



21138 S. Western Ave.

Torrance, California 90501

Property Highlights

- New Construction, 3 retail spaces available for lease in May 2025!
- Adjacent to Chevron (500-1,000 CPD in project circulation) Last Mile Convenience store and Starbucks
- Strong density of residential and daytime worker population
- High visibility intersection of Torrance Blvd and Western Ave
- Easy access to 110, 91, and 405 freeways

Property Overview

New Construction | 1,209 – 1,703 SF Retail | Major Torrance Intersection | Starbucks & Chevron

Offering Summary

Available SF:	1,209 SF, 1,377 SF & 1,703 SF
Lot Size:	32,290 SF

Demographics 1 Mile 3 Miles 5 Miles

Total Households	8,852	73,440	208,146
Total Population	23,419	204,090	583,111
Average HH Income	\$84,962	\$98,054	\$102,344

For More Information

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