

FOR LEASE

TOP FLOOR IN TORRANCE
5334 TORRANCE BLVD



AARON GUIDO

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LEASING

BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

SOUTH BAY OFFICE | 5334 TORRANCE BLVD, TORRANCE, CA 90503

BROCHURE | PAGE 2



PROPERTY DESCRIPTION

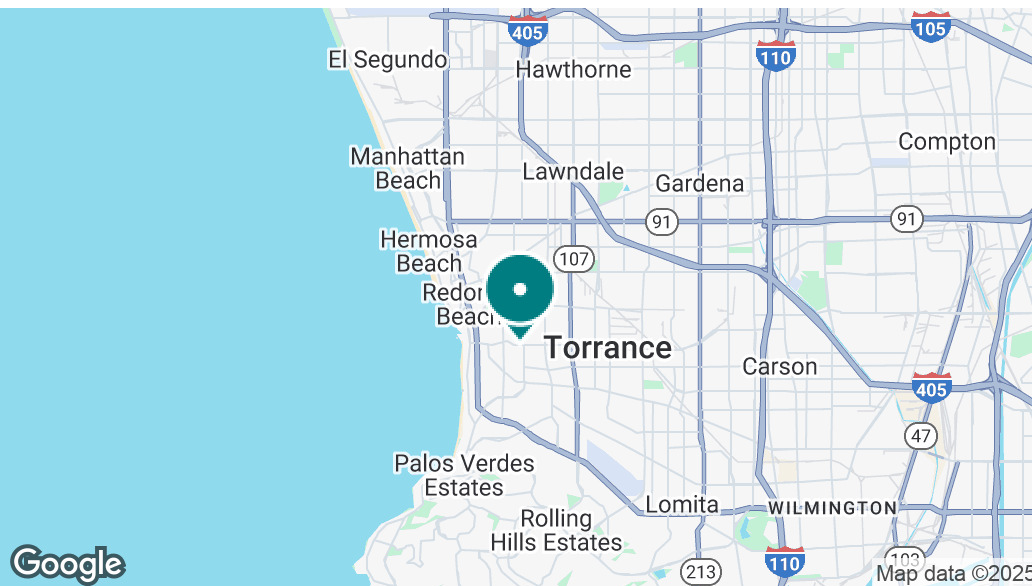
This professional office building offers a rare combination of visibility, accessibility, and modern design. The property features prominent monument signage on Torrance Boulevard and secured remote key fob access throughout the building. Ideal for professional or medical office users seeking an elevated environment, the property provides a polished exterior with ample natural light, convenient parking, and a quiet yet central South Bay setting.

LOCATION DESCRIPTION

Strategically positioned in the heart of South Torrance, the property sits minutes from major retail corridors, dining, and the Pacific Coast Highway. The location offers immediate access to surrounding residential neighborhoods, Torrance Memorial Medical Center, and the beach cities of Redondo and Palos Verdes. The area benefits from strong demographics, excellent daytime population, and convenient freeway access to the 405 and 110, making it an ideal setting for professional users seeking both convenience and prestige.

PROPERTY HIGHLIGHTS

- Monument signage on Torrance Boulevard
- Secure remote key fob building access
- Elevator and stair access to all levels
- Excellent parking ratio and accessibility
- Walkable to retail, dining, and services
- Highly visible corner location with traffic exposure
- Professionally managed and maintained



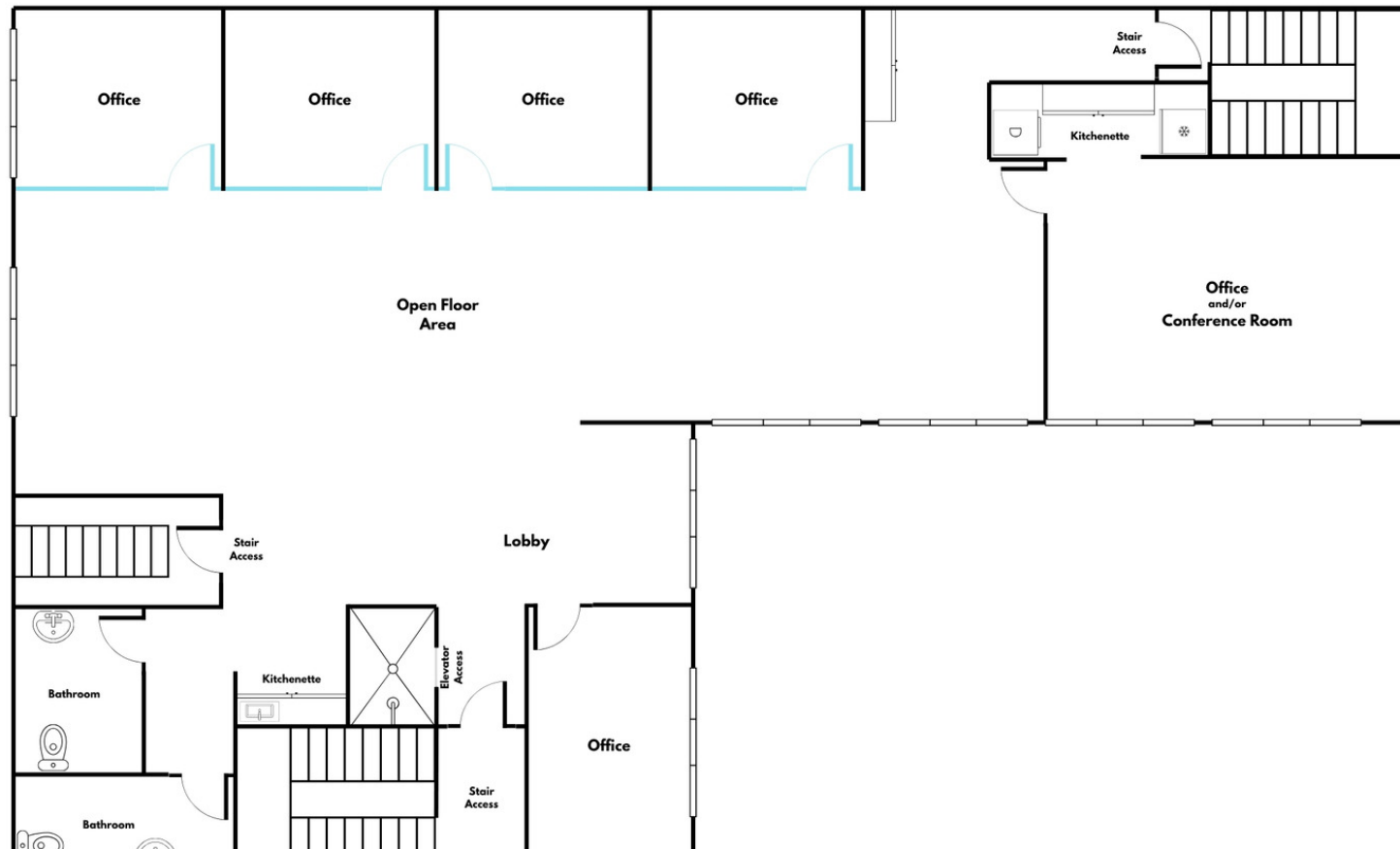
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,042	75,702	173,739
Total Population	30,378	185,911	459,826

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LEASE SPACES

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BROCHURE | PAGE 4



SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
3rd Floor	Available	2,400 SF	Modified Gross	\$2.75 SF/month	The entire top (third) floor is now available, offering panoramic views of the Los Angeles mountains, South Torrance, and the Palos Verdes Peninsula. The suite features a modern layout with a glass-enclosed private office, spacious conference room, open collaborative area, and a kitchenette. Two private restrooms are located within the suite. Elevator and stair access provide direct entry, creating a professional and private setting ideal for law, accounting, real estate, or medical office use.	View Here

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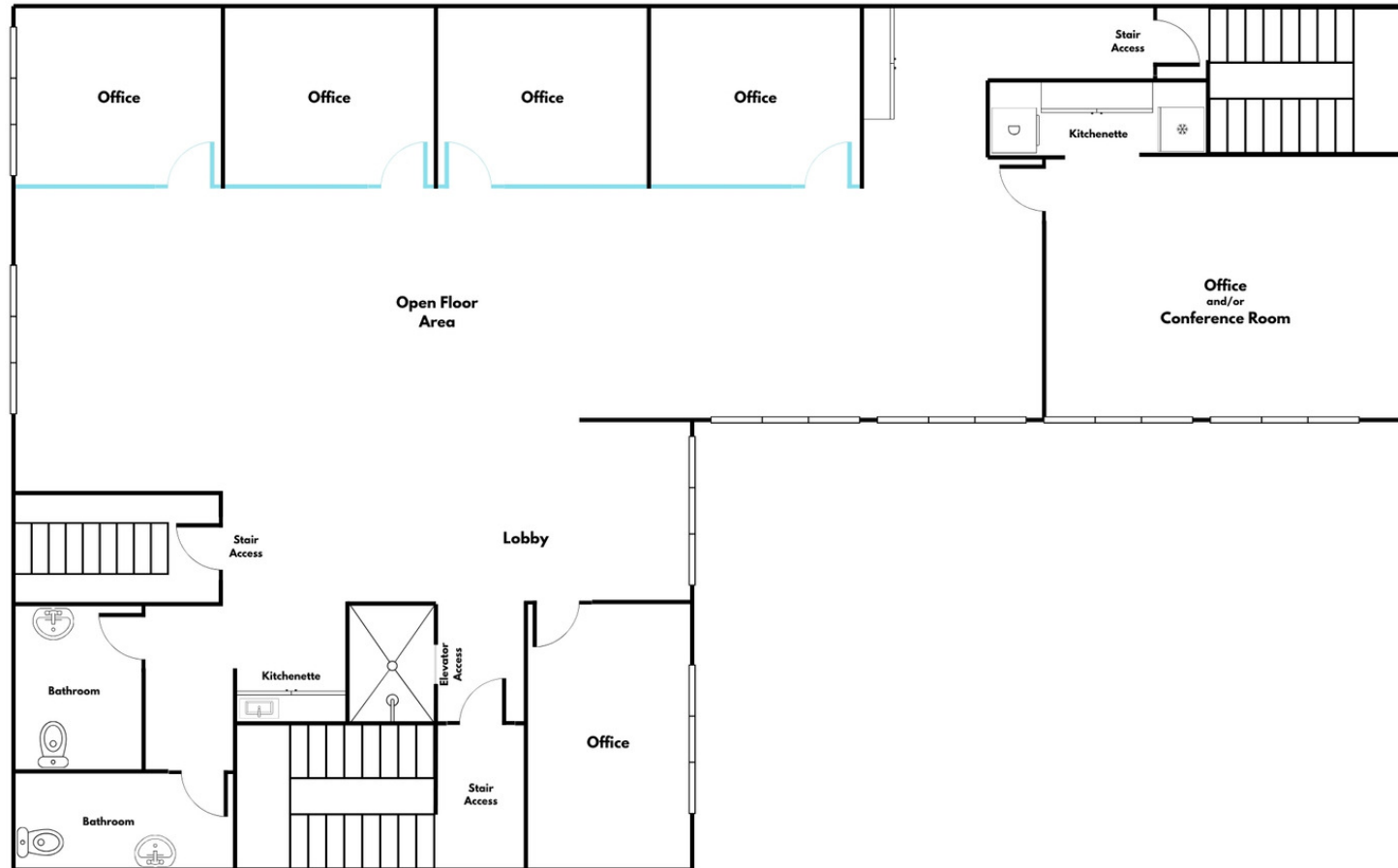
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FLOOR PLAN

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BROCHURE | PAGE 5

VIDEO TOUR



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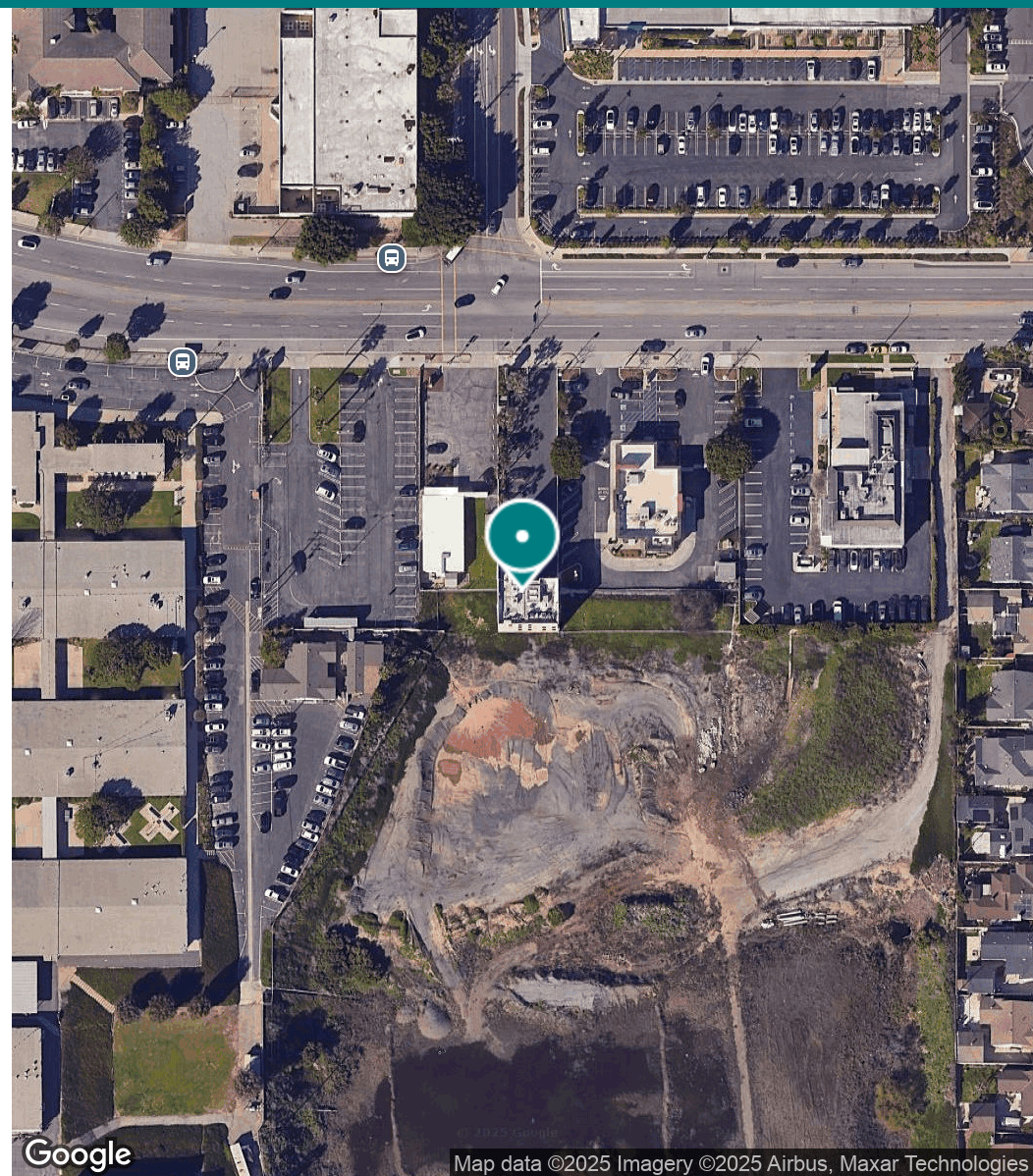
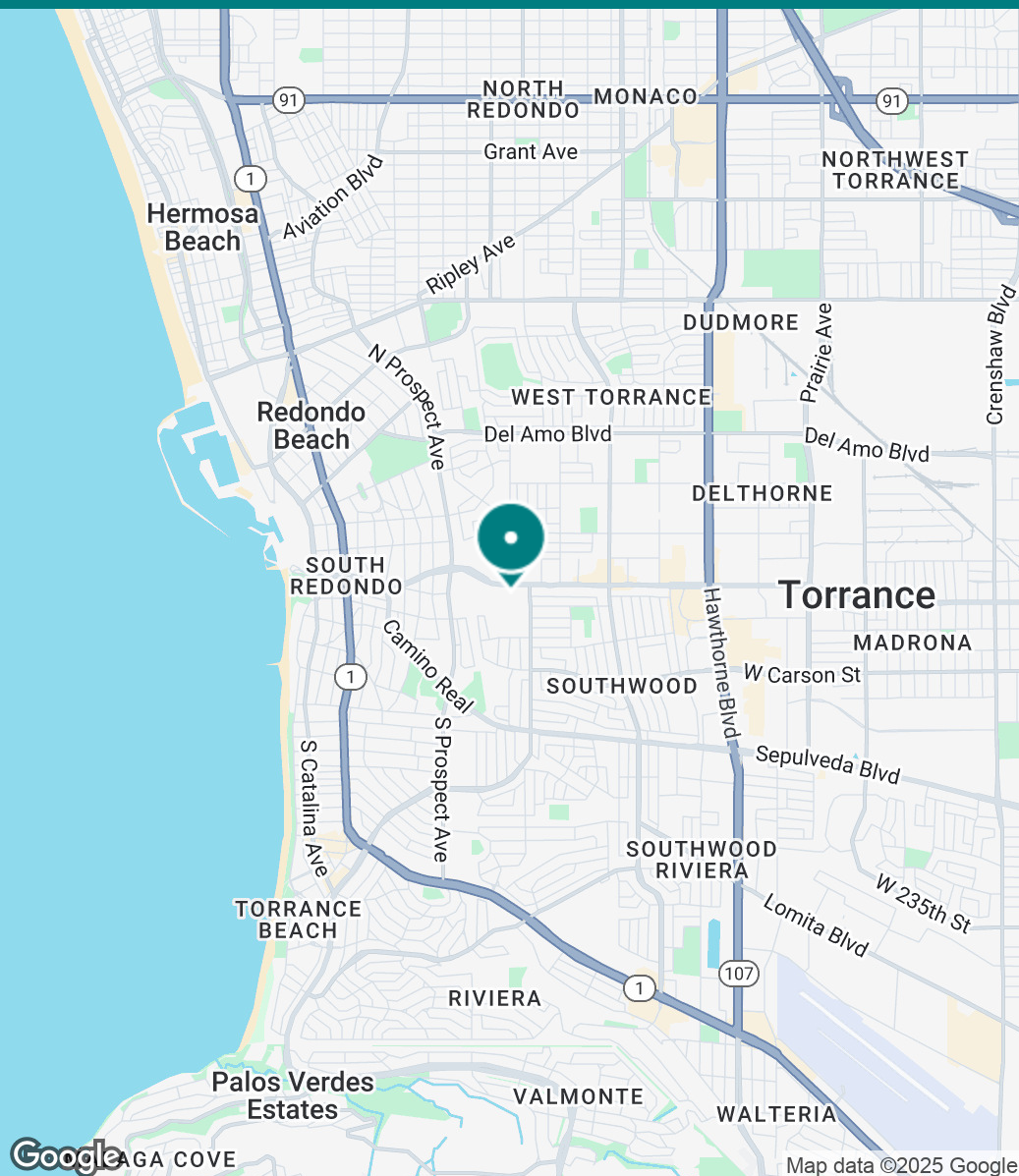
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LOCATION MAP

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BROCHURE | PAGE 6



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AREA ANALYTICS

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BROCHURE | PAGE 7

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,378	185,911	459,826
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,042	75,702	173,739
Persons per HH	2.5	2.5	2.6
Average HH Income	\$165,013	\$174,750	\$154,312
Average House Value	\$1,323,246	\$1,346,990	\$1,169,579
Per Capita Income	\$66,005	\$69,900	\$59,350

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	48.70%	50.40%	37.90%
Population Black (%)	3.50%	3.30%	6.80%
Population American Indian (%)	0.50%	0.60%	0.90%
Population Asian (%)	27.30%	24.80%	24.10%
Population Pacific Islander (%)	0.20%	0.30%	0.50%
Population Other (%)	5.20%	6.20%	15.40%

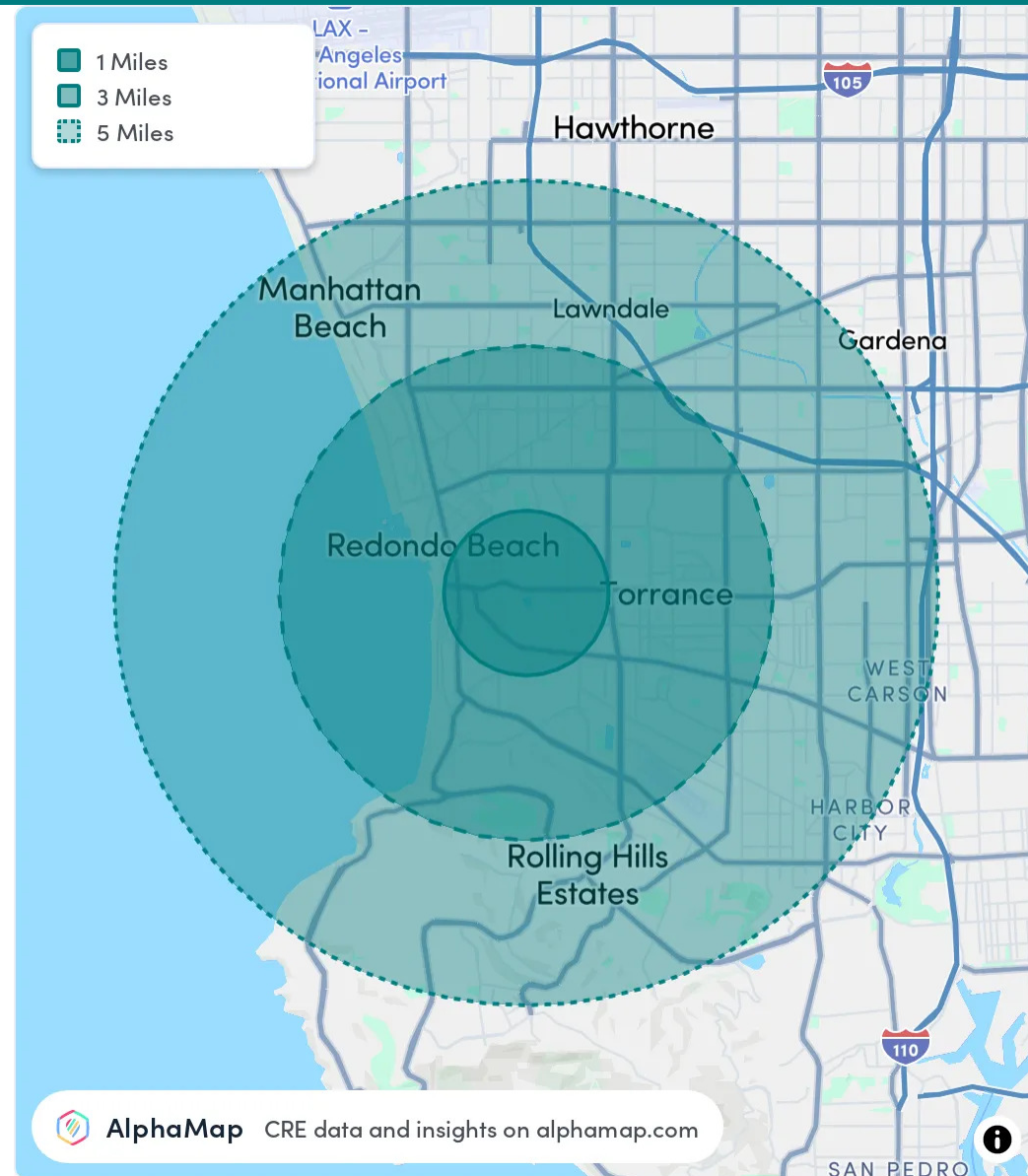
Map and demographics data derived from AlphaMap

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AlphaMap CRE data and insights on alphamap.com

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BROCHURE | PAGE 8



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