



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



ROSELENE WHITE
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DRE#01200010



RETAIL SPACES
TORRANCE, CA

1725-1



EXCLUSIVELY LISTED BY

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DRE#01200010

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.

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
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INTERIOR PHOTOS

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



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RETAIL SPACES
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SITE PLAN

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ABALONE AVE

216TH ST

S WESTERN AVE

WADATSUMI

1757-Q
±864 SF
AVAILABLE

1757-QP
±1,867 SF
AVAILABLE

1757-N
±1,185 SF
AVAILABLE

SUZHI NOZOMI

REDROCK EXPRESS

RAGIN CAJUN

1757-G
±1,541 SF

DENTISTRY

1757-E
±865 SF

GIFT SHOP

WINGSTOP

PI WATER

TORE

1735-B
±1,436 SF
AVAILABLE

85°C

CHINCHIKUIN

BAEKJFONG

KOREAN BARBECUE

21605 - D
±898 SF
AVAILABLE

21605 - F
±858 SF
AVAILABLE

MATSUI

HAKATA IKKOUSHA

21641

MO MO
PARADISE

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.



AN AERIAL MAP



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