

Grocery/Drugstore Anchored Heavily Trafficked Center

4625-4701 Torrance Blvd, Torrance, CA 90503

MOVE-IN SPECIAL

VONS

**Auto
Zone**

**Fantastic
Sams**
HAIR SALONS

CVS

TORRANCE BLVD

ANZA AVE



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PROPERTY FEATURES

- ±1,500 - ±3,300 SF available for lease
- Fully built out turn key retail office space
- Conference, break room, plus reception
- 4 offices, a partner office and bull pen
- Ideal for insurance, law, CPA office, or bank/credit union

AREA AMENITIES

- Vons and CVS anchored Center
- Signalized intersection
- One block from Hospital
- Heavy foot traffic
- Prime intersection in the heart of Torrance
- 1/2 mile from Del Amo Fashion Center
- 1/4 mile from Little Company of Mary Hospital
- 50,000 Cars Per Day

MOVE-IN SPECIAL

- ±3,300 SF | \$1.25 PSF + NNN
- ±1,500 SF | \$1.99 PSF + NNN



DEMOS	1 mile	3 mile	5 mile
Population	34,502	212,026	509,065
Avg. HH Income	\$106,010	\$119,903	\$110,512
Daytime Pop.	33,318	218,954	503,226
Traffic Count	±50,000 cars per day		



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SUITE 4685

- ±2,000 SF available for lease
- Vons and CVS anchored neighborhood center
- Prime intersection in the heart of Torrance
- Fully built-out former check into cash suite
- Ideal retail location for Pet Store, take out bakery, urgent care, medi spa, boutique, dog grooming etc..



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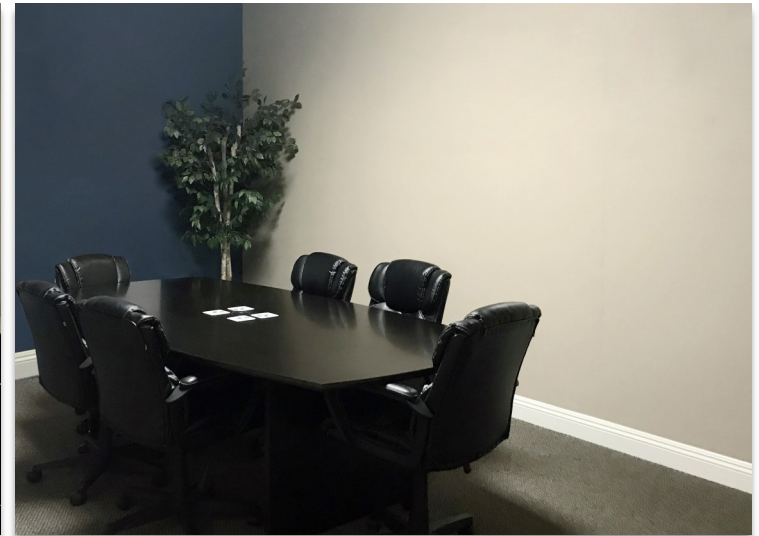
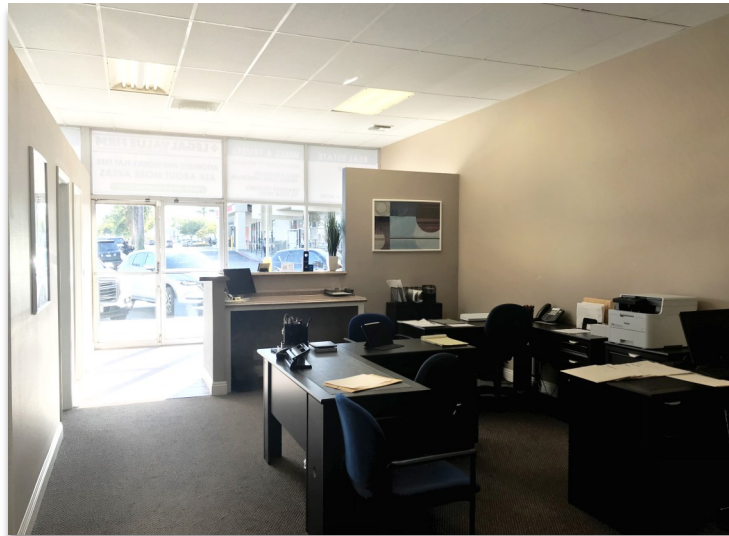
Grocery/Drugstore Anchored Heavily Trafficked Center

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SUITE 4641

- ±1,500 SF available for lease*
- Fully built out turn key retail office space
- Conference, break room, plus reception
- 4 offices, a partner office and bull pen
- Ideal for insurance office, law, CPA / sole practitioner office, UPS store/ Postal Annex, take out juice/ coffee bar, or frozen yogurt.

*Special Rate - \$2.00/PSF for the first six months



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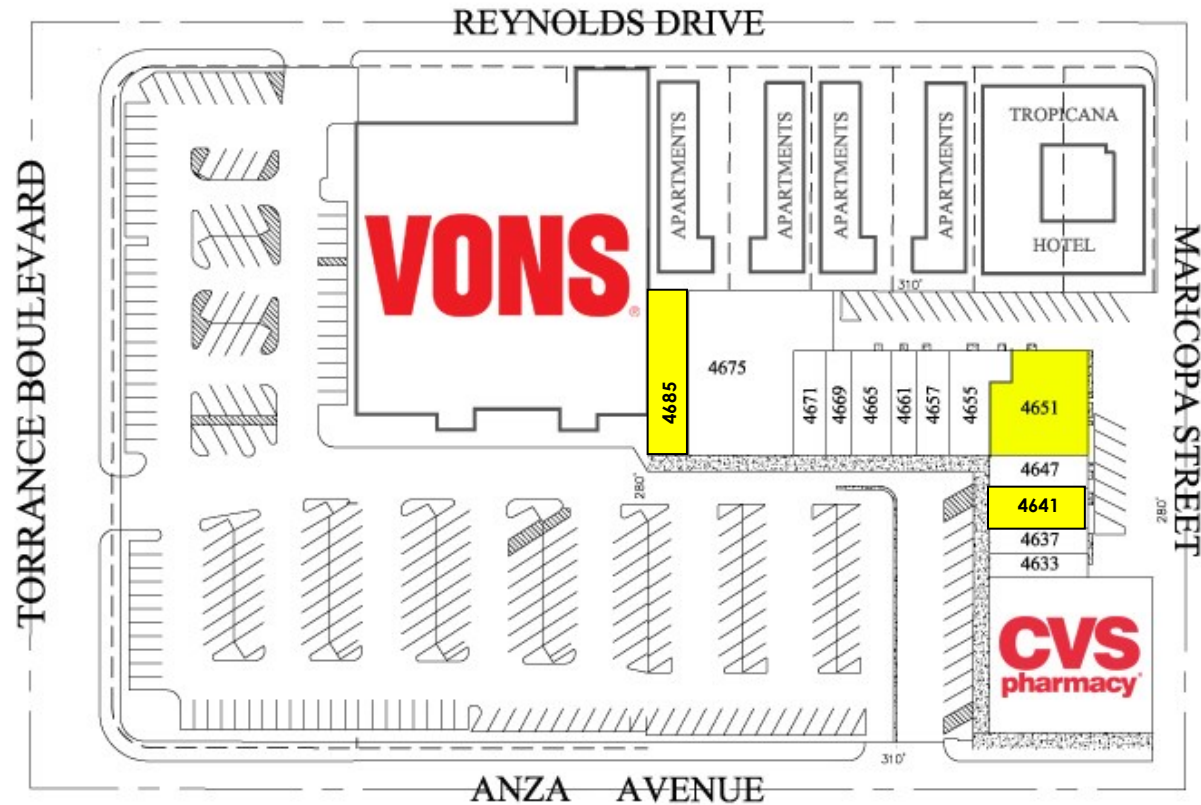
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Suite	Tenant	± SF	Dimensions	4647	Sushi	± 1,055	18x60	4665	Book Store	± 1,500	25x60
4625	CVS	± 10,000	15x40 + 45x60	4651	AVAILABLE	± 3,300	15x40 + 45x60	4669	Mexican Food	± 900	15x60
4633	Cleaners	± 900	15x60	4655	NAILS	± 1,800	15x60 + 25x60	4671	Foot Massage	± 1,200	20x60
4637	Smoke Shop	± 500	20x60	4657	NAILS	± 1,200	20x60	4675	Auto Zone	± 8,000	90x100 + 25x40
4641	AVAILABLE*	± 1,500*	15x60	4661	Fantastic Sams	± 900	15x60	4685	AVAILABLE	± 2,000	25x100



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