

Retail Space For Lease

Torrance, California

1,400 and 1,625 SF

Your Name Here

SUNSHINE TUTORING
(where your child shines their brightest!)

Mathematics

K-6 Mathematics
Algebra 1 & 2
Geometry
Trigonometry
Pre/ AP-Calculus

NAI Capital

AVAILABLE
310-532-9080

English

Reading Comprehension
Creative and Persuasive Writing
(310)906-0991
www.sunshine-tutoring.com

NAI Capital

AVAILABLE
310-532-9080

22811 & 22821 Hawthorne Blvd

Torrance, CA 90505

Highlights

22811 Hawthorne Blvd

- 1,400 ± SF of retail space facing Hawthorne Blvd
- Great Signage & Prominent Monument Sign
- One ADA Restroom
- Close Proximity to Torrance Memorial Hospital
- Great Tenant Mix
- Few Blocks to Del Amo Fashion Center

22821 Hawthorne Blvd

- 1,625 ± SF of Retail Space
- Previously a Math Tutorial space
- Nicely divided into Offices and Reception Room
- One Restroom



Demographics	1 Mile	2 Miles	3 Miles
Population	23,187	90,491	176,181
Average HH Income	\$85,919	\$96,472	\$101,814
Traffic Counts			
Hawthorne Blvd	60,000 VPD		
W 230th St	7,000 VPD		

For more information:

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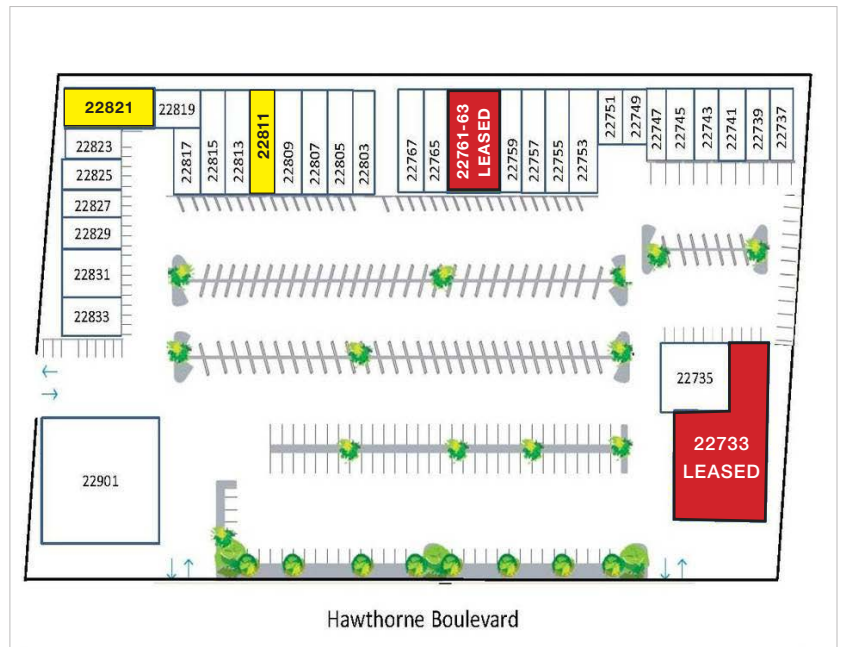
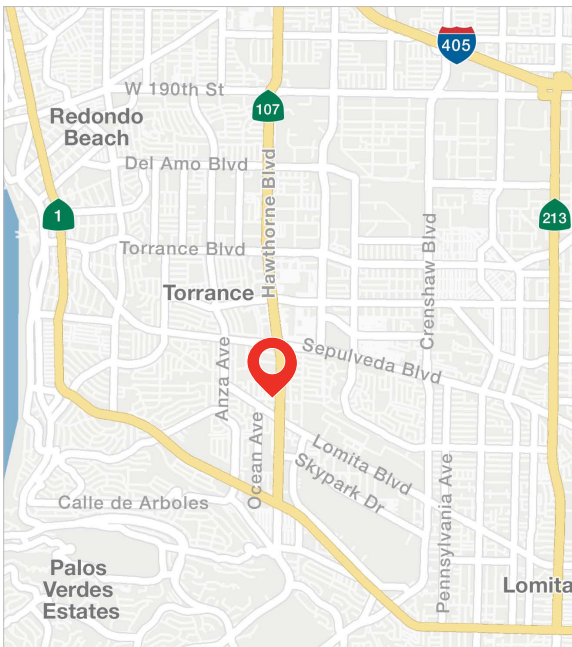
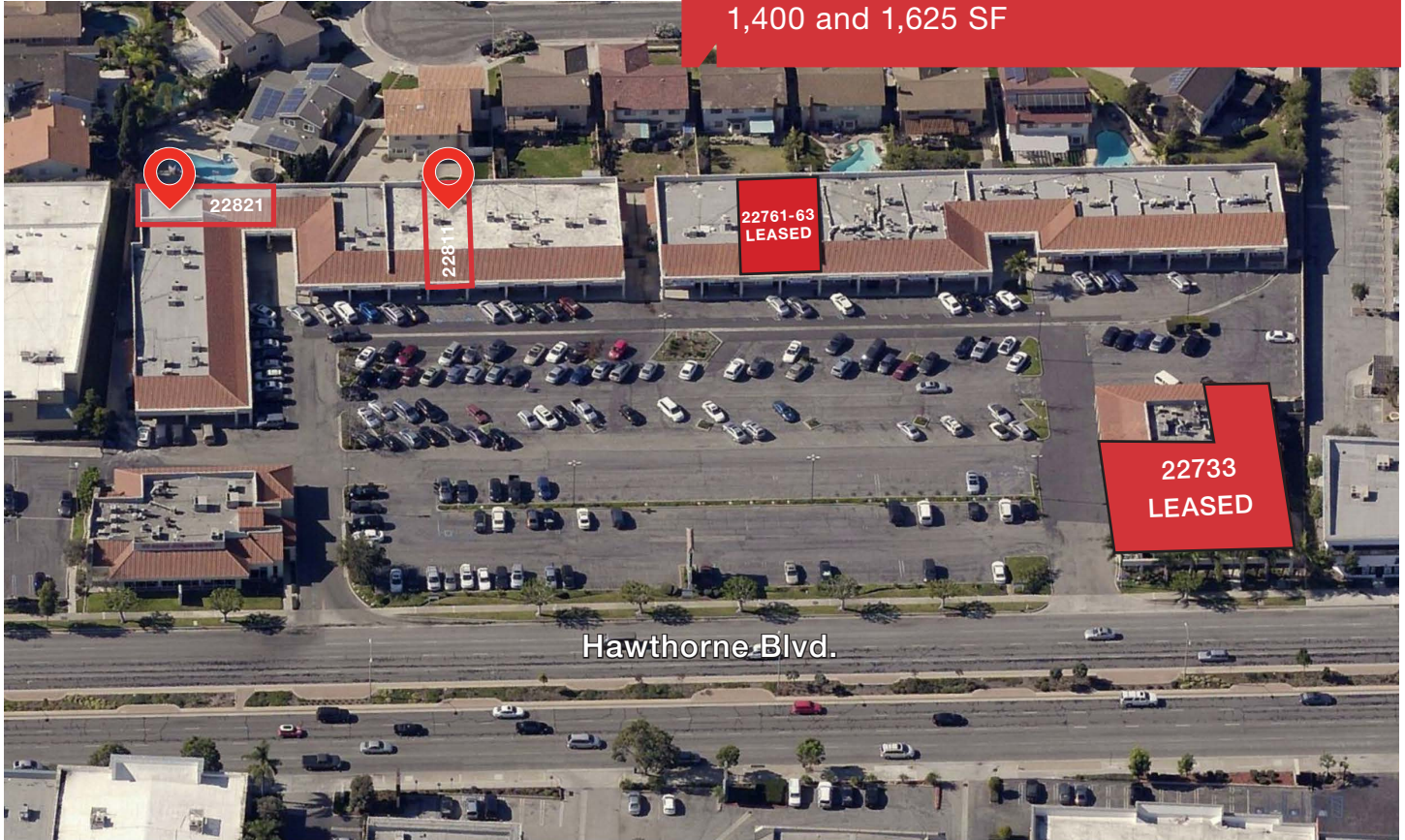
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