

\$5.00 PSF BROKER BONUS!!!

FOR 10-YEAR+ LEASES SIGNED BEFORE 2/1/26

CALL FOR SHORTER TERM BONUS

6,400 SF

Sit'n Sleep
YOUR MATTRESS SUPERSTORE

SALE
Sit'n Sleep

YOUR NAME HERE

YOUR NAME HERE

GO
GEAR
SALES & SERVICE

18837
Hawthorne

6,400 SF
RETAIL SPACE AVAILABLE

TORRANCE CA

Property Highlights

6,400 SF
RETAIL SPACE AVAILABLE

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

The 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 non-anchor 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.



6,400 SF



Monument signage



Retail Space
Available



Pylon sign available
Approx 69,330 VPD



SitePlan

6,400 SF RETAIL SPACE AVAILABLE



The Local Area

6,400 SF RETAIL SPACE AVAILABLE



255,488
people

WITHIN 3 MILES



\$166,057
average
household
income

WITHIN 1 MILE



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



96,199
households

WITHIN 3 MILES

TORRANCE

The Local Area



The Local Area

DEL AMO
FASHION CENTER®
A SIMON MALL

JCPenney

★ macy's

DICK'S
SPORTING GOODS

NORDSTROM

amc

LUSH GAP

AVE'S
BOUTIQUE

UNI
QLO

COACH

Ω

Marshalls

PINK

BARNES & NOBLE

OKLEY

Torrance Promenade

Walmart
Neighborhood Market

ASHLEY

HomeGoods

Marshalls

Burlington

ROSS
DRESS FOR LESS

UFC
GYM

TRADER JOE'S

JOJO'S
SWEET

FLAME
BROILER

Jollibee

new balance

IN-N-OUT
BURGER

crumbl

Jerome's
Furniture

18837

Hawthorne Blvd, Torrance CA

Sit n Sleep
FOUR MATTRESS WORLD



18837 Hawthorne

TORRANCE CA

For more information, please contact:

Jamie Brooks

+1 310 363 4881
Lic. 01434718
jamie.brooks@cbre.com

Sam Aaron

+1 818 730 1374
Lic. 01828428
sam.aaron@cbre.com

CBRE

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.