



VONS/CVS/ AUTOZONE ANCHORED HEAVILY TRAFFICKED CENTER

4625-4701 Torrance Blvd, Torrance, CA 90503



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PROPERTY FEATURES

4625-4701 Torrance Blvd, Torrance, CA 90503



APPROX. 1,500-3,300 SF

RETAIL SPACES AVAILABLE

- ✓ Fully built-out retail and office suites
- ✓ Units have a double door front entrance and a rear door
- ✓ Great for Boutique shops, Coffee shops, Juice bar, take out Bakery, Dog grooming, Pet store, Mailbox and Shipping Center, Urgent Care, Office, and Professional services
- ✓ Pylon signage available

AREA AMENITIES

- ✓ Located in a Vons and CVS-anchored neighborhood center
- ✓ Signalized intersection
- ✓ Positioned at a prime intersection in the heart of Torrance with excellent visibility and foot traffic
- ✓ Half a mile from Del Amo Fashion Center
- ✓ Close to Torrance Memorial Medical Center

— DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	34,502	212,026	509,065
	Avg. HH Income	\$106,010	\$119,903	\$110,512
	Daytime Pop	33,318	218,954	503,226
	Traffic Count	±50,000 CPD ON TORRANCE BLVD & ANZA AVE		

RETAIL & OFFICE SPACES
TORRANCE, CA

SUITE 4651

4625-4701 Torrance Blvd, Torrance, CA 90503



APPROX. 3,300 SF

- ✓ Retail office space with an open floor plan and kitchenette
- ✓ High ceilings
- ✓ Open floor plan
- ✓ Abundant natural light
- ✓ Conveniently located between a bustling nail salon and Sushi Anza



RETAIL & OFFICE SPACES
TORRANCE, CA

SUITE 4685

4625-4701 Torrance Blvd, Torrance, CA 90503



APPROX. 2,000 SF

- ✓ In-line office/retail space between AutoZone and Vons
- ✓ Excellent visibility
- ✓ Abundant natural light



RETAIL & OFFICE SPACES
TORRANCE, CA

SUITE 4641

4625-4701 Torrance Blvd, Torrance, CA 90503



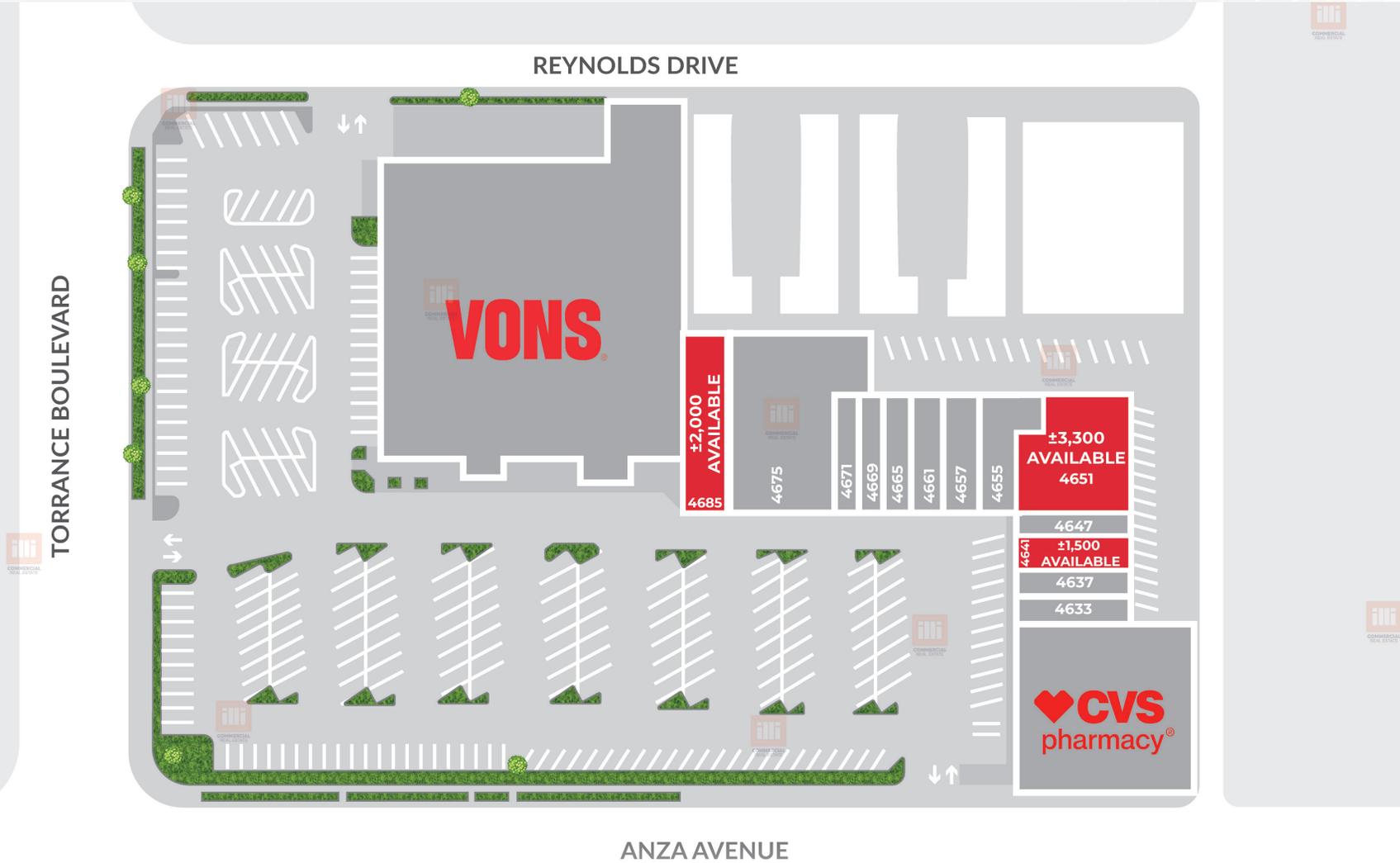
APPROX. 1,500 SF

- ✓ In-line retail office space with a break room and kitchenette
- ✓ High ceilings
- ✓ Open floor plan
- ✓ Great natural light



SITE PLAN

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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



**COMMERCIAL
REAL ESTATE**

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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.