

AVISON
YOUNG

FOR LEASE

TORRANCE
PLAZA

MEDICAL DENTAL

19000

19000

Torrance Medical Plaza

PRIME MEDICAL OFFICE AVAILABLE
TORRANCE, CALIFORNIA

Torrance Medical Plaza

19000 HAWTHORNE BLVD | TORRANCE, CA

LEASING OVERVIEW

SQUARE FOOTAGE:	±616 TO ±6,460 RSF
ASKING RENT:	NEGOTIABLE
TERM:	5 - 10 YEARS
DATE AVAILABLE:	AVAILABLE

HIGHLIGHTS

- » Benefits from the synergy of the abundance of nearby commercial assets, including Providence Little Company of Mary Medical Center (Torrance) and Torrance Memorial
- » Excellent location on hard corner of Hawthorne Boulevard & W 190th Street capturing high traffic counts with ±69,835 VPD
- » Great street visibility with excellent frontage & pylon signs
- » Ample parking with 108 free surface spaces; Ratio of 4.50/1,000 SF
- » One of the only Medical Office buildings along the Hawthorne Boulevard Corridor located within the City of Torrance.
- » Easy access to Interstate-405 (San Diego Fwy), Interstate-110, and Pacific Coast Highway
- » The Hawthorne Boulevard Corridor is a prominent South Bay neighborhood with a thriving corporate presence and abundant retail amenities
- » Ownership is remodeling the lobby





AVAILABLE SUITES & FLOOR PLANS

AVAILABLE

UNIT	TENANT	RSF	COMMENTS
130	AVAILABLE *AS OF JUNE 1, 2025*	616	
302	AVAILABLE	1,643	Current builtout reception area, 5 exam rooms, two with wet stations
323	AVAILABLE	706	--
400	AVAILABLE - DENTAL	3,230 to 6,460	--

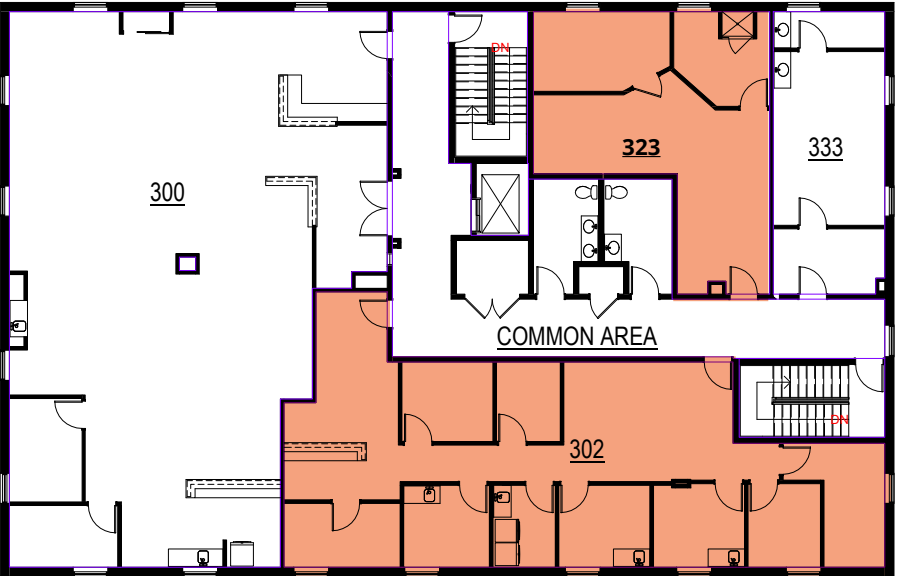
RECENTLY LEASED / PENDING

UNIT	TENANT	RSF
200	LEASED	1,828

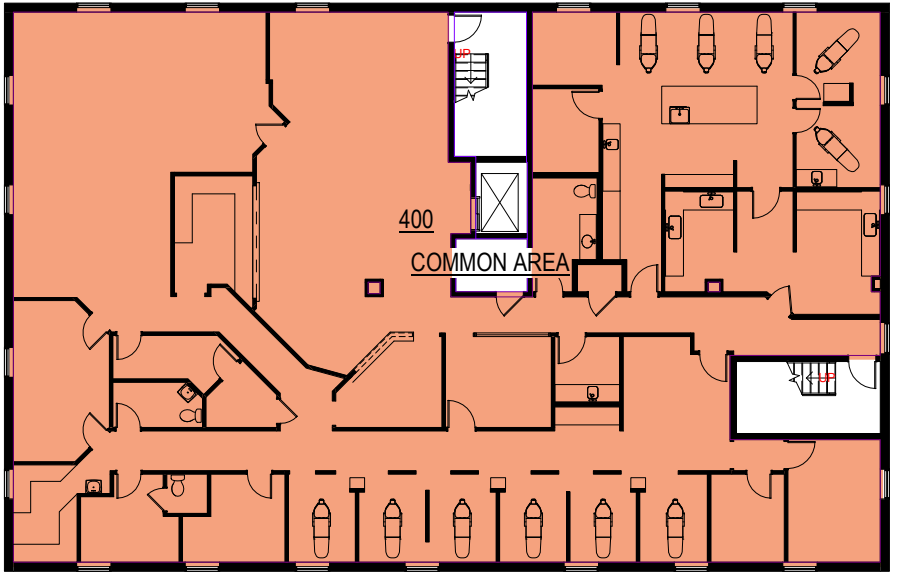
OCCUPIED

UNIT	TENANT	RSF
100	BEVERLY HILLS INSTITUTE OF OPTHAMOLOGY	643
120	EXCEL IMAGING ULTRASOUNDS	539
204	SUMMIT HEALTH SPA	856
222	DR. MAJD A. TARAKJI, DDS	1,547
230	HAND THERAPY CENTER	1,170
300	PHYSICAL REHAB NETWORK (PRN)	2,623
333	DR. MARK W. ROBERTS, DDS	449

FLOOR 3



FLOOR 4



UNIT 400 - FULLY BUILT-OUT DENTAL

Divisible 3,230 SF to 6,460 SF



TORRANCE, CALIFORNIA

Torrance is a coastal city in the South Bay (southwestern) region of Los Angeles County, California, in the Los Angeles metropolitan area. The city has 1.5 miles (2.4 km) of beaches on the Pacific Ocean and a moderate year-round climate, with warm temperatures, daily sea breezes, low humidity, and an average rainfall of 12.55 inches per year.[8] It is immediately bordered by Lomita to the east, Gardena and Lawndale to the north, Redondo Beach and the Pacific Ocean to the west, and Rolling Hills and Palos Verdes Estates to the south.



1-MILE RADIUS DEMOGRAPHICS



38,402
POPULATION

2.26%
UNEMPLOYMENT RATE

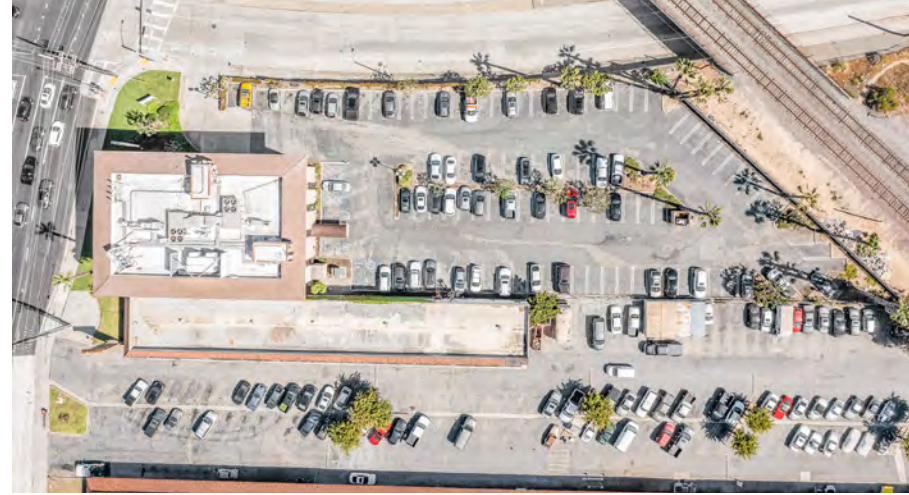
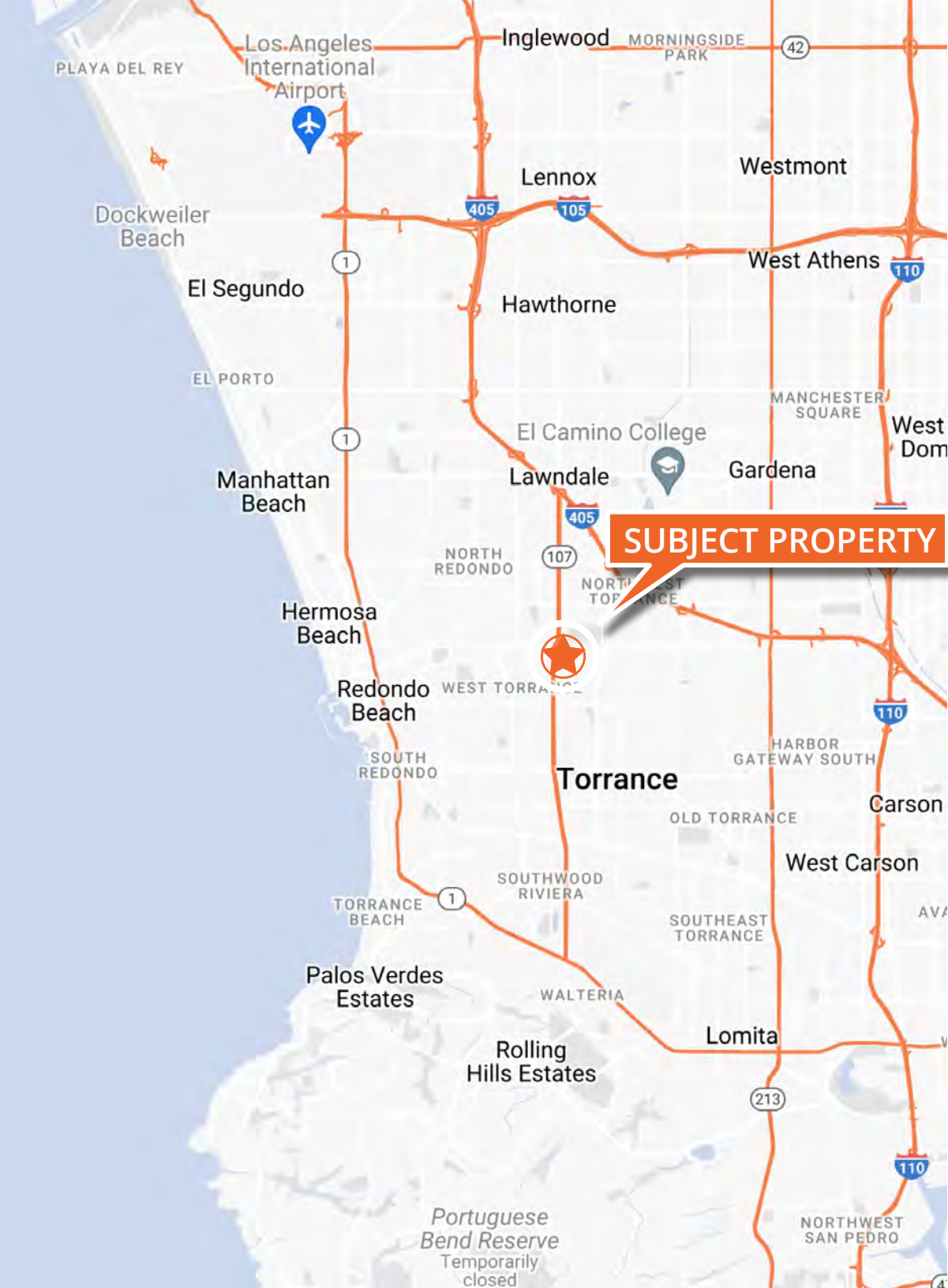
10,200 | **23,507**
WORKERS | RESIDENTS
DAYTIME EMPLOYMENT

\$123,628
AVERAGE HOUSEHOLD INCOME

8,398
HOUSEHOLDS

57.82% | **42.18%**
OWNER | RENTER
OCCUPIED HOUSING UNITS





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