



2055 Torrance Boulevard
Torrance, California 90501

Offering Summary

Lease Rate:	Negotiable
Building Size:	7,375 SF
Available SF:	7,375 SF
Lot Size:	17,860 SF

Property Overview

Signalized corner. Access through Torrance Boulevard, Engracia Avenue and Sartori Avenue. High traffic counts @ 32,500 CPD on Torrance Boulevard. Great Synergy.

Property Highlights

- Ideal for Drive-thru
- Average income is over \$100K
- Fantastic visibility
- Walking distance to downtown Torrance
- Minutes away from Torrance City Hall
- Close to American Honda Motor Co., Inc.
- Extremely dense neighborhood
- Easy access to 405 Fwy

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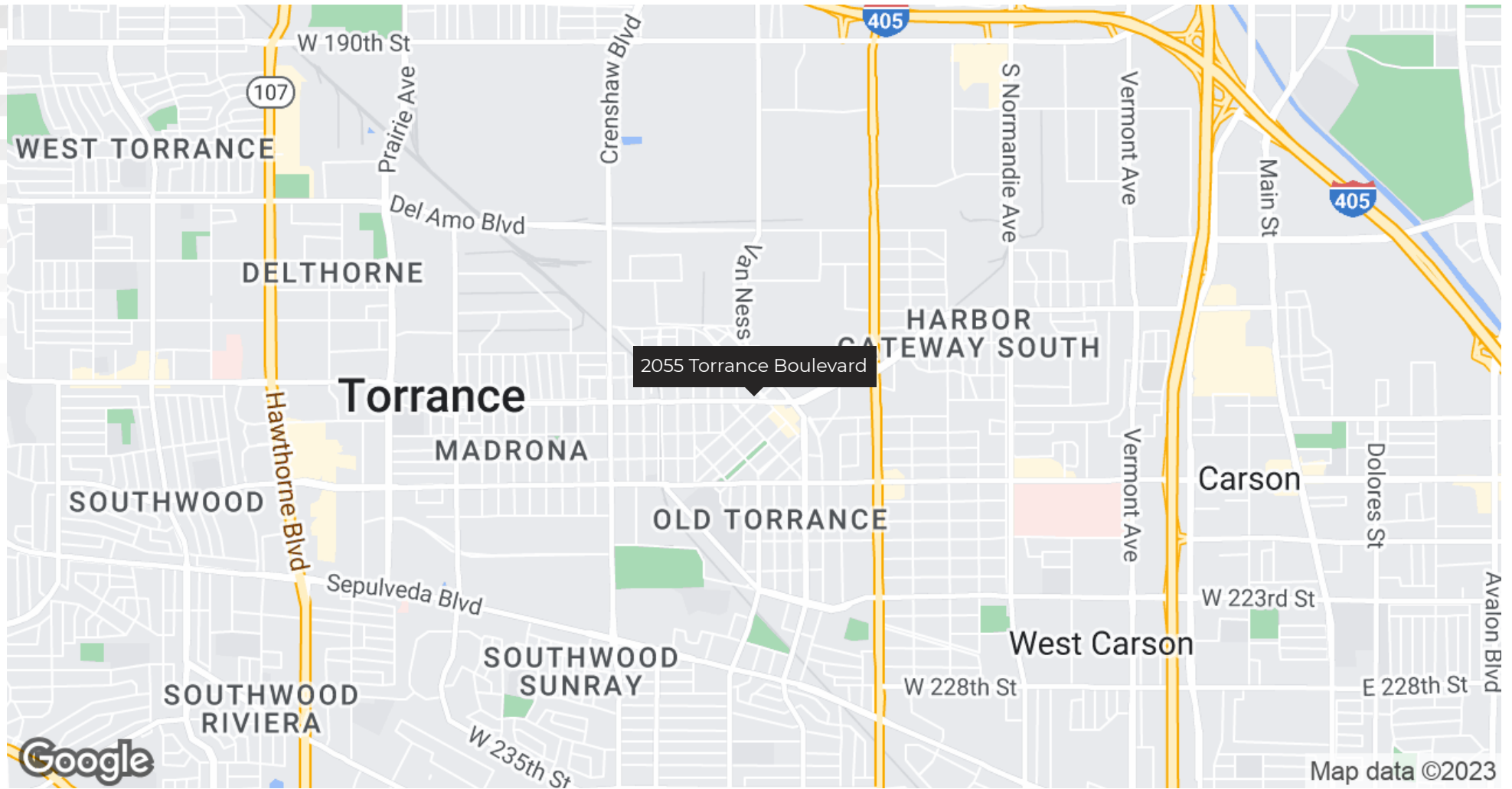
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Aerial Map



Location Map



Parcel Map



Demographics

Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	20,018	207,885	584,439
Average Age	38.8	41.3	39.9
Average Age (Male)	38.9	39.5	38.6
Average Age (Female)	38.3	42.6	41.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,119	76,782	212,915
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$89,289	\$100,104	\$106,832
Average House Value	\$663,771	\$618,042	\$707,598

* Demographic data derived from 2020 ACS - US Census

