

FOR LEASE

2ND GENERATION RESTAURANT SPACE
3737 PACIFIC COAST HWY | TORRANCE, CA 90505



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LEASING

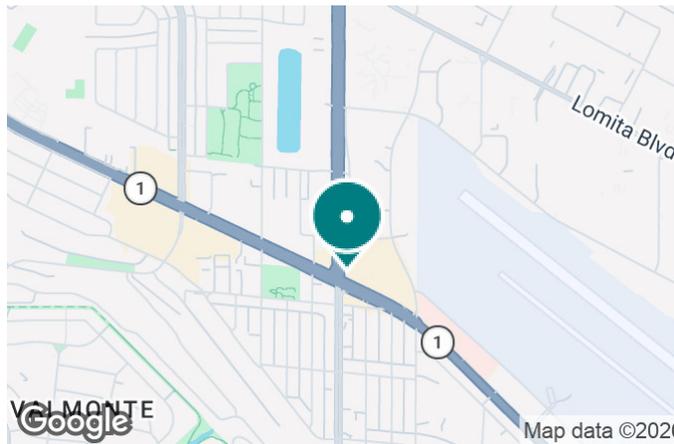
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- 1,200 SF 2nd Generation Restaurant Space With Vent Hood
- Join Panda Express, ATT Wireless + Makenna Koffee
- Anchored by Best Buy and Tokyo Central
- Well-Maintained Center With Excellent Curb Appeal
- Dedicated Parking in Onsite Lot
- High Street Visibility
- Heavily Trafficked Intersection of Hawthorne + Pacific Coast Hwy – 125k Cars Per Day
- Prime Torrance Location With Strong Population + Income Demographics
- Close the Del Amo Fashion Center Shopping Mall

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,289	71,844	148,659
Total Population	16,248	181,952	397,608
Average HH Income	\$149,746	\$157,602	\$157,219

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

1,200 SF 2nd generation space with vent hood. Anchored by Best Buy and Tokyo Central, the 4-unit retail center features high street visibility on the bustling intersection of Hawthorne Boulevard + Pacific Coast Hwy, excellent curb appeal, onsite parking in a dedicated lot, and A+ co-tenants, including Panda Express, ATT Wireless, and Makenna Koffee.

LOCATION DESCRIPTION

Retail shopping center on the hard corner of Pacific Coast Hwy + Hawthorne Blvd in prime Torrance. Situated on one of the busiest intersections in Torrance, boasting traffic counts in excess of 125k cars per day. The superbly located property is surrounded by a diverse mix of dense residential neighborhoods, business parks, and retail developments, including the sprawling 2.5 million-square-foot Del Amo Fashion Center shopping mall.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 SF
Lot Size:	27,030 SF
Building Size:	5,779 SF

SPACES	LEASE RATE	SPACE SIZE
3737	Negotiable	1,200 SF

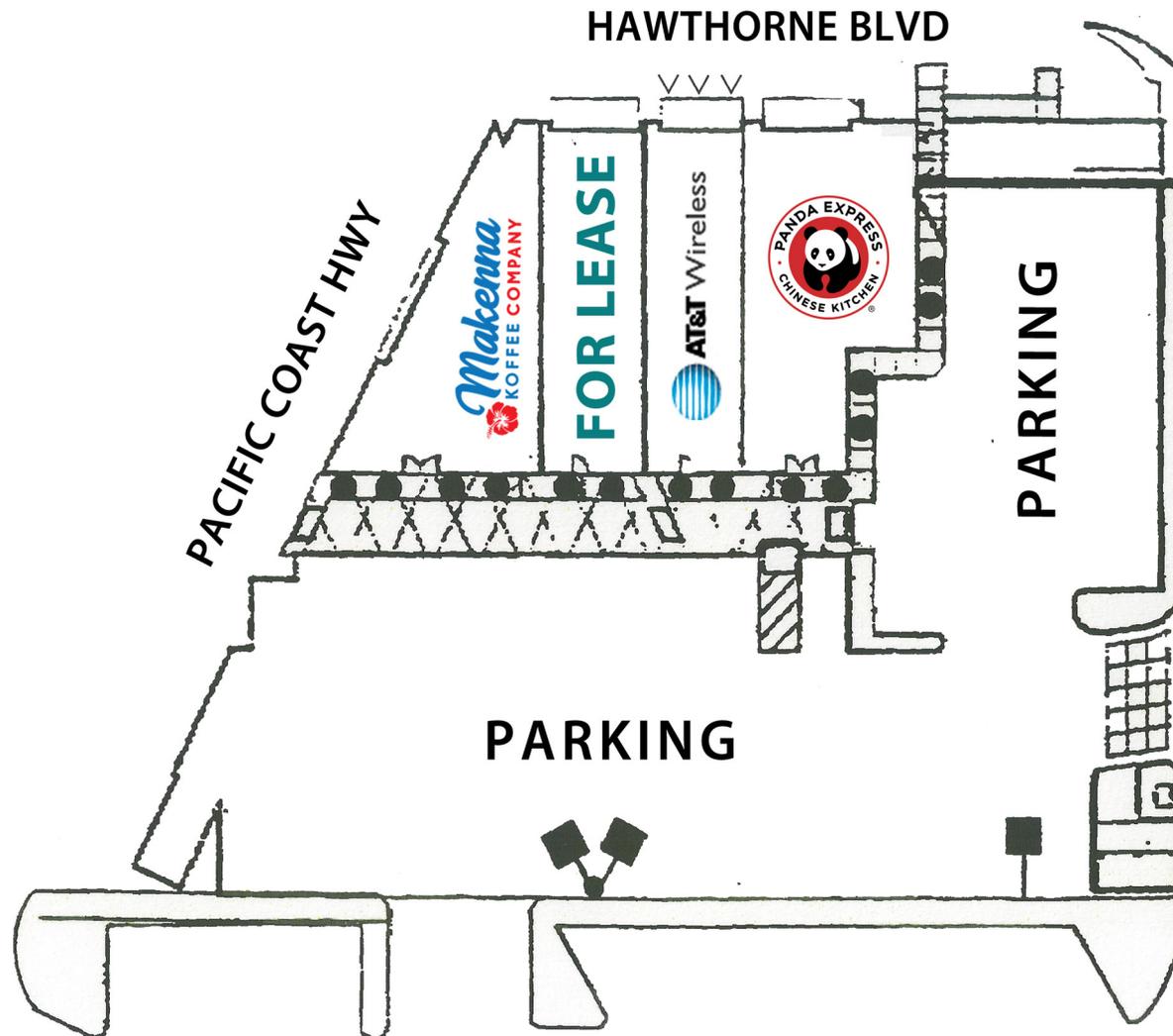
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SITE PLAN

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SITE OVERVIEW

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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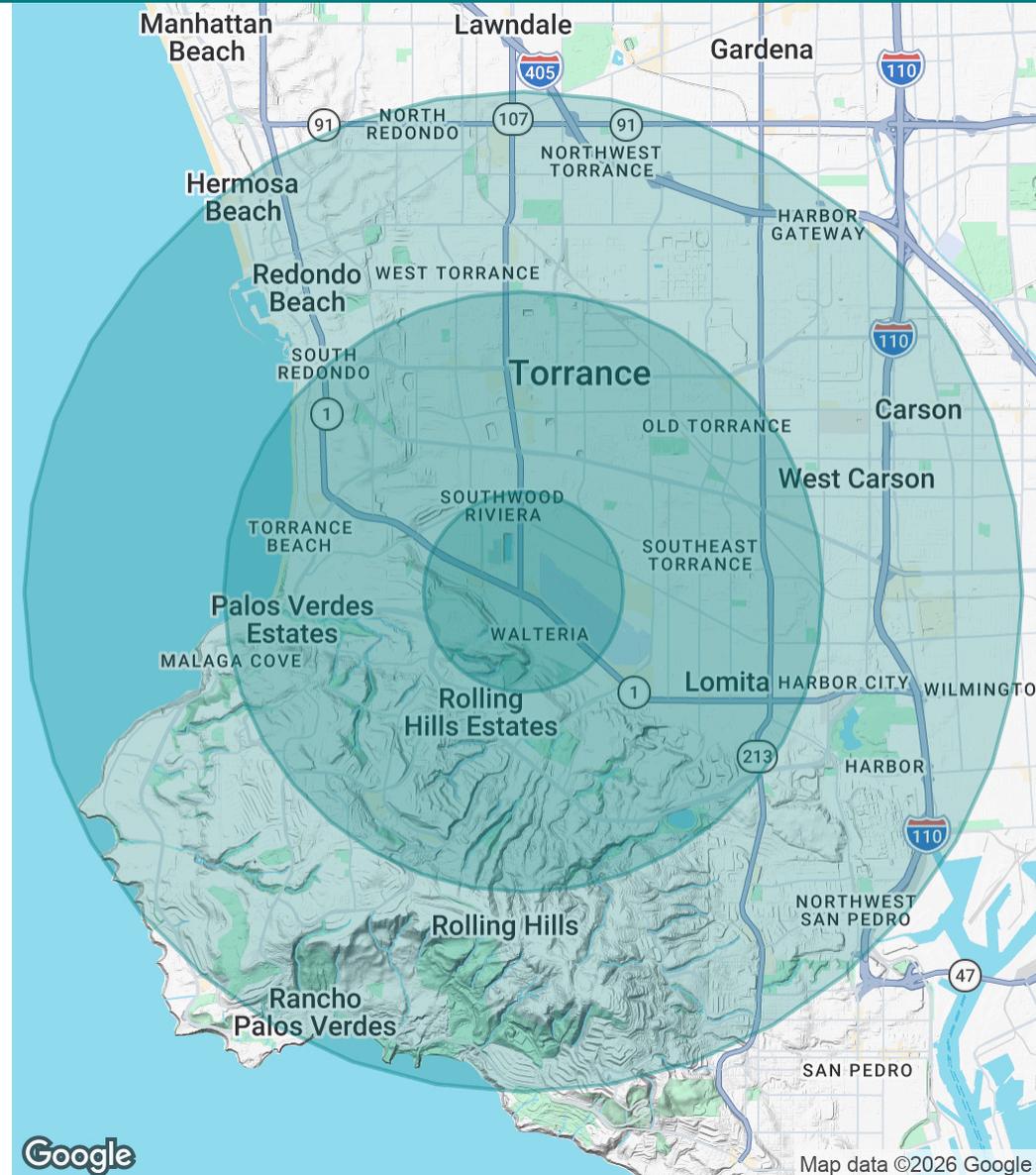
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,248	181,952	397,608
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,289	71,844	148,659
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$149,746	\$157,602	\$157,219
Average House Value	\$1,315,678	\$1,222,880	\$1,132,797

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.3%	22.8%	30.0%

RACE	1 MILE	3 MILES	5 MILES
% White	43.9%	41.5%	37.8%
% Black	3.1%	4.0%	5.0%
% Asian	33.2%	29.4%	26.6%
% Hawaiian	0.3%	0.4%	0.5%
% American Indian	0.4%	0.7%	0.9%
% Other	5.3%	10.1%	14.7%

Demographics data derived from AlphaMap



Google

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