



21138 Western Ave

Torrance, California 90501

Property Highlights

- Immediate access to 110, 405 & 91 Frwys
- Signalized Major Intersection
- High Volume Traffic
- Strong density of residential and daytime worker population
- To be built in 2018
- Next to newly built Starbucks
- Densely populated surroundings

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	20,604	197,421	582,263
Avg. HH Income:	\$69,413	\$77,654	\$78,663
Traffic Counts	VPD		
Western Ave	29k		
Torrance Blvd	18k		



For more information:

Sheri Messerlian

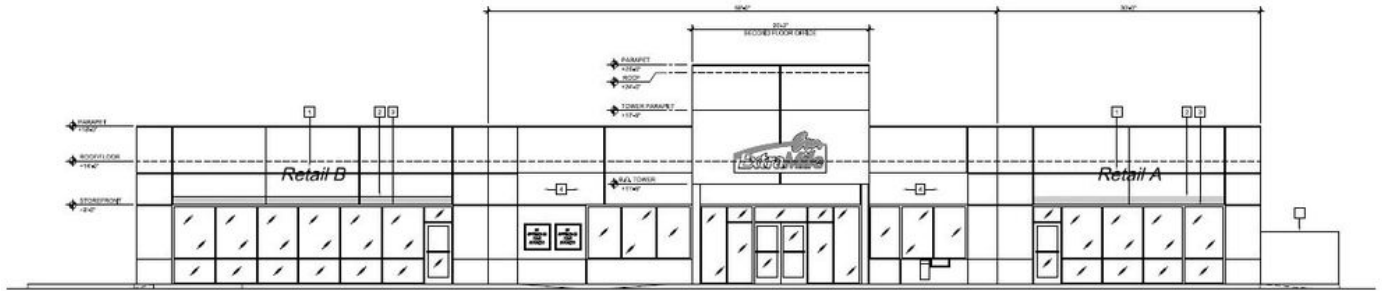
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For Lease

21138 Western Ave



Property Summary

Available SF: 1,140 - 1,520 SF

Lease Rate: \$3.00 SF/month (NNN)

Lot Size: Acres

Building Size: 4,980 SF

Year Built: Estimated in 2018

Property Overview

Two spaces available for lease; project to be completed in 2018.

Location Overview

Located at two major thoroughfares, Torrance and Western Blvd, signalized corner with heavy traffic and next to a newly built Starbucks, surrounded by dense population, offices, retail and easy access to 110 and 405 Freeways. Highly visible corner with Chevron Gas Station and Convenience Market

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NAI Capital
Commercial Real Estate Services, Worldwide.

For Lease

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Property Name:

Property Address: 21138 Western Ave
Torrance, CA 90501

Property Type: Retail

Gross Leasable Area: SF

Building Class:

Zoning:

Year Built: Estimated in 2018

Number Of Stories: Single Story

Foundation:

Walls:

Roof:

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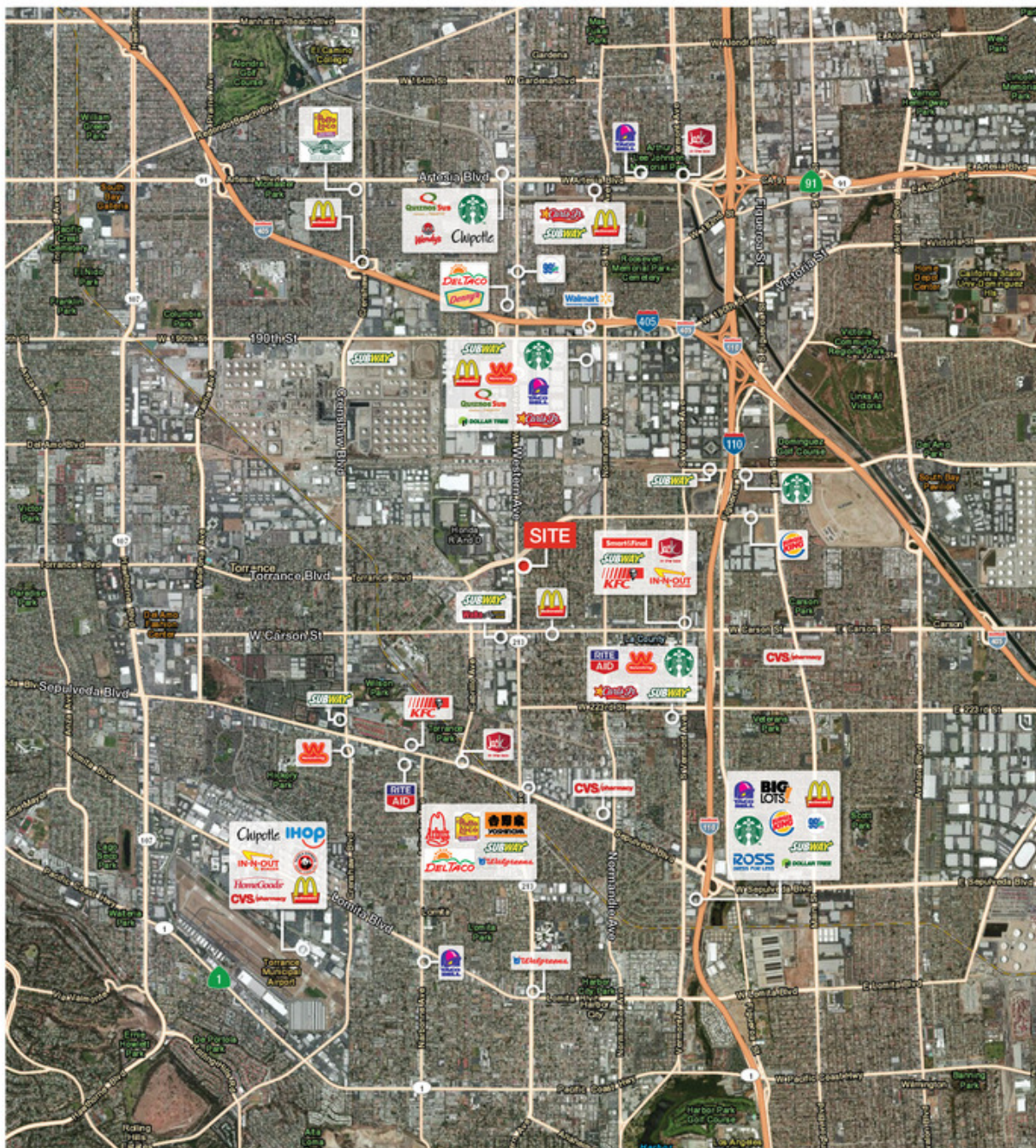
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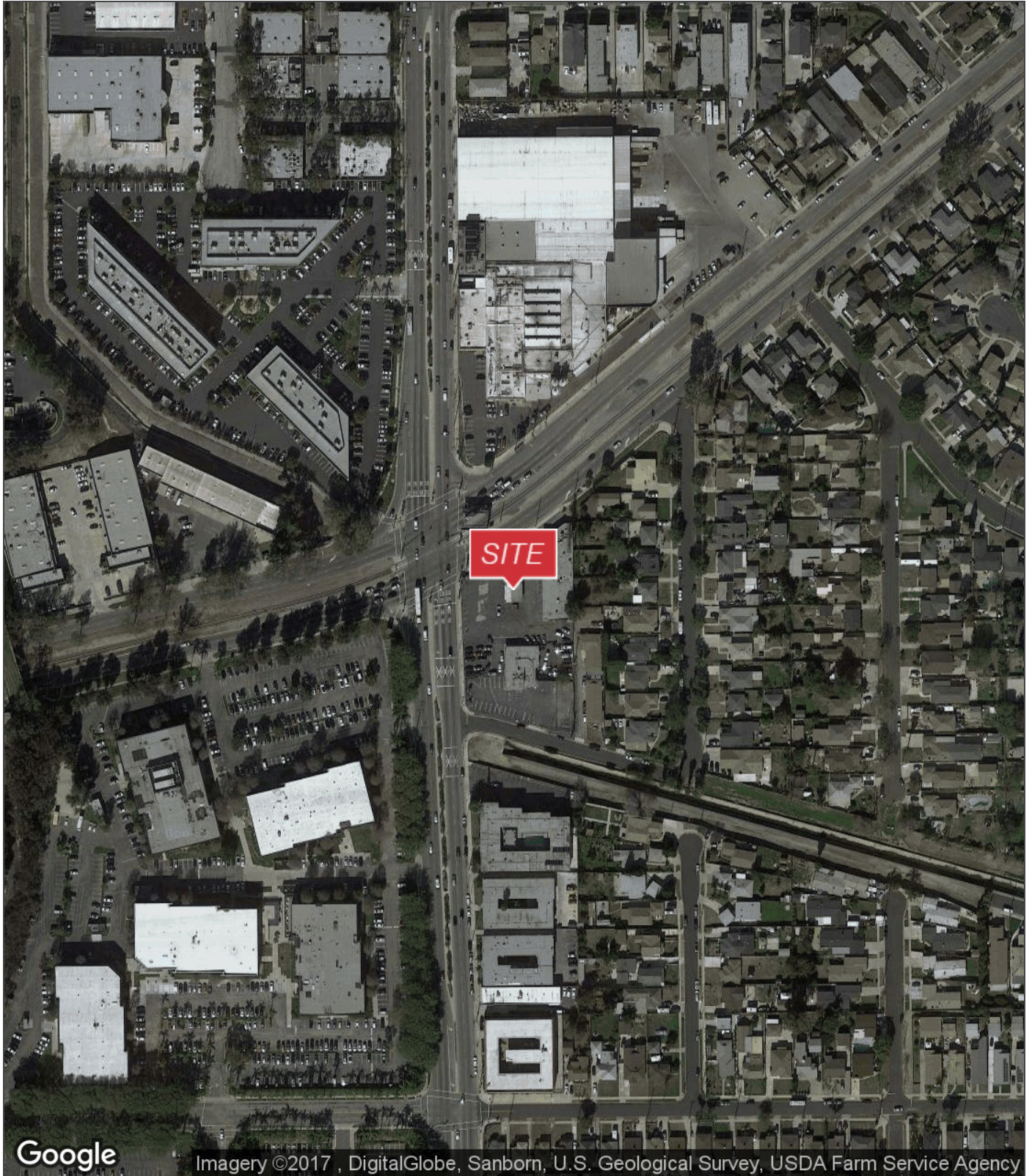
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