

TORRANCE TOWNE CENTER

NWC PACIFIC COAST HIGHWAY & CRENSHAW BOULEVARD
Torrance, CA 90505



Former Party City
Space - ±9,000 SF

**DYNAMIC RETAIL MIX
LOCATED AT INTERSECTION:**

KOHL'S

Burke Williams
beyond the spa

**the
Habit**
BURGER GRILL



**SOUTHBAY
WOMAN**



Smart & Final.



COMING SOON!

BIG 5
SPORTING GOODS

FOR LEASE:

Former Party City
Space: 9,000 SF

Former Beauty Center
Space: 1,600 SF

Fantastic Sams: 1,200 SF
(Available 3/1/26)

Kickboxing Club: 3,001 SF
(Available 1/1/26)

Maryl Binney

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FEATURES

Former Party City Space: 9,000 SF
Former Beauty Center Space: 1,600 SF
Fantastic Sams: 1,200 SF (Available 3/1/26)
Kickboxing Club: 3,001 SF (Available 1/1/26)



Positioned on Crenshaw Blvd & PCH, offering unrivaled exposure to thousands of daily commuters and shoppers with over 89,000 cars that pass through this intersection daily.



Dynamic retail mix, including Smart and Final, Burke Williams, Kohl's, Big 5, South Bay Woman Gym & Spa, Buffalo Wild Wings and the latest addition, a brand-new Habit Drive-Thru.



Spacious parking lot designed to ensure hassle-free visits for every guest.



Strong demographics with a surrounding population of 162,467, an average household income of \$166,681, and a thriving daytime population of 79,197 employees within a 3-mile radius.



Retailers located at this intersection include Whole Foods, Trader Joe's, AMC 20 Plex Theatres, BevMo, 24 Hour Fitness, Sephora, Mendocino Farms and Nike

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Available: 1,600 SF Retail Space



Located at the intersection is:



MENDOCINO FARMS
sandwich market



SEPHORA

2024 DEMOGRAPHICS



POPULATION

| | |
|---------|---------|
| 1 Mile | 16,688 |
| 3 Miles | 162,467 |
| 5 Miles | 440,940 |



AVERAGE HH INCOME

| | |
|---------|-----------|
| 1 Mile | \$143,670 |
| 3 Miles | \$166,681 |
| 5 Miles | \$161,801 |



DAYTIME POPULATION

| | |
|---------|---------|
| 1 Mile | 10,816 |
| 3 Miles | 79,197 |
| 5 Miles | 191,561 |

Demographic Source: Applied
Geographic Solutions 5/2024, TIGER
Geography

NWC Pacific Coast Highway & Crenshaw Boulevard
Torrance, CA 90505

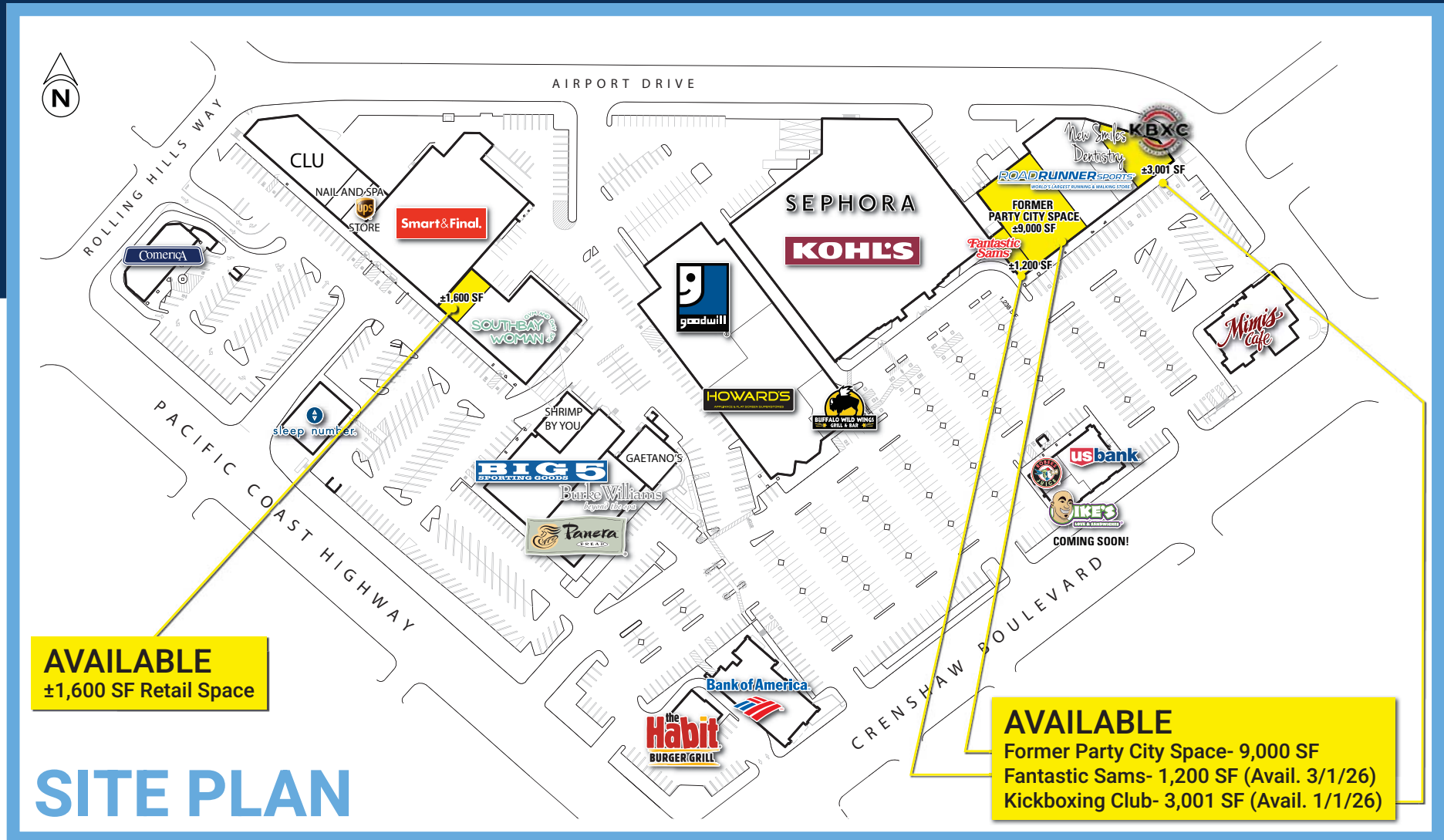
DYNAMIC TENANT MIX

Former Party City Space: 9,000 SF
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TORRANCE TOWNE CENTER

FOR LEASE



AVAILABLE

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