

SUSGENIX



WESTERN GATEWAY

FOR LEASE

**23700 Western Ave
Harbor City, CA 90710**

Western Gateway is a neighborhood retail center located along Western Avenue in Torrance that is scheduled for a comprehensive exterior renovation and repositioning.

Upon completion, the property will feature modern coastal architecture, upgraded storefronts, outdoor dining opportunities, and prominent monument signage along one of the South Bay's busiest retail corridors.

For information on leasing opportunities call us to learn more!

Leasing Department



+1 (213) 516-4205 Ext. 103



PROPERTY HIGHLIGHTS

A well-located neighborhood retail center along Western Avenue serving the Harbor City and Torrance trade areas with strong visibility and daily traffic.

Current tenants include:

- Beauty Salon
- Culver Ice Production
- Happy Hounds Olea (pet and Grooming retailer)
- Restaurant (Three Brothers)

This stable lineup supports a steady mix of service-oriented and specialty commercial users serving the surrounding residential community.



www.susgenix.com



leasing@susgenix.com

AVAILABLE SPACES

Suite 23710 - VACANT Renovated

Size: 1,000 SF

Lease Type: NNN Lease

Total SF of the Building: 9,7830 SF

Condition: Ready-for-Buildout

Available: Ready for Leasing

Suite 23718 - VACANT Former Pet Shop

Size: 1,325 SF

Lease Type: NNN Lease

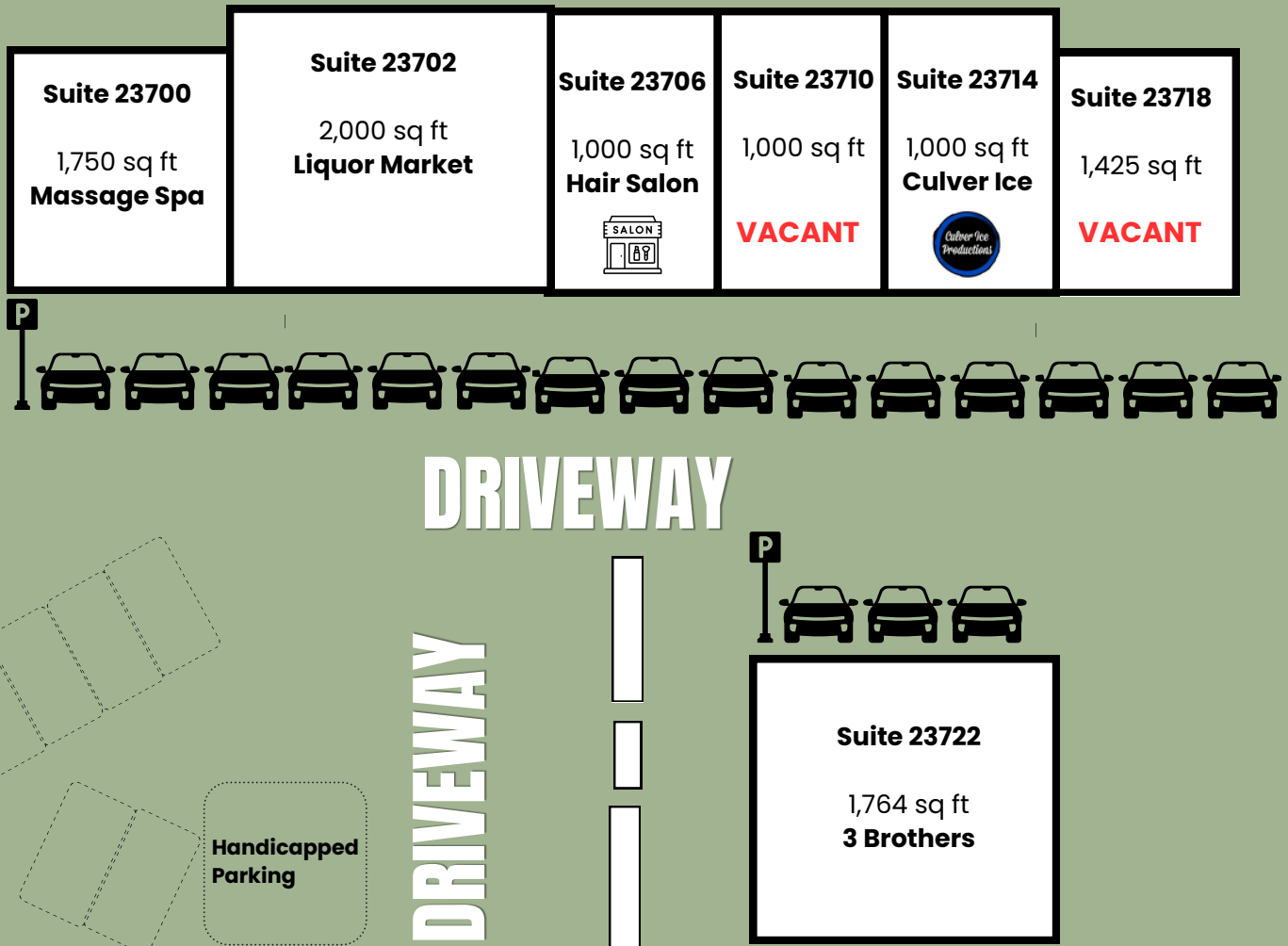
Total SF of the Building: 9,783 SF

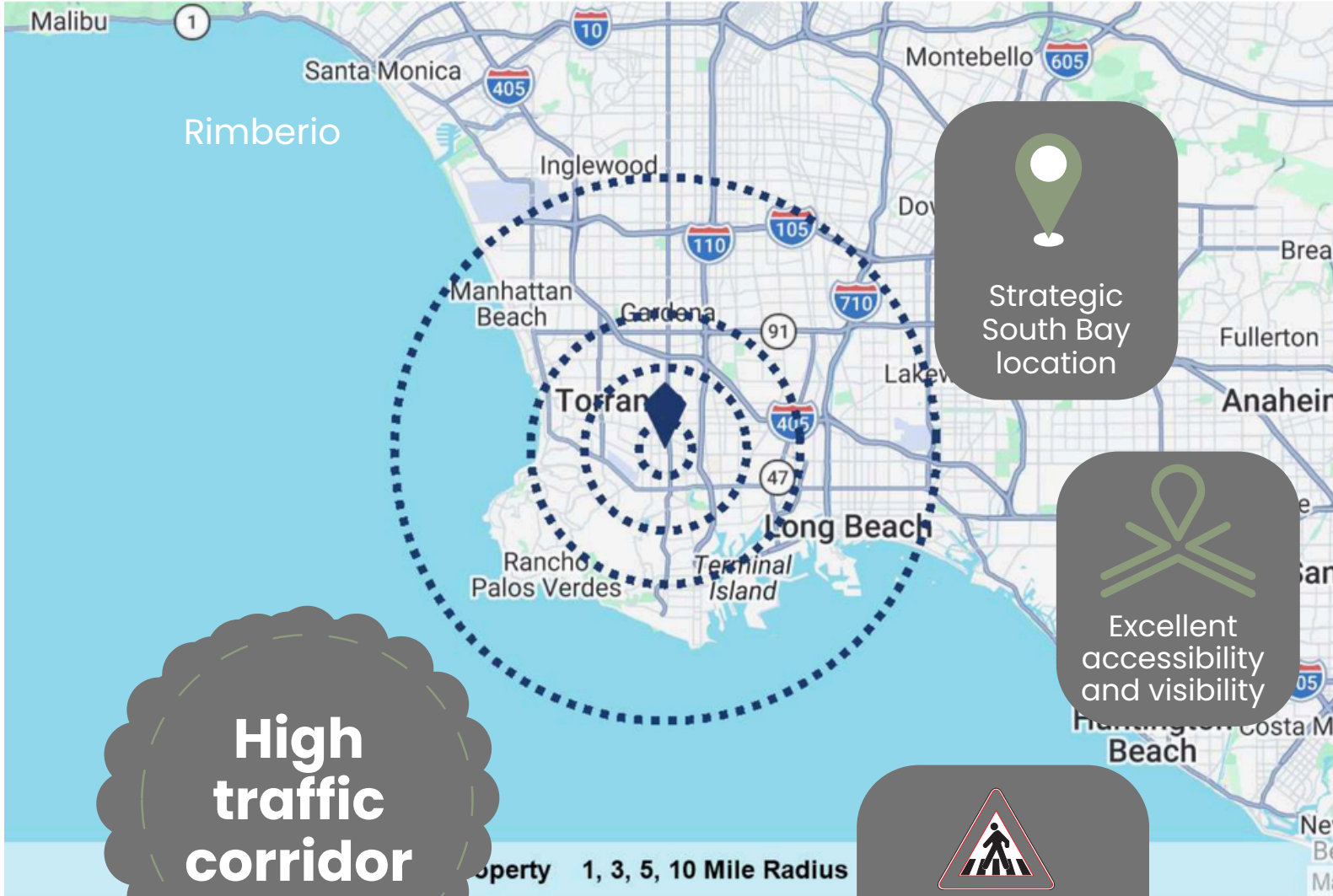
Condition: Ready-for-Buildout

Available: Ready for Leasing

Key Features

- ✓ Renovations Coming Soon
- ✓ Restaurant pad with outdoor patio
- ✓ Prominent monument signage
- ✓ Excellent street visibility
- ✓ Ample on-site parking





High traffic corridor

Strategic South Bay location

Excellent accessibility and visibility

Highly walkable neighborhood retail environment

DEMOGRAPHICS

Western Gateway is positioned within a dense South Bay trade area with 223,000 residents within 3 miles and over 462,000 within 5 miles. Strong household incomes average \$110K+, with median incomes near \$88K and over \$6.5B in buying power. The surrounding community includes over 74,000 households, supporting consistent demand for neighborhood retail and service-oriented businesses.