

# 25550 HAWTHORNE BLVD, SUITE 214 TORRANCE, CA 90505



## FOR LEASE

## Asking Rent: \$2,900/month

### PROPERTY HIGHLIGHTS:



880 SF turnkey Medical/Professional office space with high end finishes



Close Proximity to Major Medical Facilities including Torrance Memorial Medical Center and Harbor-UCLA Medical Center.



Located on high traffic Hawthorne Blvd with Daily Traffic Counts of  $\pm 38,180$  Cars Per Day



Signage available on Existing Monument Located on Hawthorne Blvd



Ample Free Surface Parking on Site for Medical/Office Use

**MICHAEL GRANNIS** | Lic. 01393628  
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**±880 SF TURNKEY  
Medical/Professional Office  
Space with High End Finishes**

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**2024 DEMOGRAPHICS:**



**POPULATION**

1 Mile	13,417
2 Miles	60,393
3 Miles	159,225



**AVERAGE HH INCOME**

1 Mile	\$154,896
2 Miles	\$146,141
3 Miles	\$149,336



**DAYTIME POPULATION**

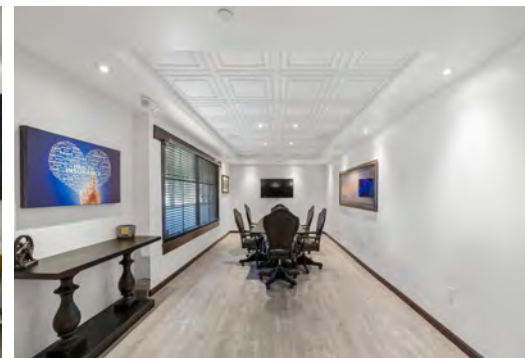
1 Mile	9,163
2 Miles	63,338
3 Miles	107,687



**TRAFFIC COUNTS:**

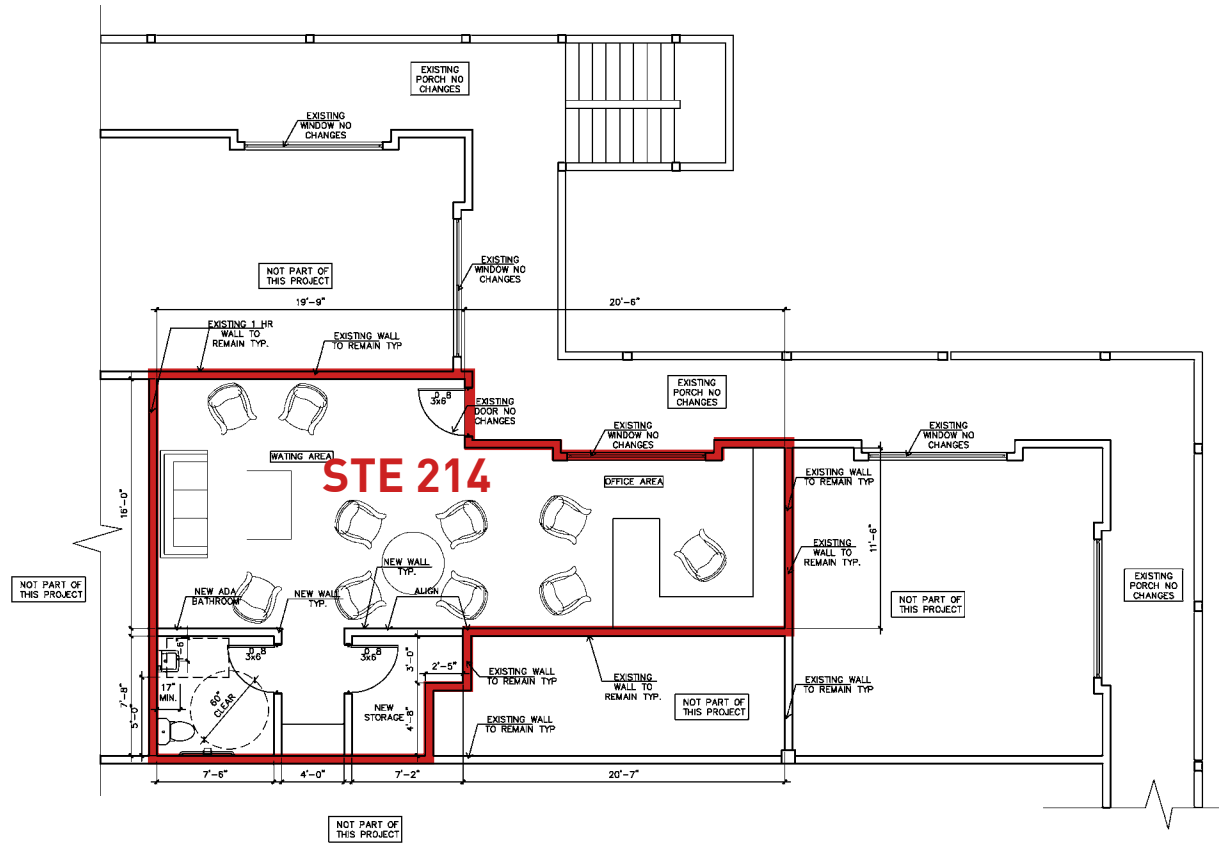
**±38,180 CARS PER DAY  
ON HAWTHORNE BOULEVARD**

Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography



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NORDSTROM Crate&Barrel  
 AMC Burlington  
 Macy's BARNES & NOBLE  
 JO-ANN STORES INC. DICK'S SPORTING GOODS

PETSMART Siwa market Japanese grocery  
 HOBBY LOBBY Walmart  
 Staples

DAISO JAPAN RITE AID  
 TOKYO CENTRAL

ROSS Dressing Room CVS pharmacy  
 SPROUTS FARM FRESH MARKET  
 Michaels THE ARTS AND CRAFTS STORE  
 MART

TORRANCE MEMORIAL MEDICAL CENTER  
 ZAMPERINI FIELD AIRPORT  
 COSTCO WHOLESALE

Be HomeGoods Happy  
 sam's club  
 petco  
 VONS THE HOME DEPOT

BED BATH & BEYOND SEPHORA  
 AMC NikeFactoryStore TRADER JOE'S WHOLE FOODS MARKET  
 BevMo!

BIG 5 STORES INC. & CO. Smart & Final  
 KOHL'S PARTY CITY The Discount Party Super Store  
 Burke Williams

**For additional information, please contact:**

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