

\$5.00 PSF BROKER BONUS!!!

**FOR 10-YEAR+ LEASES SIGNED BEFORE 2/1/26
CALL FOR SHORTER TERM BONUS**

Space B
11,000 SF,
plus optional
4,000 2nd floor

**11,000 SF ground floor with optional
4,000 SF second floor
RETAIL SPACE AVAILABLE**

18831
Hawthorne
TORRANCE CA

Property Highlights

11,000 SF
RETAIL SPACE AVAILABLE

GLA (29,917) | PARKING RATIO:
1.67 SPACES PER 1,000 SF OF GLA

The property is located on Hawthorne Blvd. just north of 190th St, and is among the most heavily traveled areas in the South Bay. The population within a 3-mile radius is approximately 255,488 and is expected to grow. The area boasts an affluent demographic with an average household income of over \$185,952. The retail vacancy rate for non-anchor space along Hawthorne Blvd is less than 3% and is consistently among the lowest in the South Bay. The Del Amo mall is located just 1 mile south of the property, combining this with the strong residential growth rate the area is expected to continue to grow in value.



11,000 SF



Monument signage



Retail Space
Available



Pylon sign available
Approx 69,330 VPD



SitePlan

11,000 SF RETAIL SPACE AVAILABLE



The Local Area

11,000 SF RETAIL SPACE AVAILABLE



255,488
people

WITHIN 3 MILES



\$166,057
average
household
income

WITHIN 1 MILE



4,940
businesses
WITHIN 2 MILES WITH
42,076
employees



96,199
households

WITHIN 3 MILES

TOP PRIORITY

The Local Area



The Local Area

DEL AMO
FASHION CENTER
A SIMON MALL

JCPenney

★ macy's

DICK'S
SPORTING GOODS

NORDSTROM

amc

LUSH GAP

AVE
WEST

UNI
QLO

COACH

Ω

Marshalls

PINK

BARNES & NOBLE

OAKLEY

Torrance Promenade

Walmart
Neighborhood Market

ASHLEY

HomeGoods

Marshalls

Burlington

ROSS
DRESS FOR LESS

UFC
GYM

TRADER JOE'S

JOJO'S
MUSIC

FLAME & BROILER
SIMPLY HEALTHY

Jollibee

new balance

IN-N-OUT
BURGER

crumbl

Jerome's
Furniture

18831

Hawthorne Blvd, Torrance CA



Sit n Sleep
YOUR MATTRESS SUPERSTORE



18831 Hawthorne

TORRANCE CA

For more information, please contact:

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CBRE

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