

FOR LEASE / RETAIL / MEDICAL

8,500 SF AND 20,185 SF ON HAWTHORNE BLVD

TORRANCE

20901

HAWTHORNE
BLVD

20821

HAWTHORNE
BLVD



ADDITIONAL PARKING

Exclusively Listed By:

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HAWTHORNE BLVD

EMERALD ST

20821 & 20901 HAWTHORNE BOULEVARD

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



TORRANCE, CA 90503

EXECUTIVE SUMMARY

Opportunity Overview

NAI Capital has been selected to exclusively market for lease this prime retail opportunity located in heart of Torrance, California. Current zoning is H-PR; Hawthorne Blvd Specific Plan – Promenade District.

Located in prime Torrance, 20821 & 20901 Hawthorne Blvd is an outstanding opportunity for an established retailer (medical uses possible) to expand or relocate into one of the most affluent and bustling trade areas in all of Southern California. Close to the Del Amo Fashion Center, the South Bay Galleria, Torrance’s ‘Auto Row’, Torrance Memorial Medical Center, and Providence Little Company of Mary.”



Property Information

Address: 20821 & 20901 Hawthorne Blvd

City, State Zip: Torrance, CA 90503

APNs: 7524-015-081,082

Zoning: H-PR

THE OFFERING

20801 Hawthorne: Available: 8,500 SF

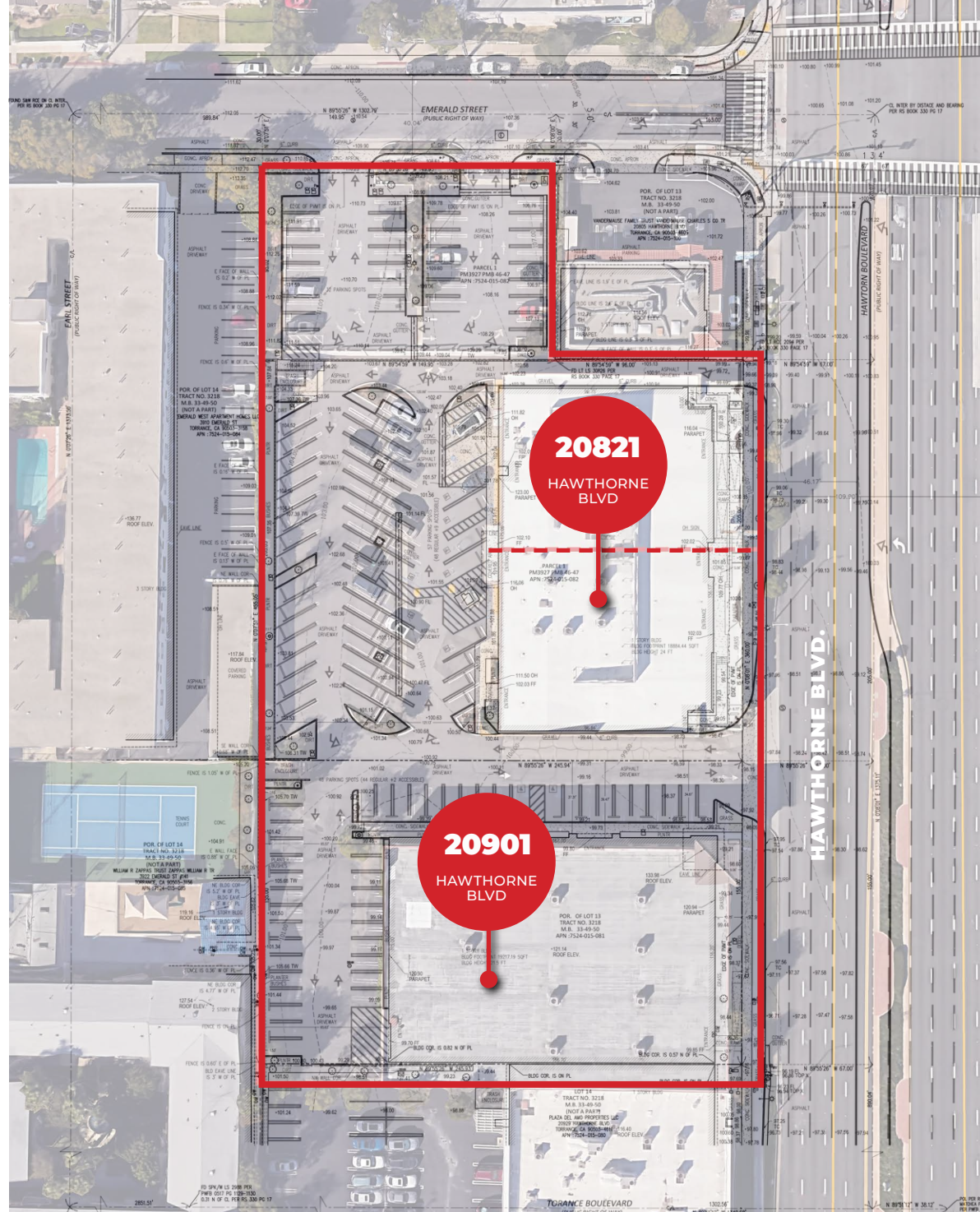
- Rooftop Pylon Sign Available
- Adjacent to DaVita
- Grey Shell Condition

20901 Hawthorne: Available: 20,185 SF

- Freestanding Building
- Monument Sign Available
- Rear Loading Door
- Approx 120' of Frontage

Property Highlights:

- Prime Hawthorne Blvd Frontage & Visibility
- Ample Parking on site: 135 total spaces (3.4/1000)
- Excellent Exposure – over 64,000 CPD on Hawthorne
- Strong Income Demographics - \$164k AHHI (3 miles)
- Less Than One Mile From Del Amo Fashion Center, 7th Largest Mall in U.S.



AERIAL MAP



TORRANCE

20901

HAWTHORNE
BLVD

20821

HAWTHORNE
BLVD



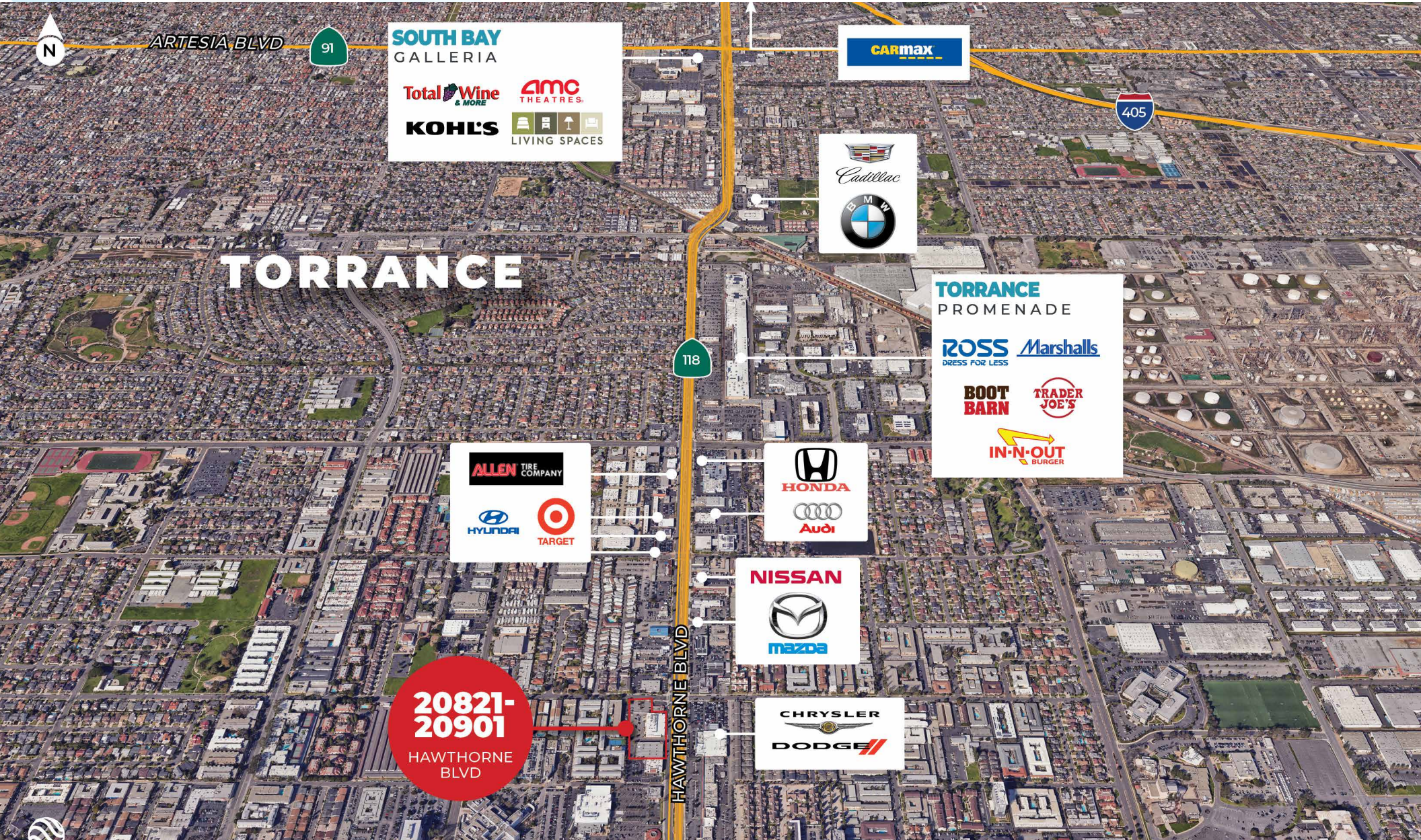
P ADDITIONAL PARKING



AERIAL MAP



AMENITIES MAP



SOUTH BAY GALLERIA

Total Wine & More

AMC THEATRES.

KOHL'S

LIVING SPACES

CARmax

Cadillac

BMW

TORRANCE

TORRANCE PROMENADE

ROSS DRESS FOR LESS

Marshalls

BOOT BARN

TRADER JOE'S

IN-N-OUT BURGER

ALLEN TIRE COMPANY

HYUNDAI

TARGET

HONDA

Audi

NISSAN

mazda

CHRYSLER

DODGE

20821-20901

HAWTHORNE BLVD

AMENITIES MAP

TORRANCE

20821-20901
HAWTHORNE BLVD


33,918 ADT


63,351 ADT

DEL AMO FASHION CENTER



85°
The UPS Store
BUILD-A-BEAR
NIKE
NORDSTROM URBAN OUTFITTERS
BARNES & NOBLE
EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
TARGET
MITSUI & CO.
AMC THEATRES

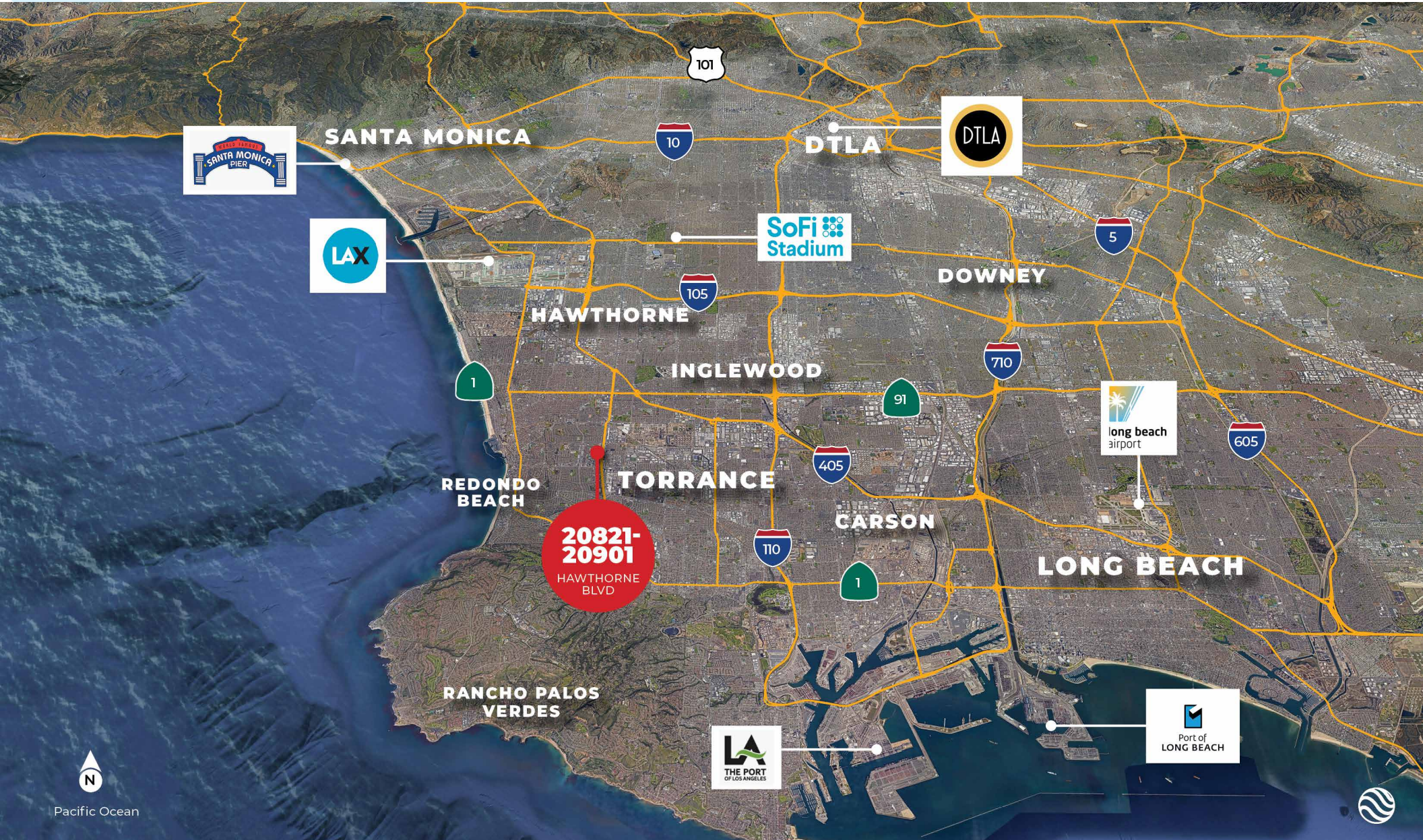
 TORRANCE MEMORIAL

DEL AMO CROSSING



BevMo!
BENIHANA
MARUGAME UDON
THE LEARNING EXPERIENCE
STARBUCKS COFFEE
Yagurtland

LOCATION MAP



AREA OVERVIEW



South Bay Trade Area

The Greater South Bay has historically been and continues to be one of the strongest economies in the entire United States. Home to the busiest port in the nation, the Port of Los Angeles serves as the primary driver of the Southern California Economy. When combined with the Port of Long beach, it is the fifth-busiest port in the world.

Companies with Major Operations and/or Headquartered in the South Bay

Honda (Torrance)

Northrop Grumman (Redondo Beach)

Lockheed Martin (El Segundo)

Raytheon (El Segundo)

SpaceX (Hawthorne)

ARCO (Carson)

Chevron (El Segundo)

DirecTV (El Segundo)

TORRANCE, CA

Torrance is a coastal community located in southwestern Los Angeles County. With the Pacific Ocean acting as its western border, the city sits approximately 11 miles north of the Ports of Los Angeles & Long Beach, and 21 miles south of Downtown Los Angeles. Since its incorporation in 1921, the city has grown from a semi-rural farming community to one of the region's largest commercial clusters, with an economy heavily based on retail, commerce, and light manufacturing.

With its prime location, Torrance is home to some of the best retail shopping in the nation. The Del Amo Fashion Center of Torrance is recognized as the 7th largest indoor mall in the United States and features hundreds of retail stores and dozens of eateries. Just a few miles north up Hawthorne Blvd, neighboring Redondo Beach is home to the nearly 1 million sq. ft. indoor mall; the South Bay Galleria.

As of 2020, the city's population was 147,067. Additionally, the neighboring cities of Redondo Beach & Palos Verdes are consistently recognized as two of the best and safest cities in Los Angeles County.

Demographics & Employment

Population*	1 Mile	3 Miles	5 Miles
Total Population	25,747	225,730	531,267
Median Age	40.4	41.4	41.1
Median Age (Male)	40.0	40.5	40.2
Median Age (Female)	41.1	42.4	42.0

Household & Income*	1 Mile	3 Miles	5 Miles
Total Households	10,318	90,150	199,399
Avg. Household Size	2.4	2.5	2.6
Avg. Household Income	\$152,279	\$179,624	\$170,154
Median Home Value	\$1 M	\$1.12 M	\$1.11 M

Education & Attainment*	1 Mile	3 Miles	5 Miles
Adults Age 25+	18,673	165,526	385,403
Some College	3,006	25,740	65,257
Bachelor's Degree Only	6,088	57,739	113,745
Graduate Degree	3,691	32,674	65,523

Daytime Population*	1 Mile	3 Miles	5 Miles
Total Businesses	2,420	14,598	30,071
Total Employees	22,184	117,140	237,631
Company Headquarters	105	561	1,093
Daytime Pop. Age 16+	29,776	181,946	399,011



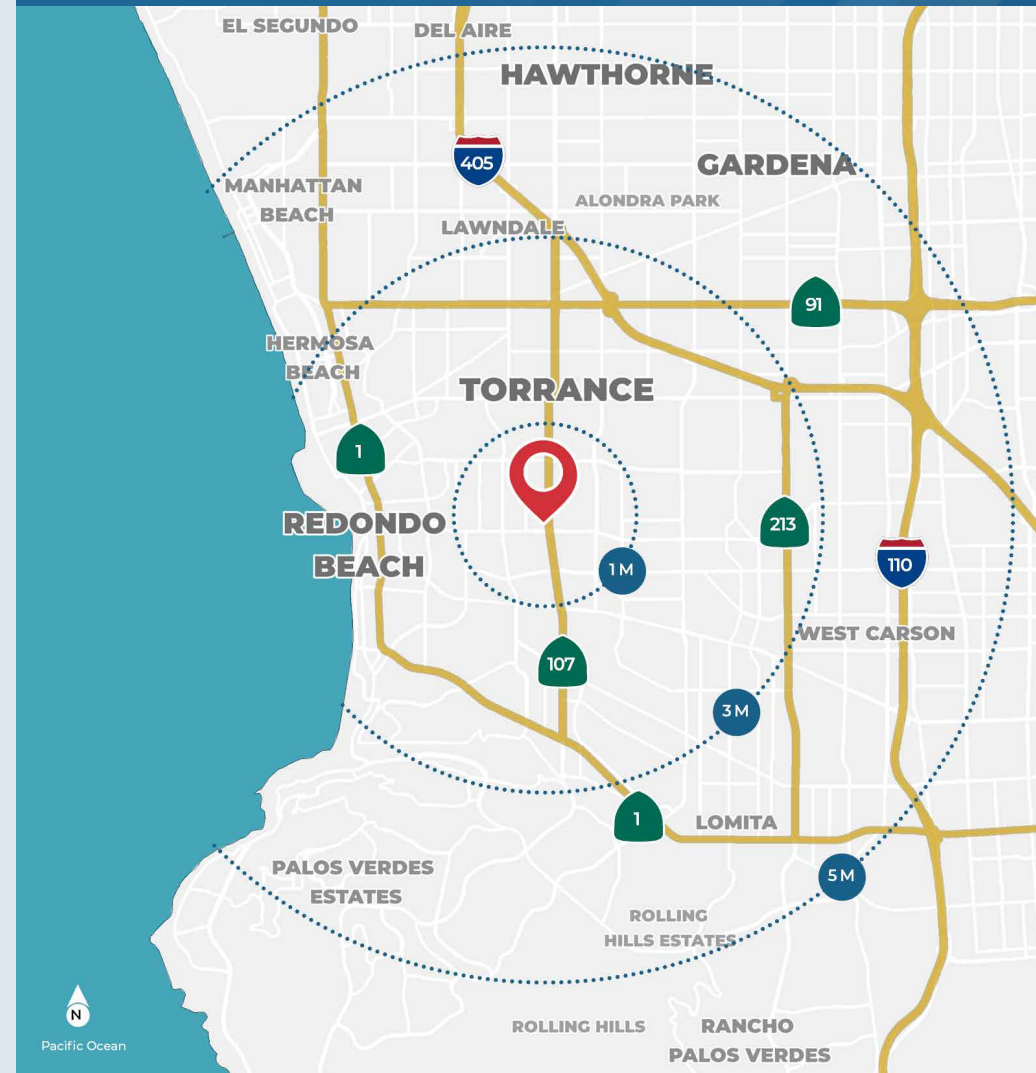
531,267
POPULATION



\$170,154
AVERAGE HH INCOME



113,745
BACHELOR'S DEGREE



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