

For Lease Retail 1,140 And 1,520 SF



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
- Denselv populated surroundings

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



For more information:

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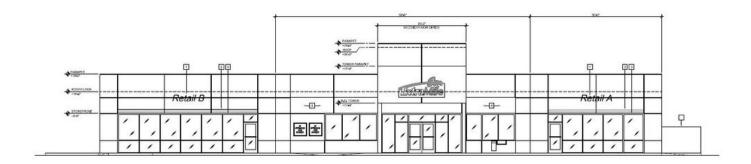
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21138 Western Ave



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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For Lease

21138 Western Ave

Property Name:

Property Address: 21138 Western Ave

Torrance, CA 90501

Property Type: Retail

SF Gross Leasable Area:

Building Class:

Zoning:

Estimated in 2018 Year Built:

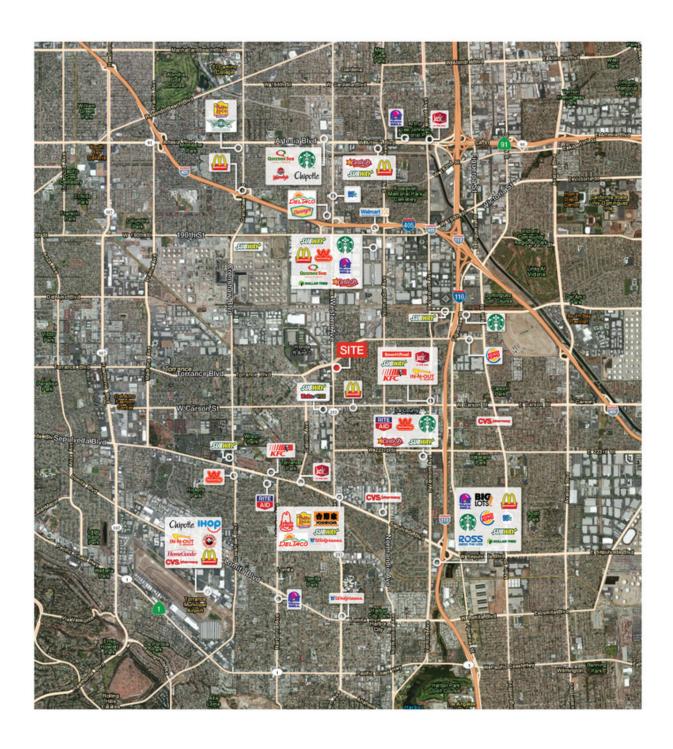
Number Of Stories: Single Story

Foundation:

Walls:

Roof:

21138 Western Ave



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