\$5.00 PSF BROKER BONUS!!!

FOR 10-YEAR+ LEASES SIGNED BEFORE 2/1/26
CALL FOR SHORTER TERM BONUS



Property Fig. 110 115 6,400 SF

6,400 SF RETAIL SPACE AVAILABLE

GLA (29,917) | PARKING RATIO: 1.67 SPACES PER 1,000 SF OF GLA

he property is located on Hawthorne Blvd. just north of 190th St, and is among the most heavily traveled areas in the South Bay. The population within a 3-mile radius is approximately 255,488 and is expected to grow. The area boasts an affluent demographic with an average household income of over \$185,952. The retail vacancy rate for nonanchor space along Hawthorne Blvd is less than 3% and is consistently among the lowest in the South Bay. The Del Amo mall is located just 1 mile south of the property, combining this with the strong residential growth rate the area is expected to continue to

grow in value.











Monument signage



____ Pyloп sigп available Approx 69,330 VPD



Site PLOID



The Local Area

6,400 SF RETAIL SPACE AVAILABLE





\$166,057 average household income



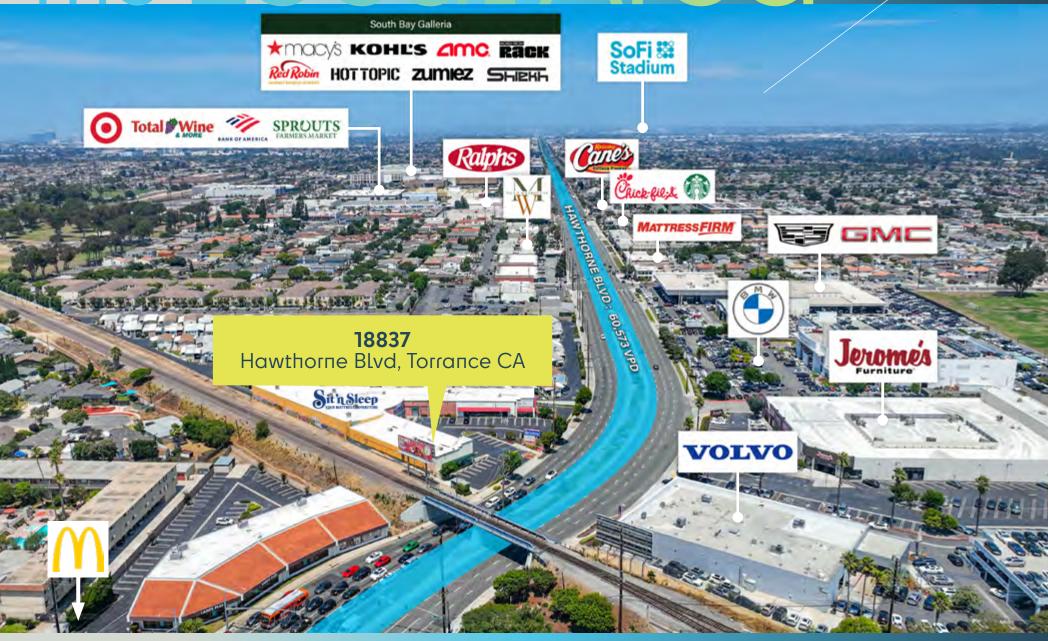
4,940 businesses WITHIN 2 MILES WITH 42,076 employees



96,199 households

WITHIN 3 MILES

The Local Area



The Local Area





TORRANCE CA

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CBRE

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