

FOR LEASE

Madison Park Retail, Restaurant & Medical Space

3445, 3525 & 3511 PACIFIC COAST HWY, TORRANCE



PROPERTY REFRESH UNDERWAY

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NEWMARK | PACIFIC

MADISON PARK - TORRANCE



South Torrance location adjacent to Zamperini Field with great visibility on PCH



Abundant free parking with ± 520 stalls = 6.7/1000 retail and 4.5/1,000 medical



Medical space available with immediate proximity to Torrance Memorial Hospital



Total of five ingress/egress driveways into the property on three different streets



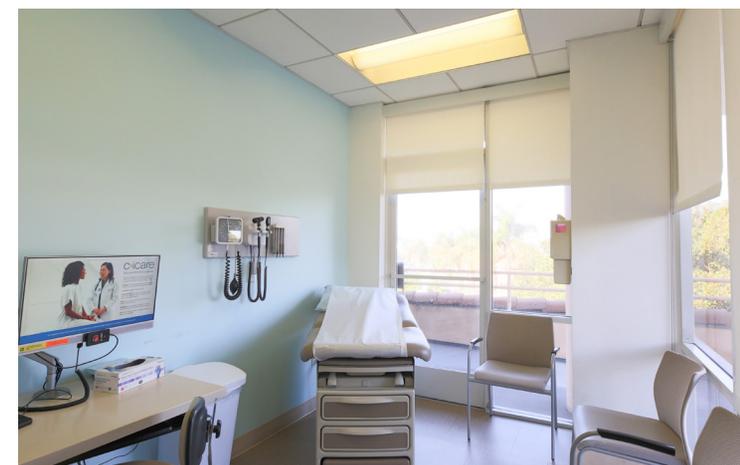
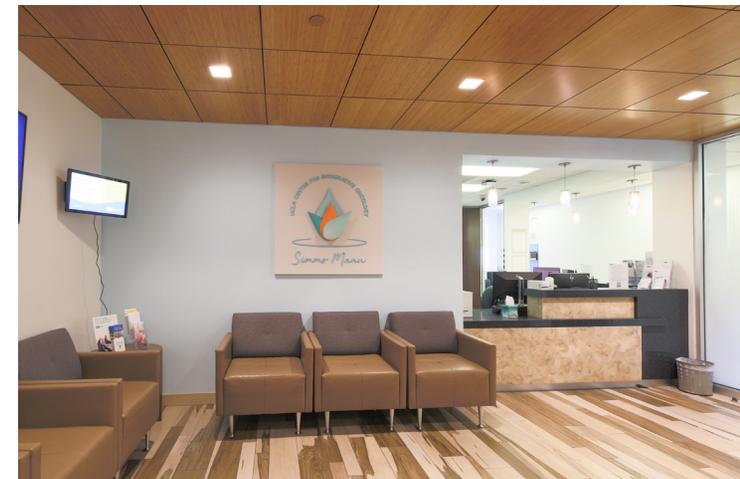
Retail signage opportunity for branding, plus two large monuments signs along PCH



Well-maintained neighborhood center with a curated mix of retail and medical tenants



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MADISON PARK - TORRANCE

3525 PCH

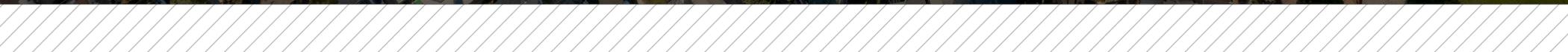
3511 PCH

3445 PCH

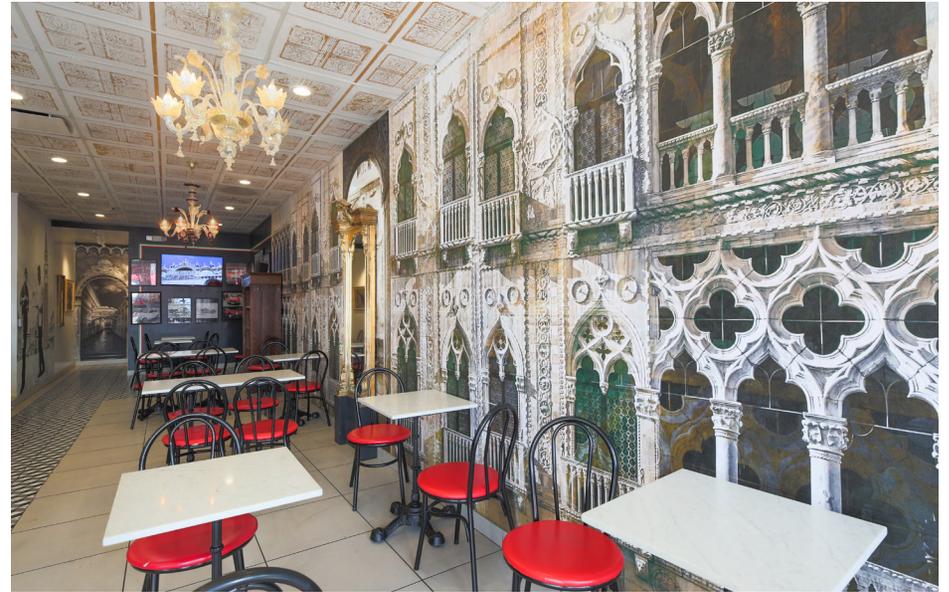
MADISON ST

PACIFIC COAST HWY

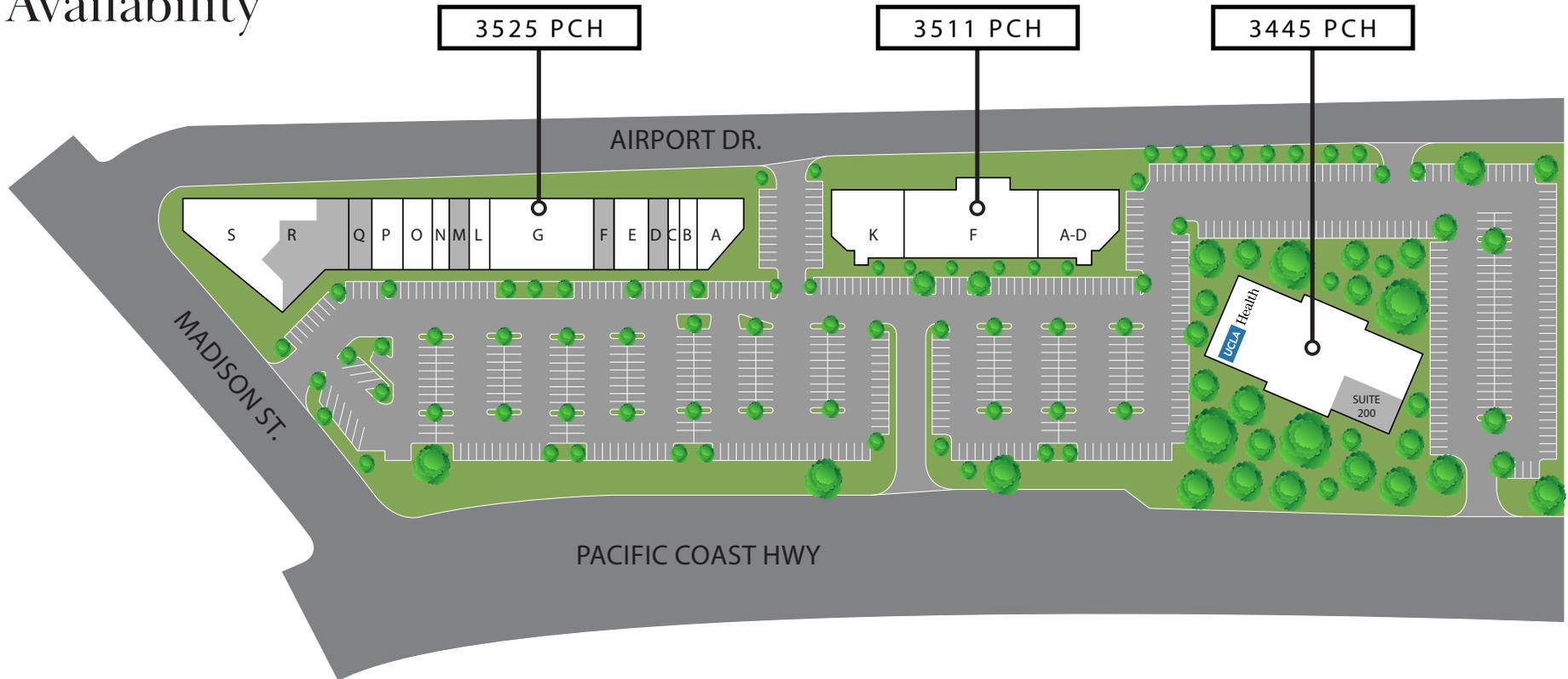
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MADISON PARK - TORRANCE



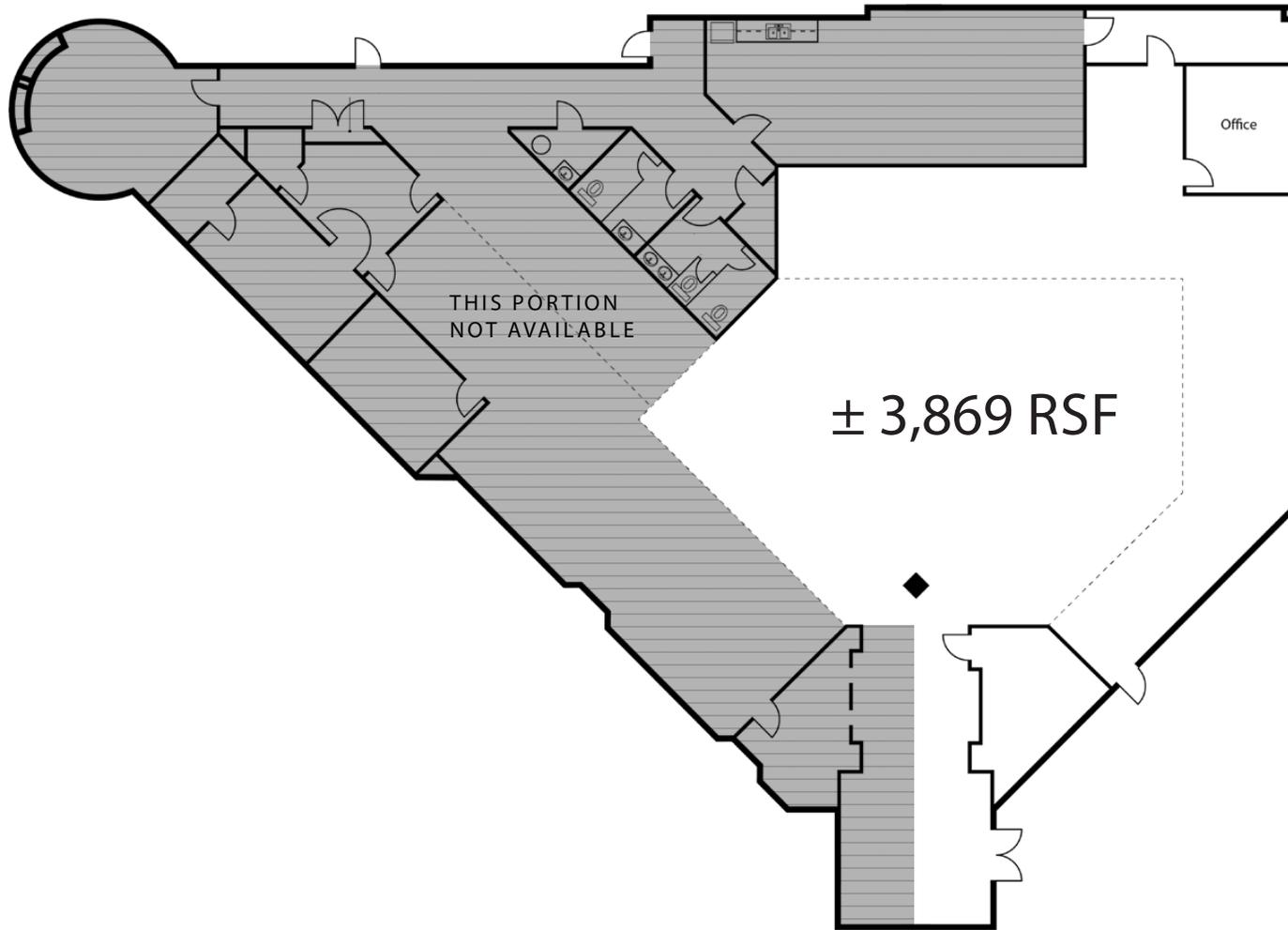
Availability



Bldg.	Suite	RSF	Rental Rate	Type
3525	D	± 870	\$3.00 - \$3.50 PSF NNN	Former Dental Office
3525	F	± 1,363	\$3.00 - \$3.50 PSF NNN	2nd Generation Restaurant
3525	M	± 1,356	\$3.00 - \$3.50 PSF NNN	Retail / Restaurant
3525	Q	± 1,235	\$3.00 - \$3.50 PSF NNN	Retail
3525	R	± 3,869	\$3.00 - \$3.50 PSF NNN	Retail / Medical
3445	200	± 3,550	\$4.45 Modified Gross	Medical
3445	230	± 1,218	\$4.45 Modified Gross	Medical

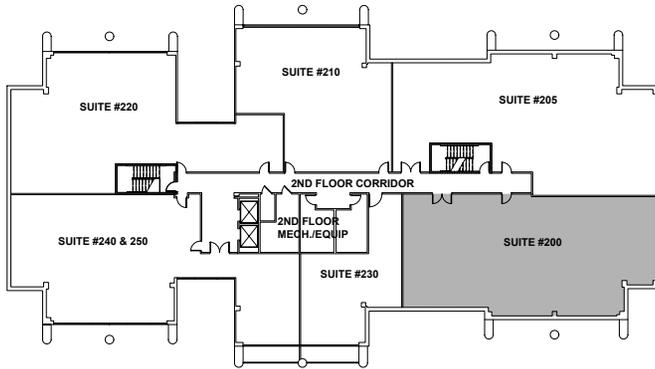
Floor Plan

3525 PCH - RETAIL/MEDICAL - SUITE R

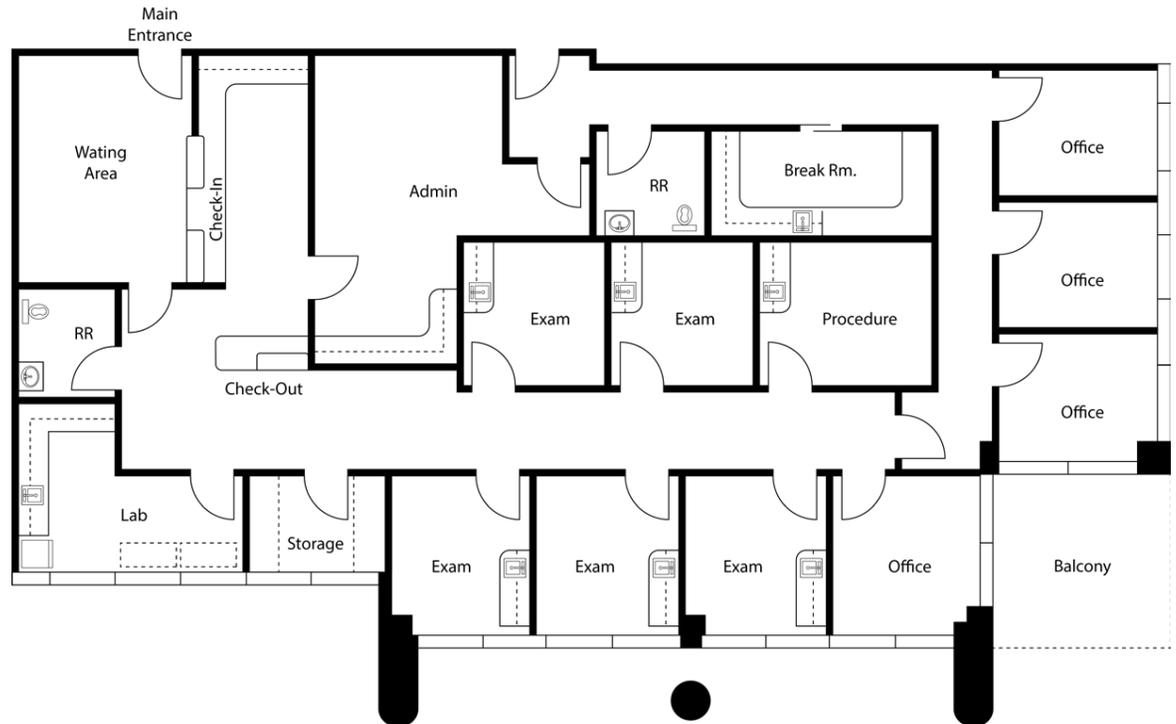


Floor Plan

3445 PCH - MEDICAL - SUITE 200



SUITE 200 HYPOTHETICAL LAYOUT ± 3,550 RSF



Amenities

MADISON PARK

TORRANCE MEMORIAL
MEDICAL CENTER



AutoNation Acura
South Bay

Zamperini Field



MENDOCINO FARMS
sandwich market



CRENSHAW BLVD

CRENSHAW BLVD



AMSTER ST

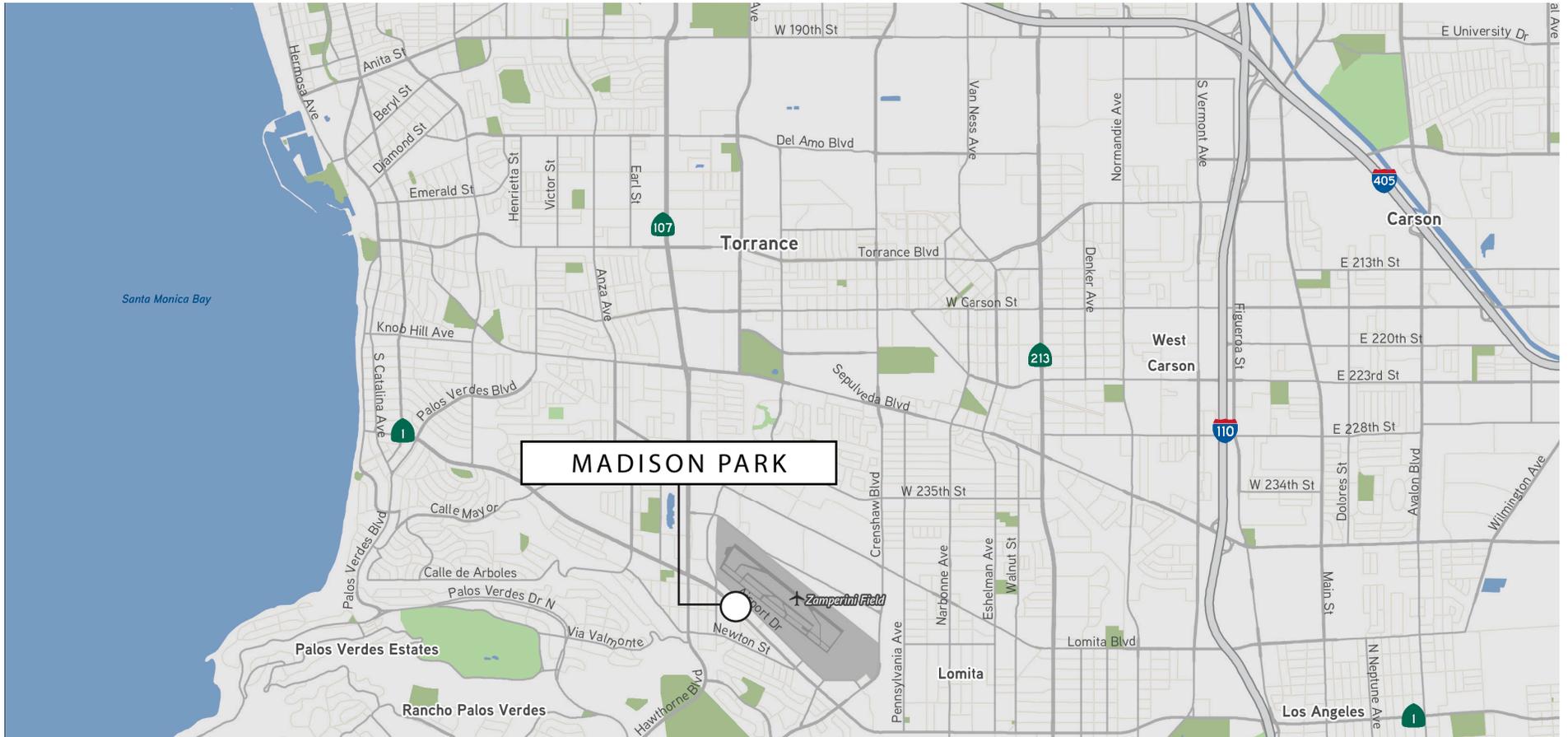
LOMITA BLVD

LOMITA BLVD

SKYPARK DR

PACIFIC COAST HWY

Location Map



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