

FOR LEASE

Madison Park Retail & Restaurant Space

3525 & 3511 PACIFIC COAST HWY, TORRANCE



PROPERTY REFRESH UNDERWAY

NEWMARK | PACIFIC

MADISON PARK - TORRANCE



South Torrance location adjacent to Zamperini Field with great visibility on PCH, and over 1,000 SF of frontage along PCH



Abundant free parking with ± 520 stalls = 6.7/1000 retail, 4.5/1,000 medical



Well-maintained neighborhood center with a curated mix of retail and medical tenants



Total of five ingress/egress driveways into the property on three different streets



Retail signage opportunity for branding, plus two large monuments signs along PCH



Adjacent to $\pm 50,000$ SF, 3-story, medical office building



MADISON PARK - TORRANCE

3525 PCH

3511 PCH

3-STORY ±50,000 SF
MEDICAL BUILDING

MADISON ST

PACIFIC COAST HWY

NEWMARK | PACIFIC



MADISON PARK - TORRANCE



Availability

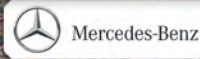


Bldg.	Suite	RSF	Rental Rate	Type
3525	D	± 870	\$3.00- \$3.50 PSF NNN	Former Dental Office
3525	F	± 1,363	\$3.00- \$3.50 PSF NNN	2nd Generation Restaurant
3525	M	± 1,356	\$3.00- \$3.50 PSF NNN	Retail / Restaurant
3525	Q	± 1,235	\$3.00- \$3.50 PSF NNN	Retail
3525	R	± 3,869	\$3.00- \$3.50 PSF NNN	Retail / Medical

MADISON PARK - TORRANCE

Amenities

MADISON PARK



Mercedes-Benz



TORRANCE MEMORIAL
MEDICAL CENTER



LAND-ROVER

AutoNation Acura
South Bay

Zamperini Field



DCH
Toyota of
Torrance



Sam's
CLUB



LOWE'S
Home Improvement Warehouse



COSTCO
WHOLESALE



Jack
in the box



STAPLES



PETSMART



ISLANDS
fine burgers & drinks



BIG 5
SPORTING GOODS



Smart & Final



THE HOME
DEPOT



VONS

MENDOCINO FARMS
sandwich market



KOHL'S



HomeGoods



WINGSTOP



Peet's Coffee



Mimi's
Cafe



4A
JAPANESE BBQ
Gyu-Kaku



L&L
Hawaiian
Barbecue

CRENSHAW BLVD

CRENSHAW BLVD



BLAZE
FOOD & DRINK
PIZZERIA



california
PIZZA KITCHEN



SOUTH BAY
LEXUS



Jamba



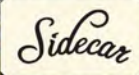
TRADER
JOE'S



IN-N-OUT
BURGER



GEN
KOREAN BBQ HOUSE



Sidecar



AMC



STONE FIRE
GRILL



McDonald's



Chick-fil-C



WHOLE
FOODS
MARKET



Rubio's

AMSTER ST

LOMITA BLVD

LOMITA BLVD

SKYPARK DR

Location Map



FOR MORE INFORMATION:

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