



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



## WELL-MAINTAINED SHOPPING CENTER WITH MONUMENT SIGNAGE & AMPLE PARKING

1725-1757 W. Carson Street & 21557-21605-21614 S. Western Avenue, Torrance, CA 90501



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**ROSELENE WHITE**  
(310) 994-6517 | [roselene@illicre.com](mailto:roselene@illicre.com)  
DRE#01200010



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



RETAIL SPACES  
TORRANCE, CA

1725-1

**EXCLUSIVELY LISTED BY**

**ROSELENE WHITE**

SENIOR PROPERTY SUPERVISOR/LEASING

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

1725-1757 W. Carson & 21557-21614 S. Western Avenue, Torrance, CA 90501







## APPROX. 865-3,916 SF

### RETAIL SPACES AVAILABLE FOR LEASE

- ✓ Located at a signalized intersection on W Carson St, offering high visibility and easy access
- ✓ Prominent monument signage available for tenant exposure
- ✓ Ample on-site parking for customers and employees
- ✓ Well-maintained neighborhood shopping center with a clean and inviting atmosphere
- ✓ Ideal for retail, service, or medical tenants seeking a strategic and high-traffic location
- ✓ 308 surface spaces 6.10/1000 SF

## AREA AMENITIES

- ✓ Centrally located in a dense residential and commercial trade area
- ✓ Minutes from major thoroughfares including the 110 and 405 Freeways
- ✓ Surrounded by national retailers, local businesses, schools, and medical facilities
- ✓ Close proximity to Harbor-UCLA Medical Center and Carson High School
- ✓ Strong daily traffic counts with high visibility to both pedestrians and commuters

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	32,272	199,362	552,060
 Avg. HH Income	\$100,852	\$113,634	\$119,603
 Daytime Pop	26,273	165,785	455,549
 Traffic Count	± 31,042 CPD ON WESTERN AVE		



RETAIL SPACES  
TORRANCE, CA

# INTERIOR PHOTOS

1725-1757 W. Carson & 21557-21614 S. Western Avenue, Torrance, CA 90501



SUITE 1757-N





# INTERIOR PHOTOS

1725-1757 W. Carson & 21557-21614 S. Western Avenue, Torrance, CA 90501



# SITE PLAN

1725-1757 W. Carson & 21557-21614 S. Western Avenue, Torrance, CA 90501



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence BEFORE signing any formal agreements.





**AERIAL MAP**





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