

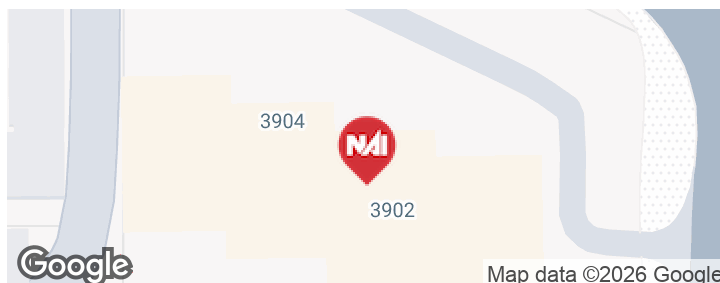


3902 Pacific Coast Hwy

Torrance, California 90505

Property Highlights

- Former Pizza Hut corner space – ±1,078 SF featuring existing restaurant infrastructure, including a walk-in freezer, hood and grease trap
- Rare small-format restaurant opportunity with existing improvements that may significantly reduce a new operator's upfront build-out requirements
- High-visibility Pacific Coast Highway location with prominent frontage and exposure to approximately 40,000 vehicles per day
- Strategically positioned in the South Torrance and Palos Verdes trade areas, serving affluent surrounding residential communities
- Strong demographics with average household income of approximately \$123,000 within a 3-mile radius
- Dense residential population and strong daytime employment base support consistent customer traffic
- Prominent pylon signage available along Pacific Coast Highway
- Multiple suites available, offering opportunities for a variety of retail, service, office and food uses



For More Information

Sheri Messerlian

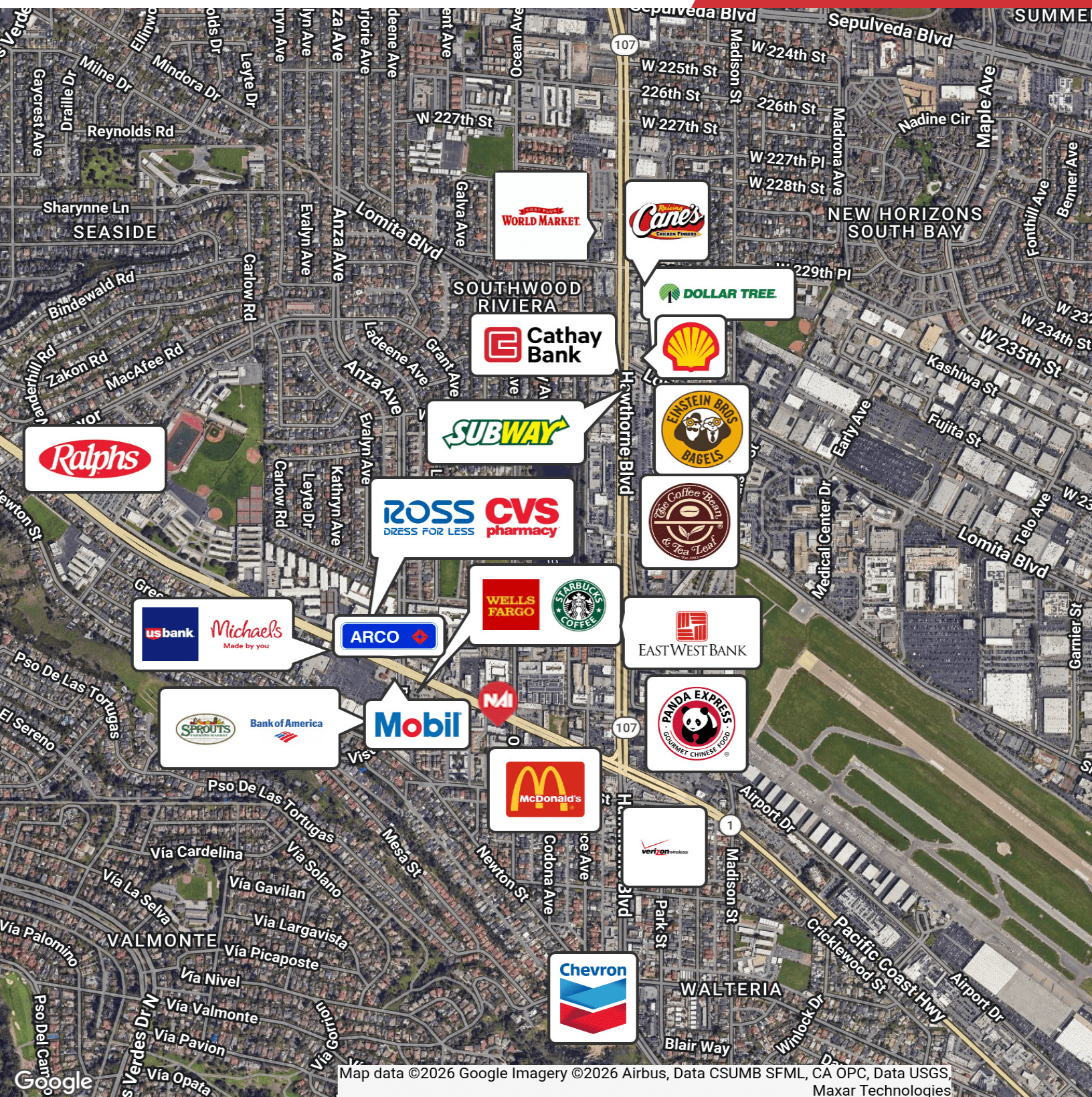
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