



20355

HAWTHORNE BLVD

TORRANCE, CA

FOR LEASE



CBRE

PROPERTY DETAILS



Address
*20355 Hawthorne Blvd,
Torrance, CA*



Rental Rate
*\$2.40/PSF FSG
(± \$13,214/MO)*



Year Built
1962



SF Available
± 5,506 SF



Suite #
*100
Ground Floor*



Building SF
±11,960 SF



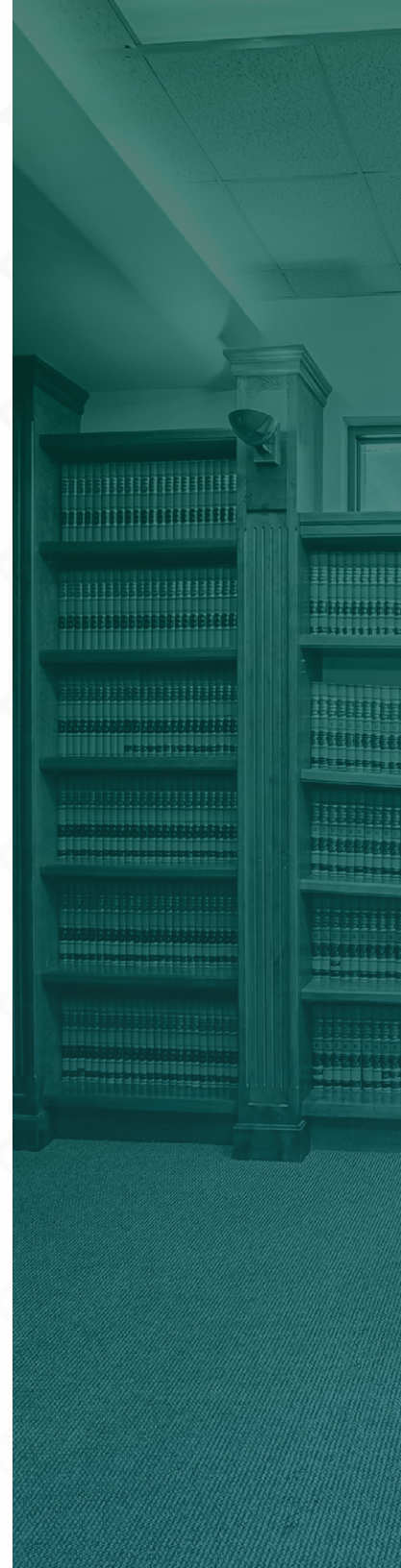
Lot SF
± 21,650



Parking
±16 stalls



Condition
Move In Ready



PROPERTY HIGHLIGHTS

- › Freestanding office building on Hawthorne Blvd
- › Core South Bay location near an abundance of retail, dining, office and banking amenities in Torrance
- › Proximity to strong residential communities, beach cities and 405/110 freeways
- › Strong monument identity on major street
- › Ground floor suite with private entry
- › Free surface parking



PROPERTY PHOTOS

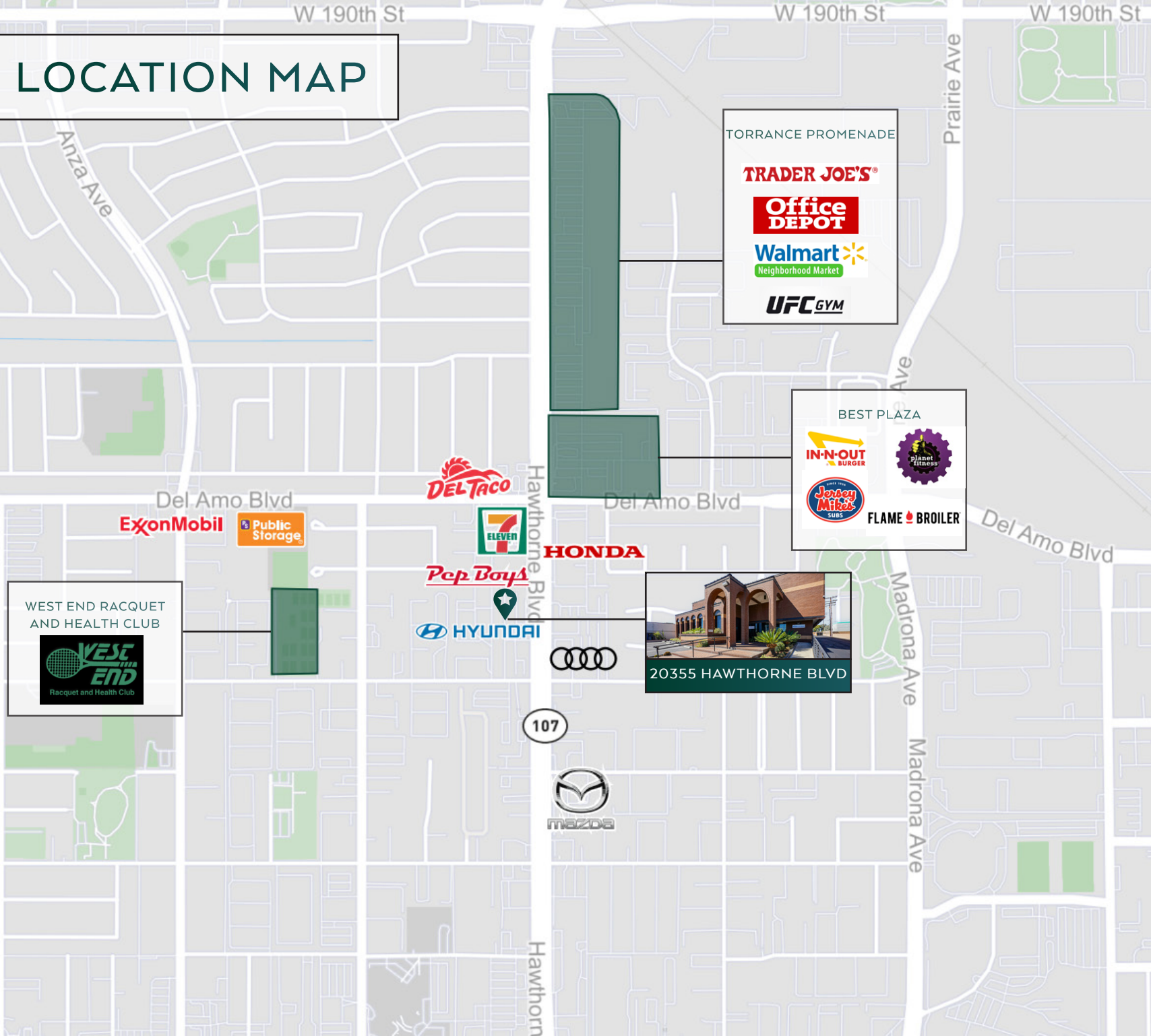


FLOOR PLAN

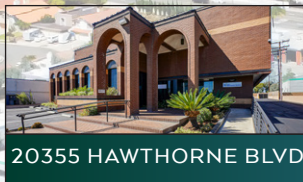
SUITE 100
± 5,506 RSF



LOCATION MAP



LOCATION OVERVIEW



DE LAMO BLVD.

HAWTHORNE BLVD.

LOCATION OVERVIEW

The City of Torrance, one of the South Bay's premier beach communities, is the eighth largest city in Los Angeles County. It has been described as "the city with a hometown feel." Torrance covers roughly 21 square miles (12,312 acres) and is situated in south western Los Angeles County, bounded by the Pacific Ocean on the west. Torrance has 1.5 miles of lifeguard-patrolled beach, bath-house facilities and public parking. It also has 550 miles of sidewalks. Torrance was founded in 1912 by Jared S. Torrance, a real estate developer who had the vision of developing a balanced city. His vision came into being with a central commercial core within a diverse residential community of single-family homes and apartment buildings, bordered by the east with a base of industrial properties.

The City has grown and evolved over the years, however, the same vision is still apparent. The financial and commercial heart of the City has shifted to Hawthorne Boulevard, and the heavy industries of steel and aluminum have been supplanted with warehouse/distribution facilities, high-tech, and aerospace industries. Many large corporations have located their North American headquarters in Torrance, including: Honda, Kubota Tractor, Epson, and Sunrider International. The City of Torrance experienced tremendous growth in the 1950's through the 1960's and is now essentially built-out with a relatively stable population.

STRONG ECONOMIC BASE

Numerous high-tech and
aerospace businesses

Near many Fortune 500
companies

Central to major employment generators such as LAX
and The Ports of Los Angeles and Long Beach





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