 Total Housing Units	9,655	97,334	213,437
2010 Owner Occupied Housing Units	3,354	47,917	106,123
2010 Renter Occupied Housing Units	5,822	44,954	97,633
2010 Vacant Housing Units	479	4,462	9,681
2020 Total Housing Units	9,629	98,251	218,804
2020 Owner Occupied Housing Units	3,291	47,354	105,979
2020 Renter Occupied Housing Units	6,027	46,810	103,841
2020 Vacant Housing Units	333	4,084	8,969
2023 Total Housing Units	9,566	97,558	218,490
2023 Owner Occupied Housing Units	3,546	48,513	108,500
2023 Renter Occupied Housing Units	5,671	44,630	100,151

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DENNIS DILLON  
+1 310 258 0444 X 111  
✉ ddillon@meirealty.com

CHELSEA NOVELLI  
+1 310 258 0444 X 119  
✉ cnovelli@meirealty.com

EDWARD J. MCKEEGAN  
+1 310 258 0444 X 116  
edmckeeagan@meirealty.com

📍 MEI Real Estate Services  
5757 W. Century Blvd., Ste 605  
Los Angeles CA 90045  
📞 t: +1 310 258 0444  
f: +1 310 258 0440  
DRE #01100993

[www.meirealty.com](http://www.meirealty.com)

