

7,318 SF

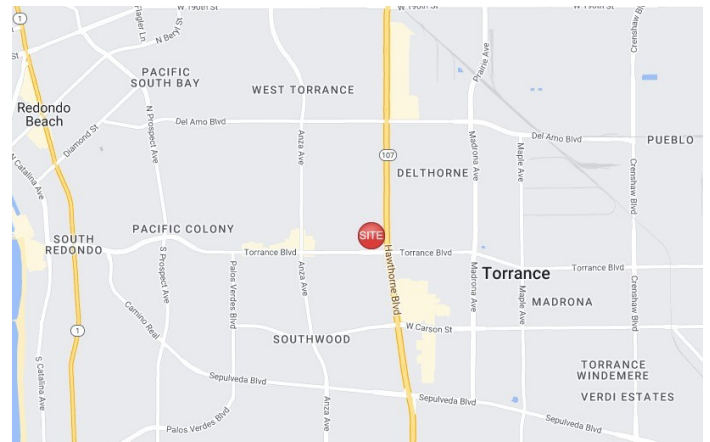
Available for Sublease

21035 Hawthorne Blvd, Torrance, CA 90503



Project Features

- Adjacent to Amazon Fresh
- Asking Rent: \$48.00 PSF / NNN's: \$7.25
- Property fronts Hawthorne Blvd with on-grade parking
- Pylon signage on Hawthorne Blvd & Torrance Blvd
- Sublease - 12 years primary term + options
- Traffic Counts: Torrance Blvd - 28,900 ADT
Hawthorne Blvd - 64,300 ADT

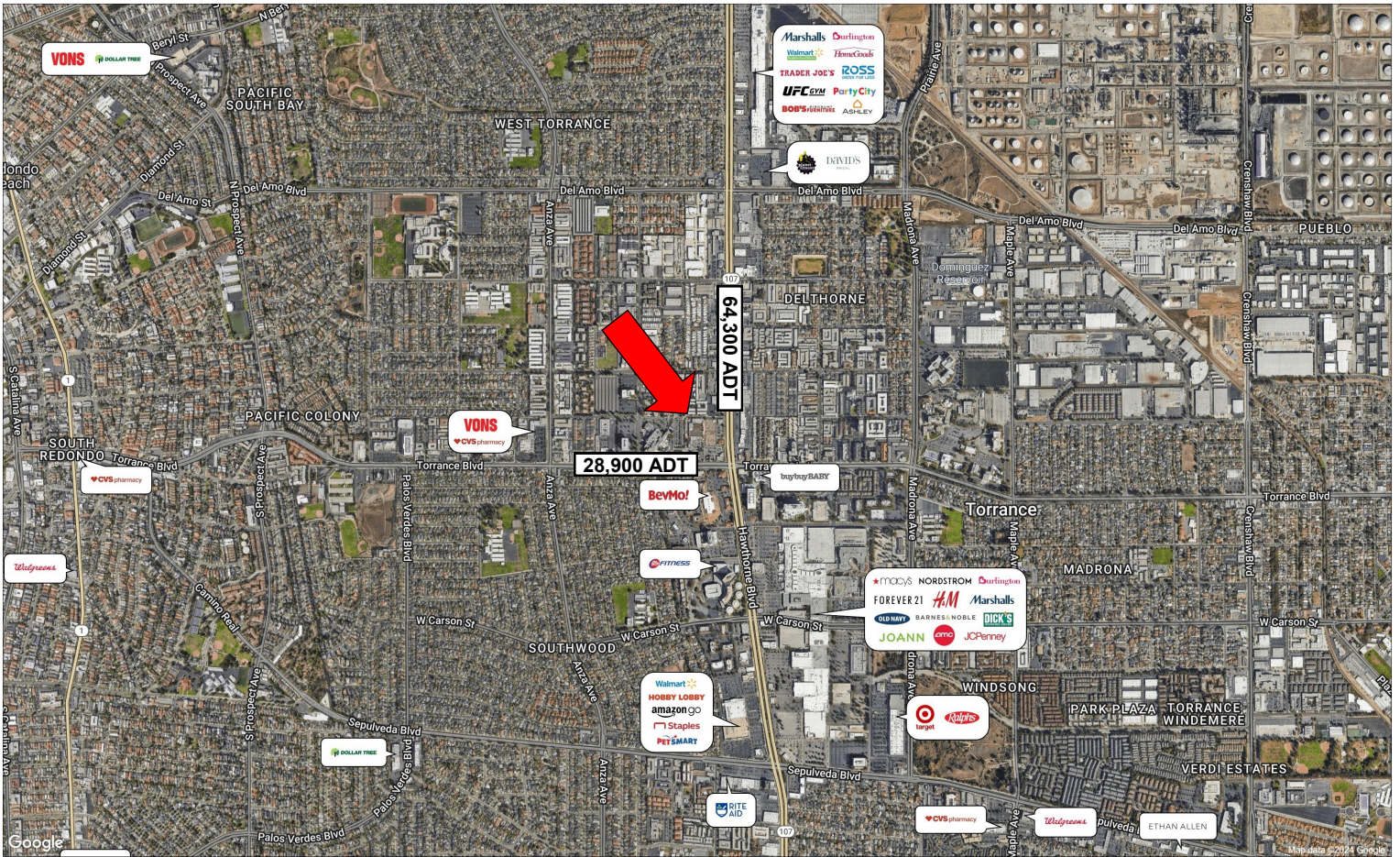


Demographics

(2025 Estimates)	1 Mile	3 Mile	5 Mile
Population	28,459	224,856	527,309
Avg. HH Income	\$150,293	\$180,957	\$171,086
Daytime Population	22,487	117,289	237,085



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