

FOR LEASE

MADISON PARK RETAIL, RESTAURANT & MEDICAL SPACE

3445, 3525 & 3511 PACIFIC COAST HWY, TORRANCE



NEWMARK

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MADISON PARK - TORRANCE



South Torrance location adjacent to Zamperini Field with great visibility on PCH



Abundant free parking with ± 520 stalls = 6.7/1000 retail and 4.5/1,000 medical



Medical space available with immediate proximity to Torrance Memorial Hospital



Total of five ingress/egress driveways into the property on three different streets



Retail signage opportunity for branding, plus two large monuments signs along PCH



Well-maintained neighborhood center with a curated mix of retail and medical tenants



MADISON PARK - TORRANCE



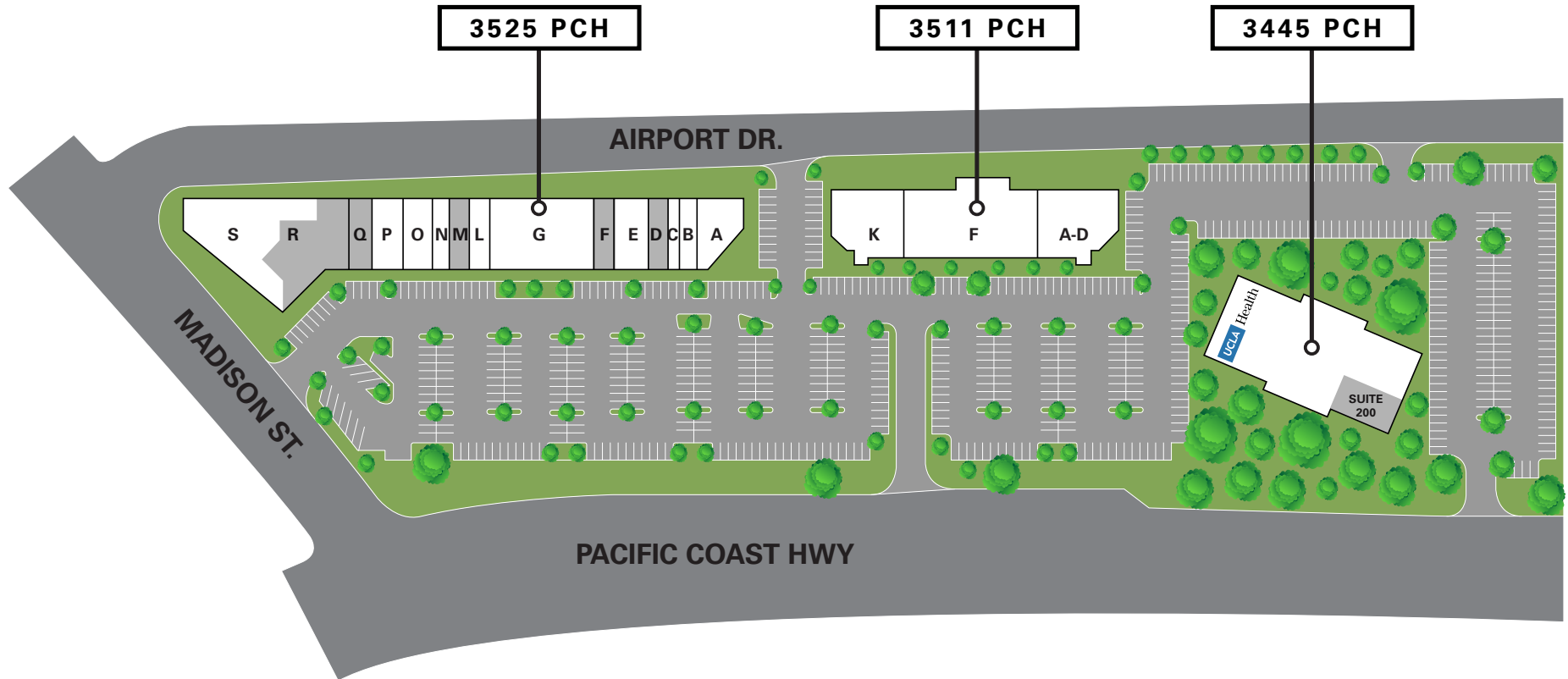
3525 PCH

3511 PCH

3445 PCH

NEWMARK

AVAILABILITY

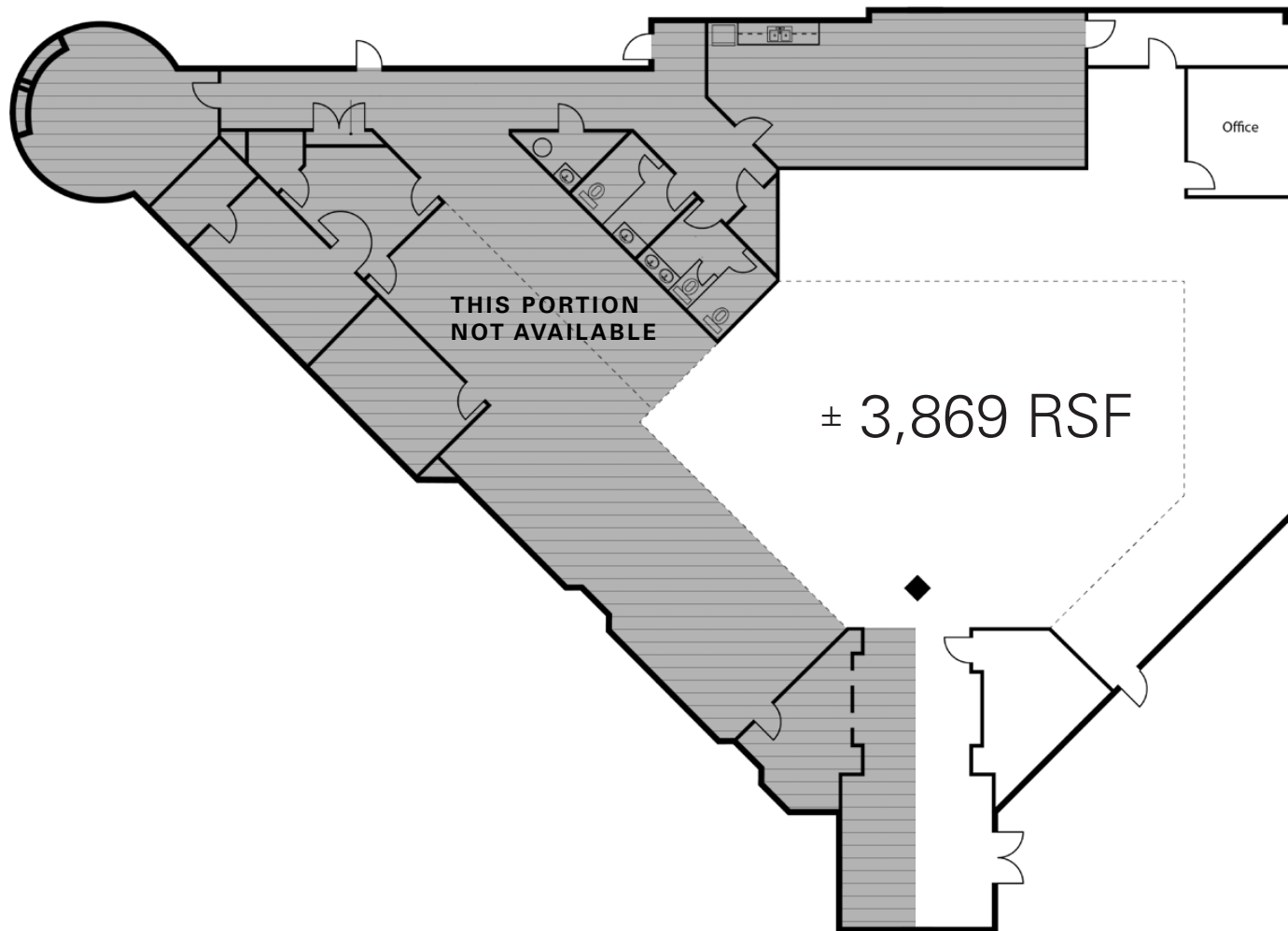


Bldg.	Suite	RSF	Rental Rate	Type
3525	D	± 870	\$3.00 PSF NNN	Former Dental Office
3525	F	± 1,363	\$3.00 PSF NNN	2nd Generation Restaurant
3525	M	± 1,356	\$3.00 PSF NNN	Retail / Restaurant
3525	Q	± 1,235	\$3.00 PSF NNN	Retail
3525	R	± 3,869	\$3.00 PSF NNN	Retail / Medical
3445	200	± 3,581	\$4.00 PSF FSG	Medical

MADISON PARK - TORRANCE

FLOOR PLAN

3525 PCH - RETAIL/MEDICAL - SUITE R

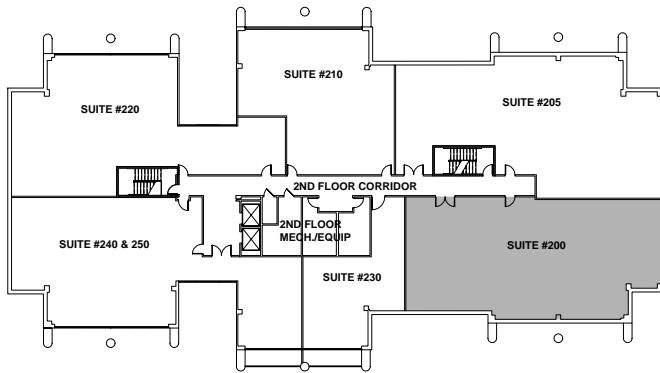


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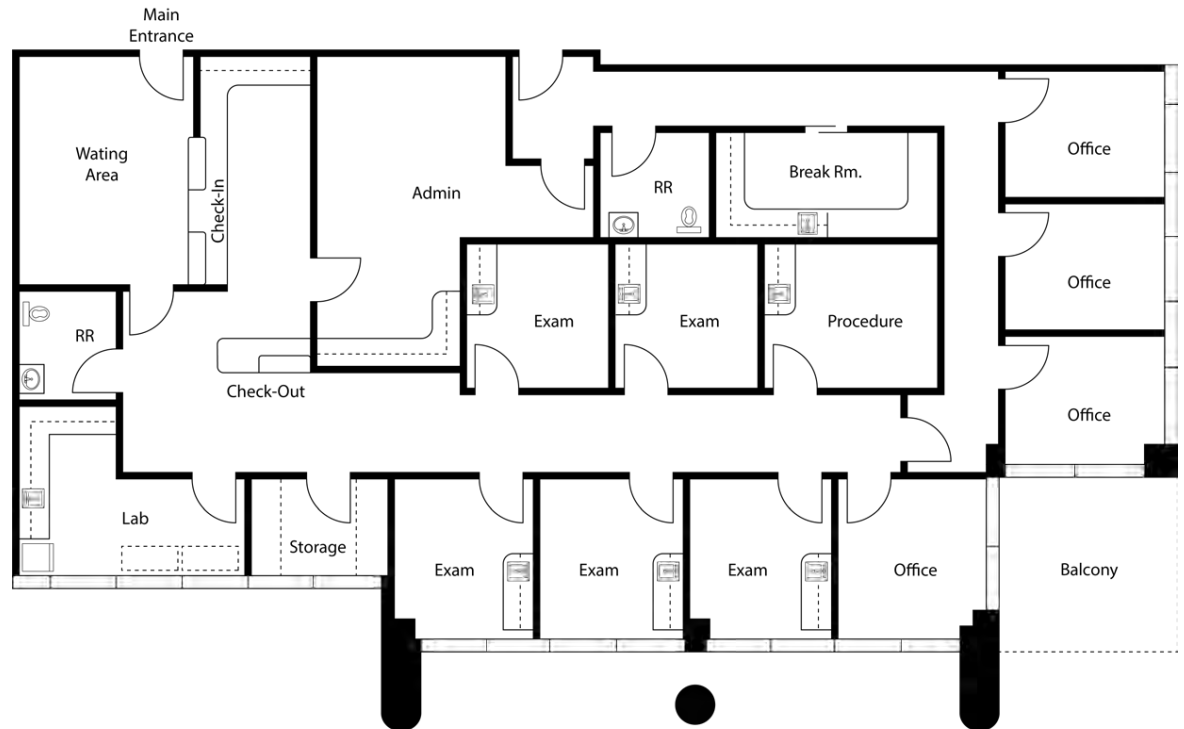
MADISON PARK - TORRANCE

FLOOR PLAN

3445 PCH - MEDICAL - SUITE 200



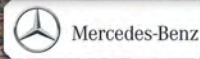
SUITE 200
HYPOTHETICAL LAYOUT
± 3,541 RSF



MADISON PARK - TORRANCE

AMENITIES

MADISON PARK



Mercedes-Benz



TORRANCE MEMORIAL
MEDICAL CENTER



LAND-ROVER

AutoNation Acura
South Bay

Zamperini Field



DCH
Toyota of
Torrance



Sam's
CLUB



COSTCO
WHOLESALE



Jack
in the box



STAPLES



PETSMART



ISLANDS
fine burgers & drinks



BIG 5
SPORTING GOODS



LOWE'S
Home Improvement Warehouse



VONS



Smart & Final



THE HOME
DEPOT



WINGSTOP



KOHL'S



HomeGoods



L&L
Hawaiian
Barbecue

MENDOCINO FARMS
sandwich market



Peet's Coffee



Mimi's
Cafe



4A
JAPANESE BBQ
Gyu-Kaku



Jamba



BLAZE
FOOD & DRINK
PIZZERIA



california
PIZZA KITCHEN



IN-N-OUT
BURGER



GEN
KOREAN BBQ HOUSE



TRADER
JOE'S



SOUTH BAY
LEXUS



Chick-fil-C



Sidecar



AMC



STONE FIRE
GRILL



McDonald's



Rubio's



WHOLE
FOODS
MARKET



MADISON PARK - TORRANCE

LOCATION MAP



FOR MORE INFORMATION:

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