

RETAIL/MEDICAL SPACE AVAILABLE FOR LEASE

# 18420-18428 HAWTHORNE BOULEVARD

TORRANCE, CA | ±3,826 SF

RETAIL

- + Excellent street visibility/signage opportunities
- + Tremendous amount of parking in private rear lot
- + Heavy traffic counts right on Hawthorne Boulevard
- + Located on a major Torrance thoroughfare
- + Easy ingress/egress to parking area
- + Large Monument Sign on Roof of Property

Address	Size (SF)	\$/SF/Mo	Use
18426 Hawthorne Boulevard	±3,826	\$2.50	Retail
NNN's estimated at \$0.50 PSF/Mo			



[www.cbre.us](http://www.cbre.us)

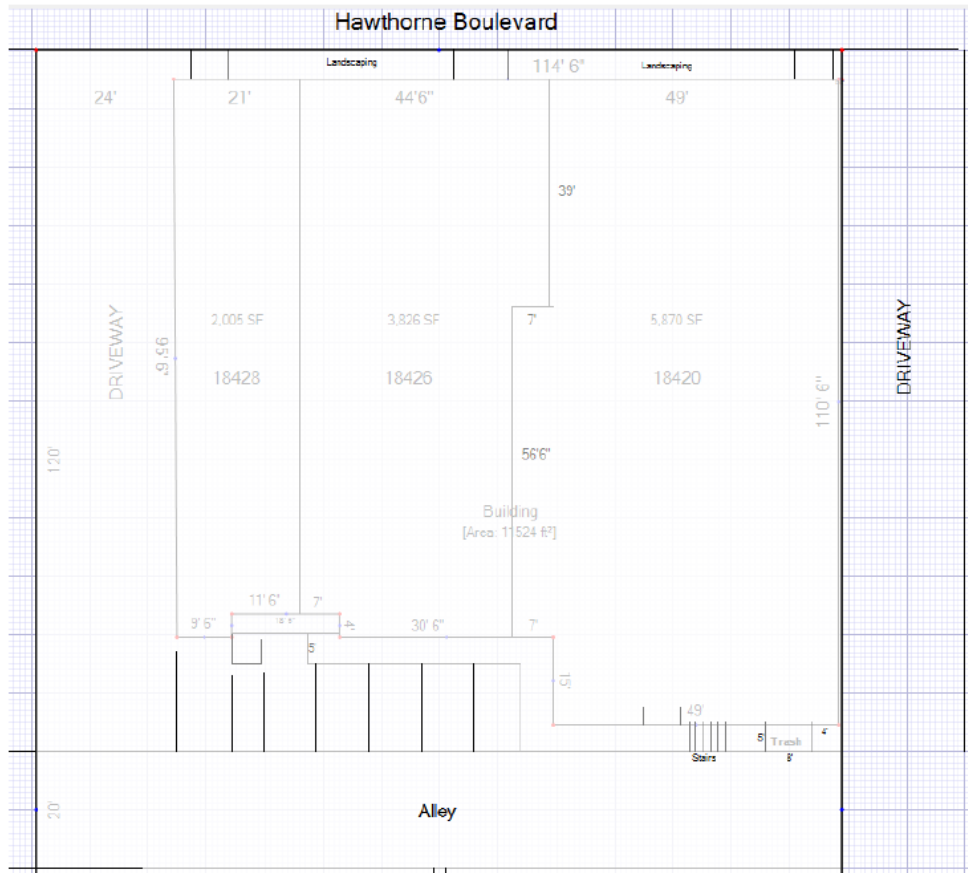
**CBRE**

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## DEMOGRAPHICS

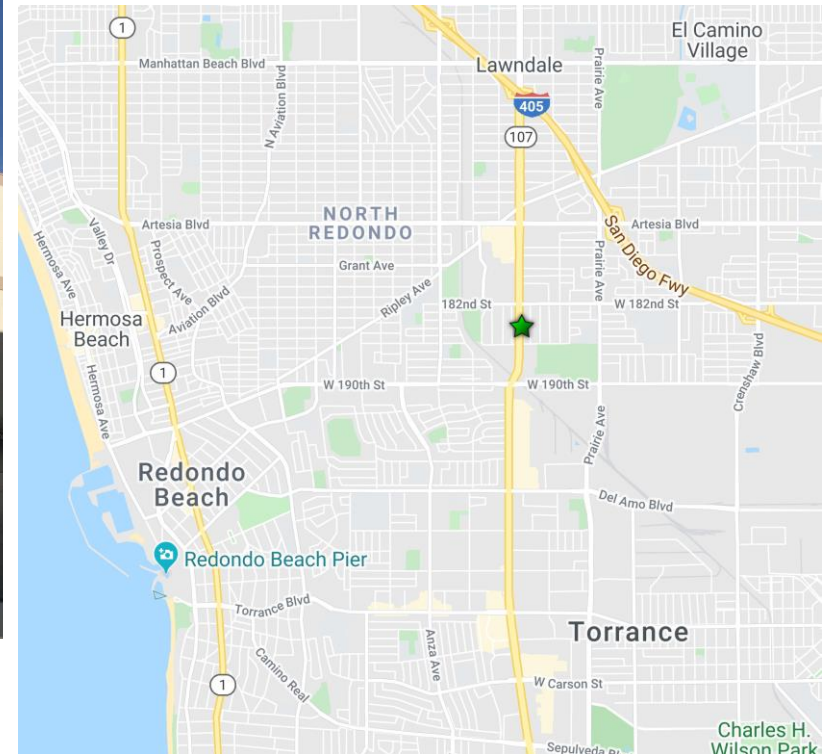
	1 Mile	3 Miles	5 Miles
<b>Daytime Population</b>			
2019 Daytime Population	23,593	268,819	657,840
Daytime Workers	11,220 – 47.6%	141,102 – 52.5%	364,890 – 55.5%
Daytime Residents	12,373 – 52.4%	127,717 – 47.5%	292,950 – 44.5%
<b>Households</b>			
2019 Households - Current Year Estimate	9,164	99,339	209,045
2024 Households - Five Year Projection	9,177	98,819	210,852
2010 Households – Census	9,096	97,750	204,453
2000 Households – Census	8,833	96,211	202,496
2010-2019 Annual Household Growth Rate	0.08%	0.17%	0.24%
2019-2024 Annual Household Growth Rate	0.03%	0.10%	0.17%
2019 Average Household Size	2.77	2.64	2.77
<b>Household Income</b>			
2019 Households	9,164	99,339	209,036
2019 Average Household Income	\$112,425	\$124,305	\$114,905
2024 Average Household Income	\$130,465	\$143,830	\$132,793
2019 Median Household Income	\$90,185	\$91,381	\$80,841
2024 Median Household Income	\$102,955	\$105,325	\$94,049
2019 Per Capita Income	\$40,675	\$46,909	\$41,123
2024 Per Capita Income	\$47,006	\$54,003	\$47,247

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