

2ND GEN CAFE

±1,200 SF TURNKEY SPACE
TORRANCE CROSSROADS



AARON GUIDO
CALDRE #01924254
714.769.6117
AARON@CBM1.COM

CBM1.COM

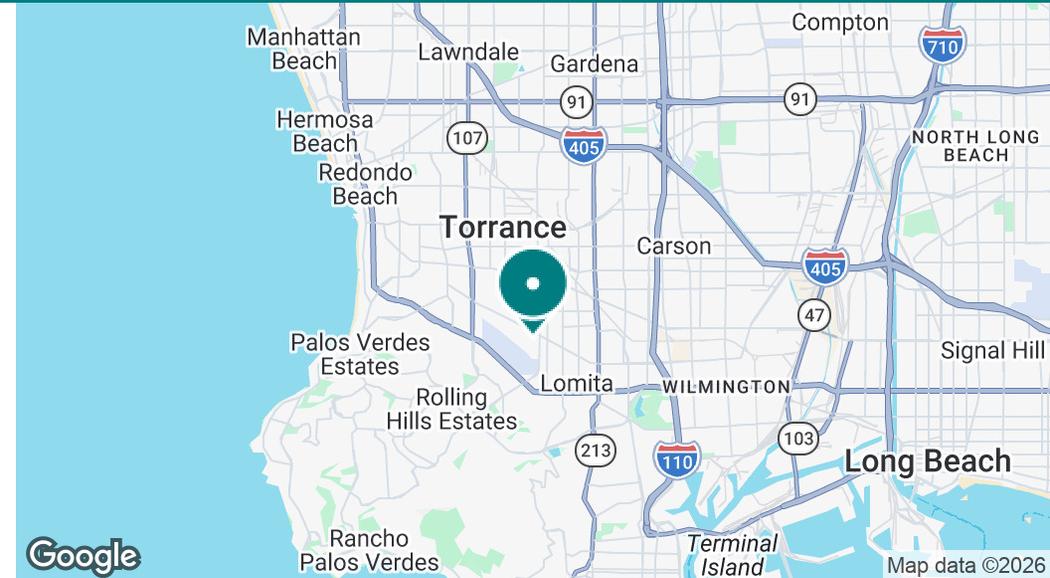
CBM1

LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

TORRANCE CROSSROADS | 24427-24451 CRENSHAW BLVD, TORRANCE, CA 90505-5346

BROCHURE | PAGE 2



PROPERTY DESCRIPTION

Now available: ±1,200 SF second-generation café opportunity at Torrance Crossroads, a dominant South Bay power center anchored by The Home Depot and Vons. This highly functional space features existing plumbing infrastructure including floor drains and multiple sinks, making it ideally suited for coffee, café, juice, dessert, or light food users.

Positioned within a high-performing retail environment with exceptional co-tenancy including Sam's Club, In-N-Out Burger, Chick-fil-A, and Wells Fargo, the site benefits from consistent daily traffic and strong crossover demand from national anchors and surrounding retailers.

The space is particularly well suited for operators seeking a streamlined buildout with reduced upfront costs compared to traditional restaurant conversions, while still capturing food-oriented traffic. Ideal uses include specialty coffee, boba, juice/smoothie, acai bowls, bakery, dessert concepts, or boutique food users not requiring a full kitchen hood system.

AARON GUIDO

CALDRE #01924254
714.769.6117
AARON@CBM1.COM

LOCATION DESCRIPTION

Torrance Crossroads is strategically positioned at the signalized intersection of Crenshaw Boulevard and Lomita Boulevard, one of the most heavily trafficked retail corridors in the South Bay. The property benefits from exceptional visibility, high daily traffic counts, and immediate access to major regional arterials including Pacific Coast Highway and the 110 Freeway.

This premier trade area draws from dense, affluent residential neighborhoods including Torrance, Rolling Hills Estates, and Palos Verdes, supported by strong daytime population from nearby medical centers, office users, and industrial employment hubs. The center sits directly within a dominant retail cluster featuring Costco, Sam's Club, Lowe's, and numerous national retailers, creating consistent daily consumer draw.

With average household incomes exceeding \$140,000 within a 3-mile radius and a population base approaching 450,000 within 5 miles, this location provides an ideal setting for café, coffee, juice, and fast casual concepts seeking strong morning, lunch, and weekend traffic.

FEATURES & AMENITIES

TORRANCE CROSSROADS | 24427-24451 CRENSHAW BLVD, TORRANCE, CA 90505-5346

BROCHURE | PAGE 3



FEATURES & AMENITIES

- Second-generation café / coffee space with existing plumbing infrastructure including floor drains and sinks
- Approximately 1,200 SF inline shop space in a high-performing power center
- Ideal for coffee, boba, juice, smoothie, bakery, dessert, and light food concepts (no hood or grease interceptor)
- Anchored by The Home Depot and Vons with strong national co-tenancy including Sam's Club, In-N-Out Burger, Chick-fil-A, and Wells Fargo
- Located at the signalized intersection of Crenshaw Blvd and Lomita Blvd with excellent visibility and access
- Positioned within a dominant South Bay retail corridor surrounded by Costco, Lowe's, and major traffic generators
- Affluent and dense trade area with average household incomes exceeding \$140,000 within 3 miles
- Strong daytime population driven by nearby medical, office, and industrial users
- Ample parking and convenient ingress/egress supporting high-frequency retail uses
- Excellent fit for emerging and established café operators seeking a turnkey-style opportunity

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

AARON GUIDO

CALDRE #01924254

714.769.6117

AARON@CBM1.COM

SITE PLAN

TORRANCE CROSSROADS | 24427-24451 CRENSHAW BLVD, TORRANCE, CA 90505-5346

BROCHURE | PAGE 4



AARON GUIDO
CALDRE #01924254
714.769.6117
AARON@CBM1.COM

LEASE SPACES

TORRANCE CROSSROADS | 24427-24451 CRENSHAW BLVD, TORRANCE, CA 90505-5346

BROCHURE | PAGE 5

LEASE INFORMATION

Lease Type:	Est. \$1.50 NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$5.75 SF/month

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Gen Cafe Space	Available	1,200 SF	Est. \$1.50 NNN	\$5.75 SF/month	<p>±1,200 SF second-generation café space ideally configured for coffee, beverage, and light food service operations. The unit includes existing plumbing infrastructure with multiple sinks and floor drains already in place, significantly reducing buildout time and cost for incoming tenants.</p> <p>The space does not currently include a hood or grease interceptor, making it best suited for concepts that do not require heavy cooking. Ideal uses include coffee shops, specialty espresso concepts, boba tea, juice and smoothie bars, acai bowls, dessert concepts, bakeries, and other low-intensity food users.</p> <p>The layout offers efficient operational flow with the ability to accommodate front-of-house ordering, seating, and back-of-house prep areas. Storefront visibility and pedestrian accessibility benefit from strong foot traffic driven by adjacent national tenants and daily needs retail.</p> <p>Located within immediate proximity to high-volume anchors and daily traffic drivers, the space captures consistent morning, midday, and evening traffic patterns—making it especially attractive for café and beverage operators focused on repeat customer visits.</p> <p>This is a rare opportunity to step into a partially improved café environment within a dominant South Bay retail center, offering a faster path to opening compared to traditional shell space.</p>

AARON GUIDO
CALDRE #01924254
714.769.6117
AARON@CBM1.COM

RETAILER MAP

TORRANCE CROSSROADS | 24427-24451 CRENSHAW BLVD, TORRANCE, CA 90505-5346

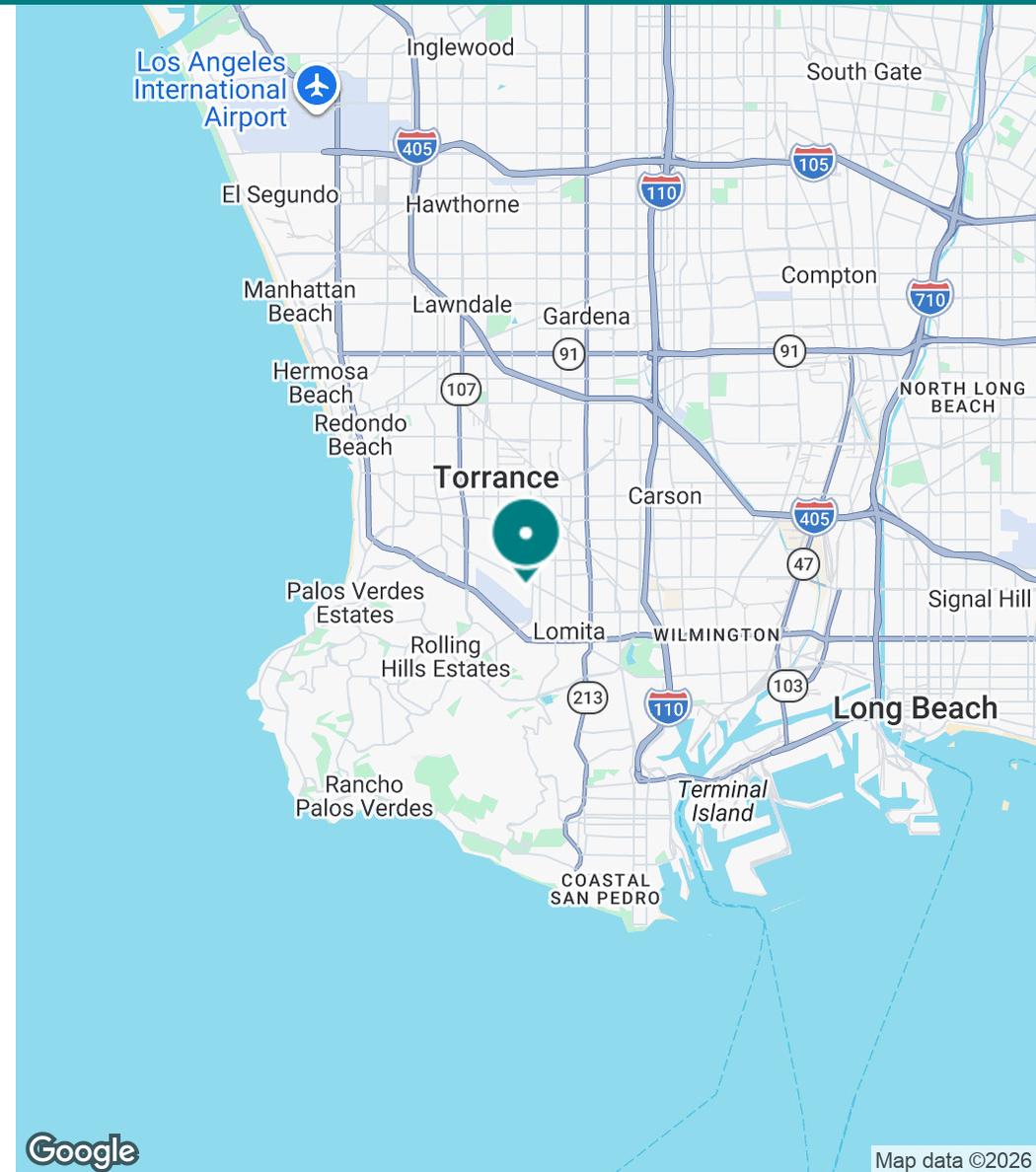
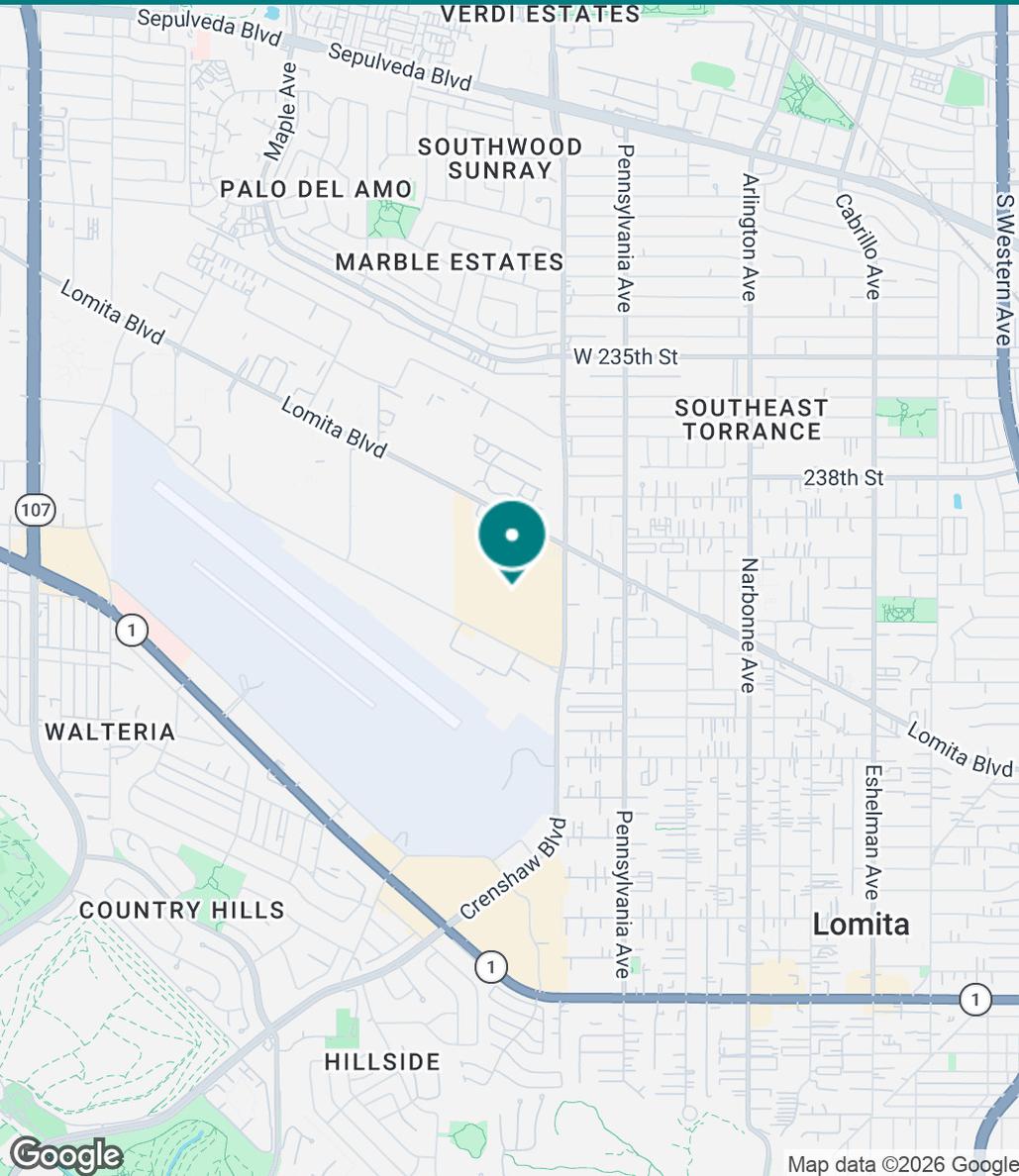


Map data ©2026 Google Imagery ©2026 Airbus, Data USGS, Maxar Technologies

AARON GUIDO
CALDRE #01924254
714.769.6117
AARON@CBM1.COM

LOCATION MAP

TORRANCE CROSSROADS | 24427-24451 CRENSHAW BLVD, TORRANCE, CA 90505-5346



AARON GUIDO
CALDRE #01924254
714.769.6117
AARON@CBM1.COM

LEASING CONTACT

TORRANCE CROSSROADS | 24427-24451 CRENSHAW BLVD, TORRANCE, CA 90505-5346

BROCHURE | PAGE 9



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887

Aaron@cbm1.com



CalDRE #01924254

AARON GUIDO

CALDRE #01924254

714.769.6117

AARON@CBM1.COM