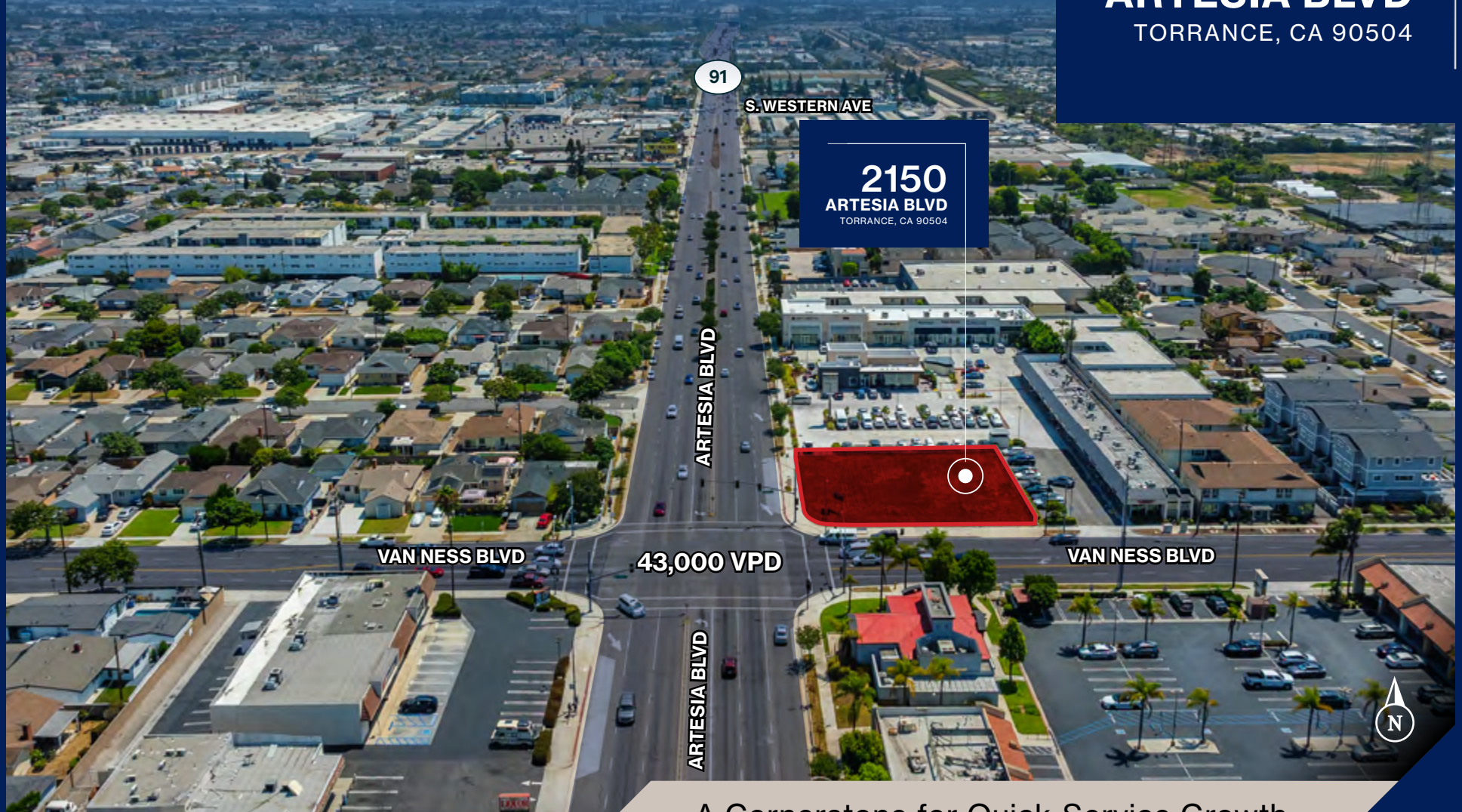


**DRIVE-THRU PAD IDEAL FOR  
QUICK SERVE RESTAURANTS,  
FAST CASUAL BRANDS AND BANKS**

**2150**  
**ARTESIA BLVD**  
TORRANCE, CA 90504

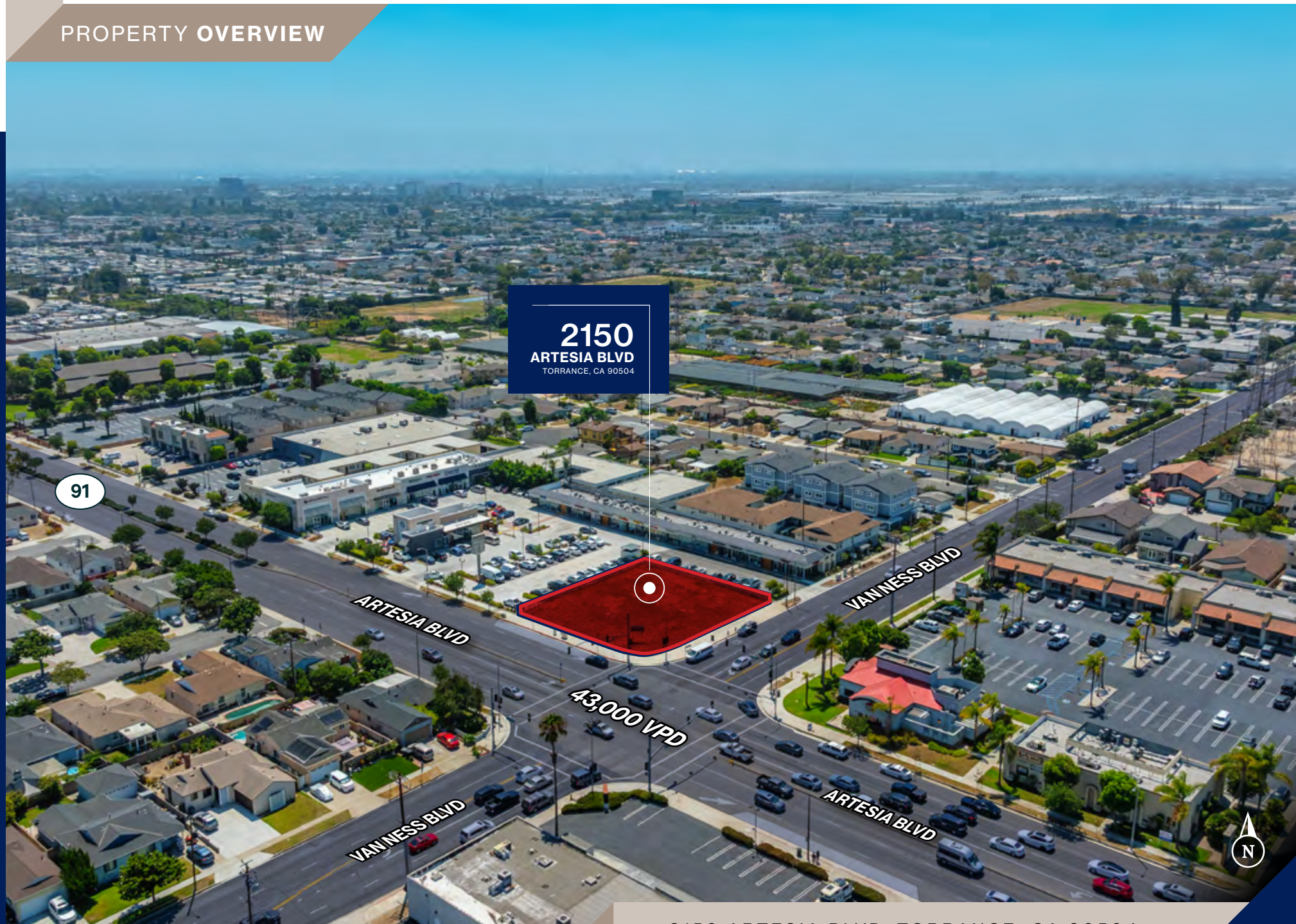


A Cornerstone for Quick-Service Growth

**Build-to-Suit | Ground Lease Retail Opportunity**



## PROPERTY OVERVIEW



**2150**  
**ARTESIA BLVD**  
TORRANCE, CA 90504

91

ARTESIA BLVD

VANNESS BLVD

43,000 VPD

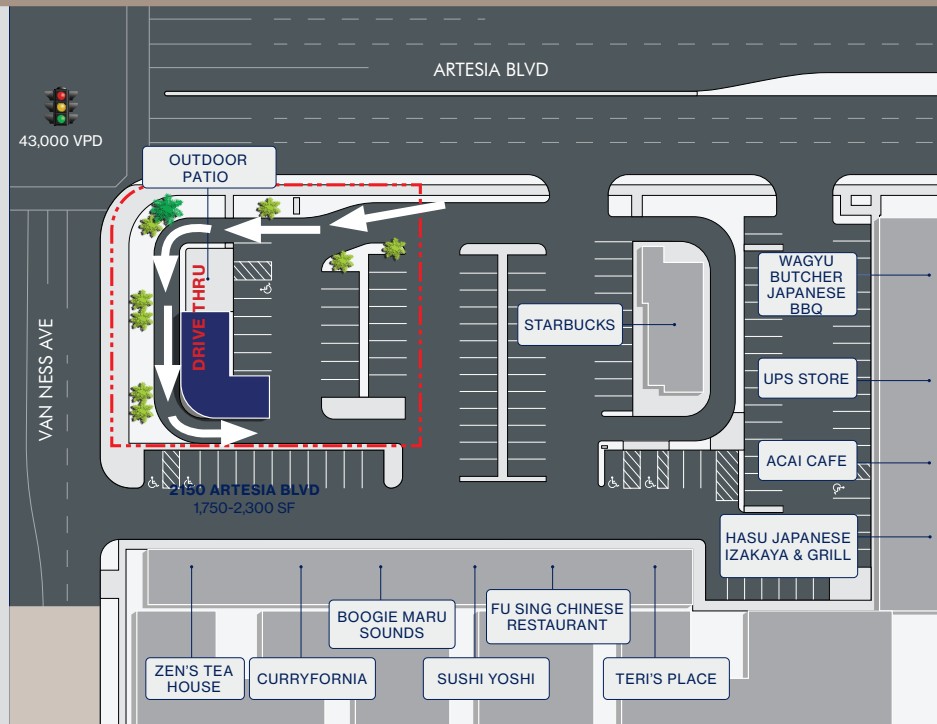
VANNESS BLVD

ARTESIA BLVD

N

2150 ARTESIA BLVD, TORRANCE, CA 90504

2150 ARTESIA BLVD, TORRANCE, CA 90504



## LOCATION HIGHLIGHTS



### Strategic Corner

One of Torrance's most prominent intersections



### Signalized Access

Full movement intersection at Artesia Blvd & Van Ness Ave



### Traffic Counts

±43,000 VPD (vehicles per day)



### Population Density

±234,000 residents within 3 miles



### Immediate Freeway Access

Direct connection to the 91 Freeway via Artesia Blvd



### Affluent Trade Area

Average household income of ±\$118,000 within 3 miles

### Address

2150 Artesia Blvd,  
Torrance, CA 90504

### Site Area

±15,430 SF

### Development Type

Build-to-Suit / Ground Lease

### Drive-Thru Opportunity

Ideal for QSR or fast-casual brands

### Premier Positioning

Located on a major east-west corridor

### Unmatched Visibility

Signalized corner with strong exposure

### Strong Branding Potential

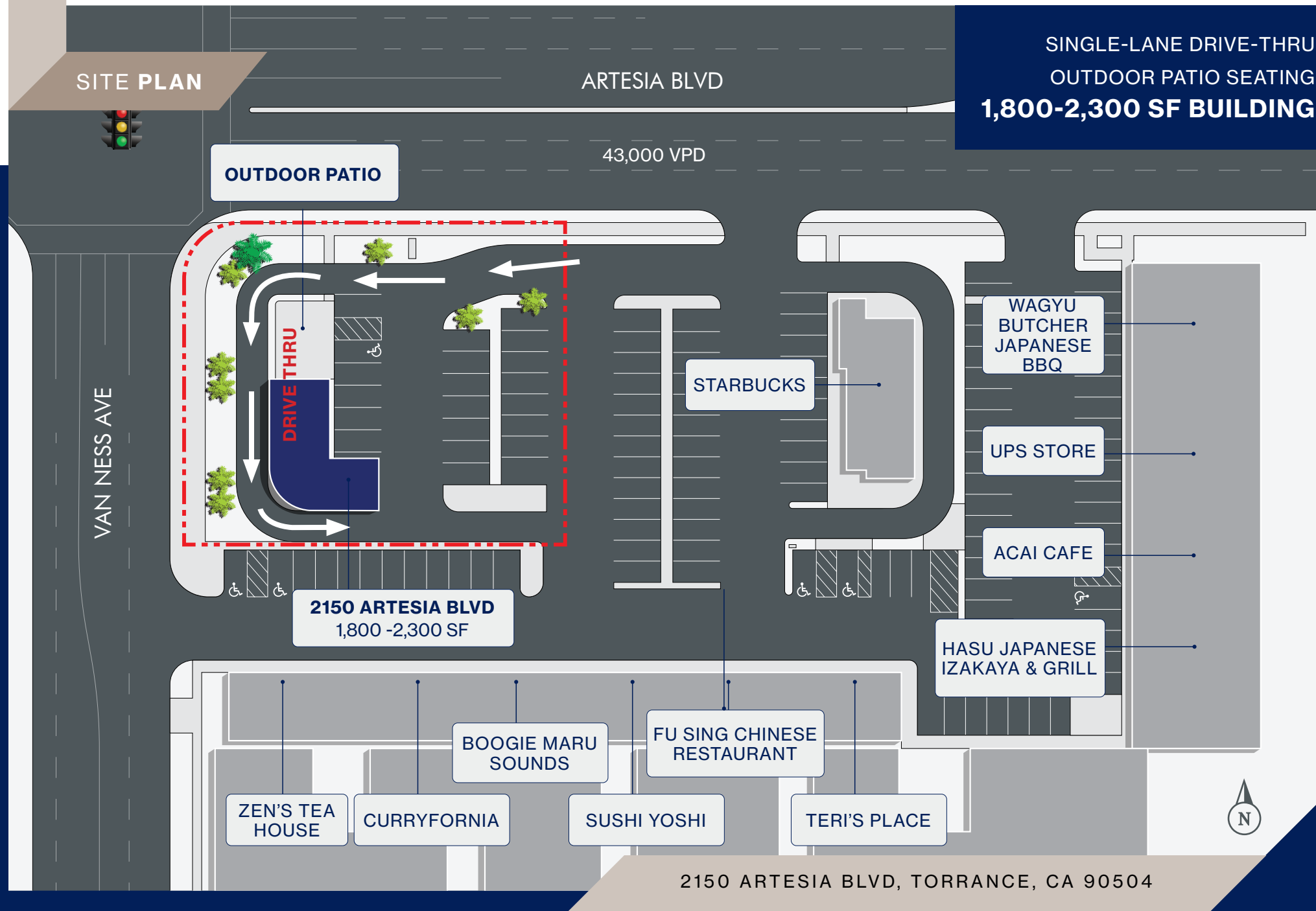
Prominent signage and frontage

2150 ARTESIA BLVD, TORRANCE, CA 90504



## SITE PLAN

SINGLE-LANE DRIVE-THRU  
OUTDOOR PATIO SEATING  
**1,800-2,300 SF BUILDING**



**Compact Drive-Thru Concept with Outdoor Dining | 2,800 -2,300 SF and Patio**

## SITE PLAN

ARTESIA BLVD

43,000 VPD

SINGLE OR MULTI-TENANT  
CONFIGURATION

NON-DRIVE-THRU CONFIGURATION

**5,000 SF TOTAL  
FREESTANDING BUILDING**

IDEAL FOR FOOD, SERVICE OR  
RETAIL USES

VAN NESS AVE

2150  
ARTESIA  
BLVD  
5,000 SF

STARBUCKS

WAGYU  
BUTCHER  
JAPANESE  
BBQ

UPS STORE

ACAI CAFE

HASU JAPANESE  
IZAKAYA & GRILL

BOOGIE MARU  
SOUNDS

FU SING CHINESE  
RESTAURANT

ZEN'S TEA  
HOUSE

CURRYFORNIA

SUSHI YOSHI

TERI'S PLACE

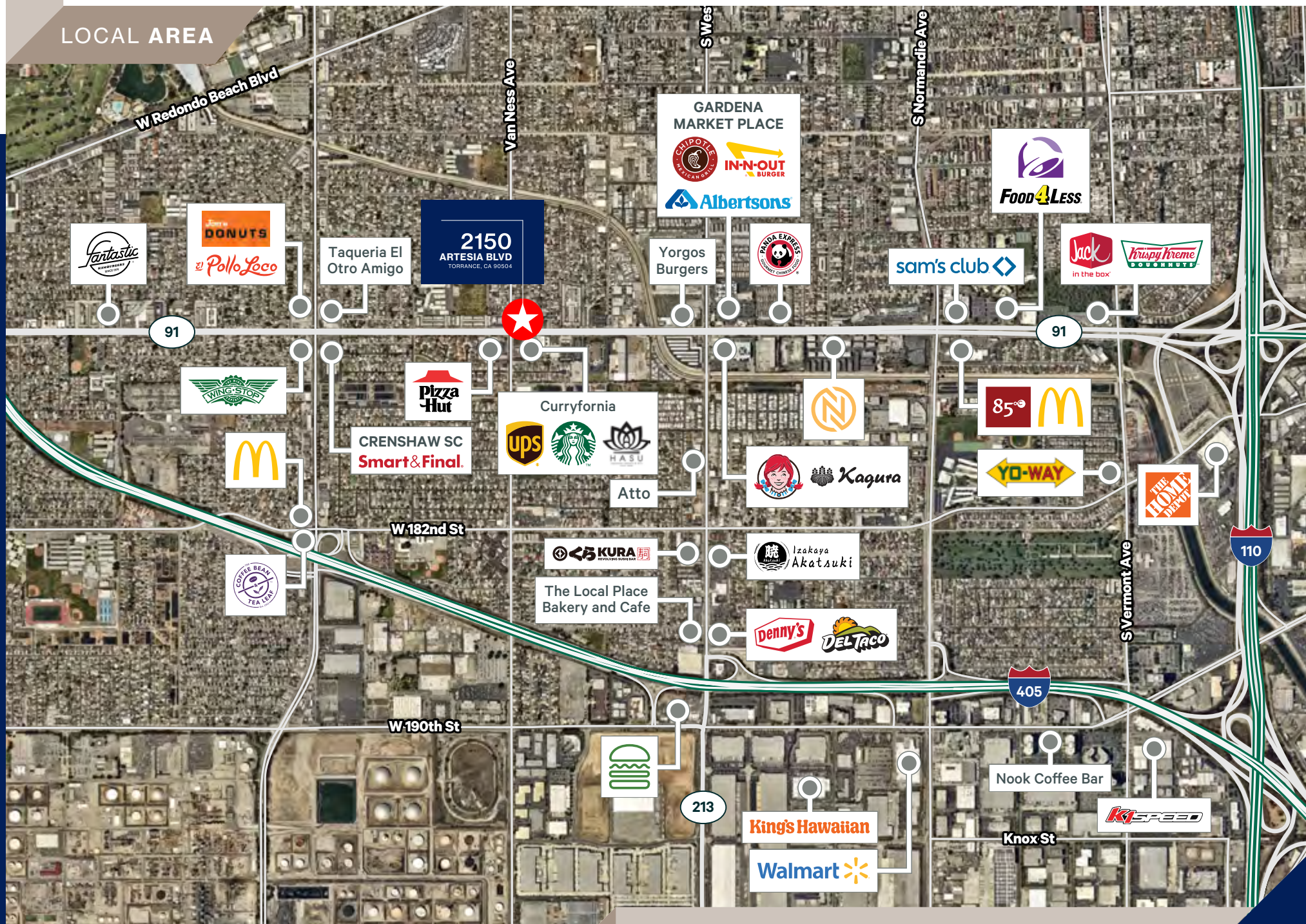
2150 ARTESIA BLVD, TORRANCE, CA 90504



**Retail Flexibility with Multi-Tenant Shop Space | 5,000 SF**



## LOCAL AREA



2150 ARTESIA BLVD, TORRANCE, CA 90504



## LOCAL AREA - DEMOGRAPHICS



**11,334**

**BUSINESSES**  
within 3 miles



**120,503**

**EMPLOYEES**  
within 3 miles



**233,364**

**POPULATION**  
within 3 miles



**84,043**

**HOUSEHOLDS**  
within 3 miles



**\$130,708**

**AVG. HOUSEHOLD INCOME**  
within 1 mile



**252,196**

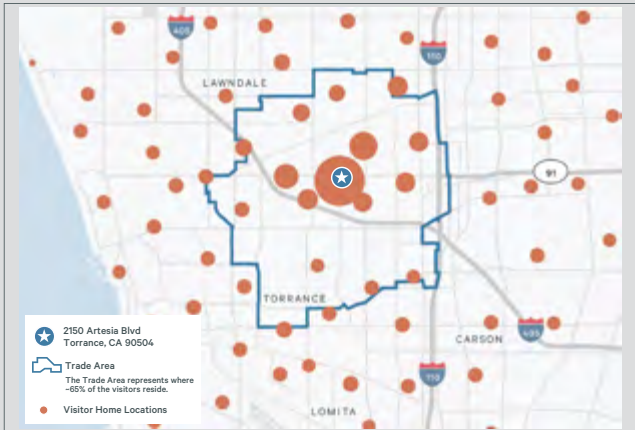
**DAYTIME POPULATION**  
within 3 miles

# MOBILE INSIGHTS REPORT

## MASSIVE MOBILE DATA

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

## TRADE AREA



### Trade Area Demographics

<b>109K</b> Population	<b>71.6K</b> Employees	<b>\$92K</b> Median HH Income	<b>41.1</b> Median Age
<b>\$4.4K</b> Avg. Restaurant Spending/HH	<b>4.0K%</b> Avg. Entertainment Spending/HH	<b>47%</b> Housing Units Renter-Occupied	<b>\$1.9K</b> Median Rent

Trade area demographics use 2024 ESRI provided data by enriching the predefined trade area provided by Azira.

### Visitor Tapestry Segmentation

#### 2C

##### Pacific Heights

One of the smaller markets, composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific Coast in California, in Hawaii, and in the Northeast. This family market includes the highest percentage of multiracial populations.

Tapestry Segmentation is a national demographic classification system which summarizes consumers' lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics.

#### 7B

##### Urban Villages

Residents are multi-generational and multilingual. Trendy and fashion conscious, they are risk takers. However, these consumers focus on their children and maintain gardens.

#### 2B

##### Pleasantville

Many of these slightly older couples have already transitioned to empty nesters. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have high incomes and home values and much higher net worth.

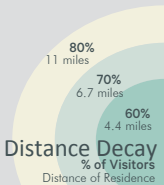
## VEHICLE TRAFFIC



### Top Visitor Locations

<b>SAMS CLUB</b>	<b>U-HAUL/CHEVRON</b>	<b>ARCO</b>
<b>DEL AMO FASHION CENTER</b>	<b>GARDENA/CARSON YMCA</b>	<b>IN-N-OUT</b>
<b>SOUTH BAY GALLERIA</b>	<b>EDDIE'S LIQUOR</b>	<b>MCMASTER PARK</b>
<b>RALPHS</b>	<b>FOOD 4 LESS</b>	<b>KRISPY KREME</b>
<b>ALBERTSONS</b>	<b>TORRENCE PROMENADE</b>	<b>7-ELEVEN</b>
<b>HOME DEPOT</b>	<b>MCDONALD'S</b>	<b>TARGET</b>

Other retailers or centers where visitors to the geofence were seen before or after visiting the geofence.



### Top Visitor CBSAs

Torrance	31.8%
Gardena	16.2%
Los Angeles	3.7%
Long Beach	3.2%
Carson	2.6%

**70%**  
Weekday

**30%**  
Weekend

#### Visitor Origin

<b>87%</b> Local	<b>7%</b> Regional	<b>6%</b> Tourist
---------------------	-----------------------	----------------------

Tourist includes US and International Visitors

**55%**  
Repeat Visitors

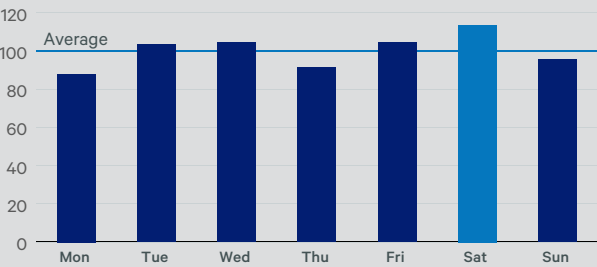
**34%**  
Of Visits are Between 12pm and 6pm

**11**  
Avg. Dwell Time

## FOOT TRAFFIC

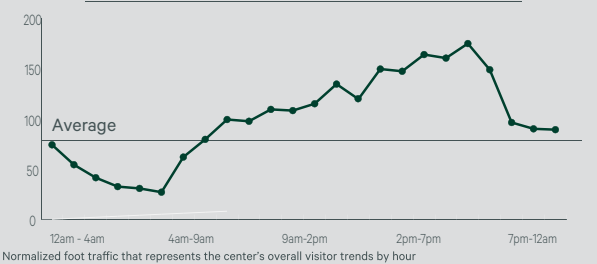


### Daily Foot Traffic



The sum of all devices seen within the geofenced area broken down by specific days of the week. Unique devices may be counted on different days but not twice in the same day.

### Hourly Foot Traffic



Normalized foot traffic that represents the center's overall visitor trends by hour





**Bill Durslag**

Lic. 00498427  
+1 213 613 3106  
bill.durslag@cbre.com

**Tony Itkin**

Lic. 02239147  
+1 805 338 8454  
tony.itkin@cbre.com

**DRIVE-THRU PAD IDEAL FOR  
QUICK SERVE RESTAURANTS,  
FAST CASUAL BRANDS AND BANKS**

**CBRE**

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.