

BOX SPACE FOR LEASE

Rolling Hills Plaza

PACIFIC COAST HWY & CRENSHAW
TORRANCE / PALOS VERDES

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THE SOUTH BAY'S ONE STOP SHOPPING DESTINATION



**HIGHLY TRAFFICKED
BEST-IN-CLASS
CO-TENANCY**

**A+
DEMOGRAPHICS**

Rolling Hills Plaza

With 500,000 SF of multi-use GLA and over ±80 tenants and eateries, Rolling Hills Plaza is a shopping and entertainment hub in the South Bay. The smartly-curated tenant mix includes top-tier grocers Whole Foods, Trader Joe's and Nijiya Japanese Market, along with BevMo, and Sephora. Fashion retailer Tilly's, Nike, AMC Theatre 20, and 24-Hour Fitness complement the center's diverse tenant offerings. One-stop, shopping, entertainment, and dining are available for the whole family at Rolling Hills Plaza, with numerous quick and full-service restaurants including Islands, California Pizza Kitchen, and StoneFire Grill, as well as Peet's Coffee and Starbucks. At Rolling Hills Plaza, visitors can grab a cup of coffee, workout, dine, shop and see a movie in just one trip.

Rolling Hills Plaza is located at the major crossroads of Pacific Coast Highway & Crenshaw Blvd in Torrance, CA, where average daily traffic reaches 90,800 cars per day. The center is conveniently located at the foot of the Palos Verdes Peninsula, drawing from the affluent communities of Rancho Palos Verdes, Rolling Hills and Palos Verdes Estates, as well as Redondo Beach and the Hollywood Riviera.

BOX FOR LEASE


#2 BB&B IN CA BY VISITS
#1 IN VISITS / SF (SOURCE: PLACER.AI)


FORMER BED BATH & BEYOND FLAGSHIP A ONE-OF-A-KIND OPPORTUNITY


This newly available box space offers retailers a unique opportunity located centrally at Rolling Hills Plaza in Torrance. 500,000 SF mixed-used specialty shopping center anchored by Whole Foods, Trader Joe's, BevMo!, Nike, 24 Hour Fitness and AMC Theatres.


Additional co-tenants include: Sephora, Mendocino Farms, Tilly's, Islands, Chase Bank, California Pizza Kitchen, Lunasia, Starbucks, Peet's Coffee, Veggie Grill, Sidecar Donuts and more.


The former Bed Bath and Beyond totals 39,061 SF across two floors, with cart escalators, loading docks, restrooms and additional mezzanine.


 39,061 Square Feet


 Rare Big Box Opportunity


 Plentiful on-site parking

 Over 100,000 cars a day
at the intersection of PCH
& Crenshaw Blvd.

 Best-in-class co-tenants

 In-store escalators and elevator

 120' Frontage

 Dock-high loading



Highlights

- 500,000 SF mixed-used specialty shopping center with Whole Foods, Trader Joe's, BevMo!, Nike, 24 Hour Fitness and AMC Theatre.
- Additional co-tenants include: Tilly's, Islands, Chase Bank, Sephora, California Pizza Kitchen, Starbucks, Peet's Coffee, Mendocino Farms, Sidecar Donuts, Veggie Grill, Fish Bonz Grill and more.
- Over 90,800 cars per day at the intersection of PCH & Crenshaw Blvd.
- Nearly 480,200 daytime population and \$143,000 average household income within a 5-mile radius.
- Major retailers in close proximity include: Home Depot, Lowe's, Costco, Sam's Club, Kohl's, Best Buy, Howard's Appliances, and Home Goods.



ROLLING HILLS PLAZA IS THE SOUTH BAY'S PLACE TO DO IT ALL.

Tenant Mix

APPAREL

Friar Tux Shop
Modern Jewelers
Nike
Tilly's

BEAUTY

Sephora
Drybar
European Wax Center
Fancy Nails
Laser Sculpture
Madison Reed
Pia Hair Salon
Polish by Sand Spa (coming soon)
Rolling Hills Beauty Bar
Victor Anthony's Hair Studio
Verni Nails

DRY CLEANING

Belton Cleaners

ENTERTAINMENT

AMC Theatre

FINANCIAL / BUSINESS SERVICES

Chase Bank
JA Realty
The Postal Mart

GROCERY / SPECIALTY FOODS

BevMo!
Chip Cookies (coming soon)
Nekter Juice
Nijiya Japanese Market
Peet's Coffee
Sidecar Doughnuts
Starbucks
Trader Joe's
Whole Foods Market
Yi Fang Fruit Tea

HOME FURNISHINGS

Hitachiya

MEDICAL / DENTAL SERVICES

Mylena Ji DDS
Dr. M.F. Monzon, DDS
Skinworks

HEALTH & FITNESS

Arthur Murray Dance Studio
Club Pilates (coming soon)
Davita
Exer Urgent Care
PV Massage
Stretch Lab (coming soon)
The Joint Chiropractic
24 Hour Fitness

INSTRUCTIONAL SERVICES

Color Me Mine

PET & GROOMING

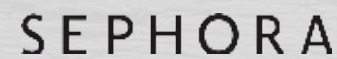
Groomings Wonders

RESTAURANTS

Blaze Pizza
California Pizza Kitchen
Fanoos Persian Restaurant
Fish Bonz Grill
Iccho Japanese Restaurant
Ichimi An
Islands Restaurant
Joey's Smokin' Bbq
Kabab Curry Of India
Kozo Sushi
Lunasia Dimsum
Mashawi Lebanese Grill
Mendocino Farms
Nice Café
Pinwheel Cafe Bakery
Rubio's
Stonefire Grill
Tap Society by Hanky's
Veggie Grill
Yamaya
Yokocho (coming soon)

PHASED REDEVELOPMENT NEAR COMPLETION!

Recent building improvements designed to enhance the facade, exterior décor, common areas and landscaping throughout Rolling Hills Plaza. New tower elements have been added to upgrade the overall visual profile of the Plaza.



— WELCOMING NEW TENANTS —

Sephora, Mendocino Farms, Lunasia (Now Open), Club Pilates, Chip Cookies, Stretch Lab, Polish by Sand Spa

VISITOR TRAFFIC

 AMC

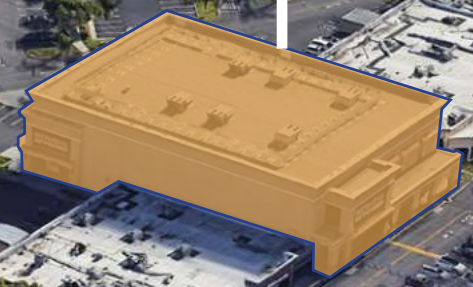
Former BB&B:
#2 of 30 in CA
#1 of 30 in CA per SF

 BevMo!

New Drive-Thru Pad
Opened Oct. 2023



322K Visitors Per Year
Top 77% in CA



 Nike
 TRADER JOE'S

670K Visitors Per Year

440K Visitors Per Year
Top 57% in CA

973K Visitors Per Year
Top 75% in CA

 WHOLE FOODS MARKET
 TILLY'S

191K Visitors Per Year
Top 81% in CA

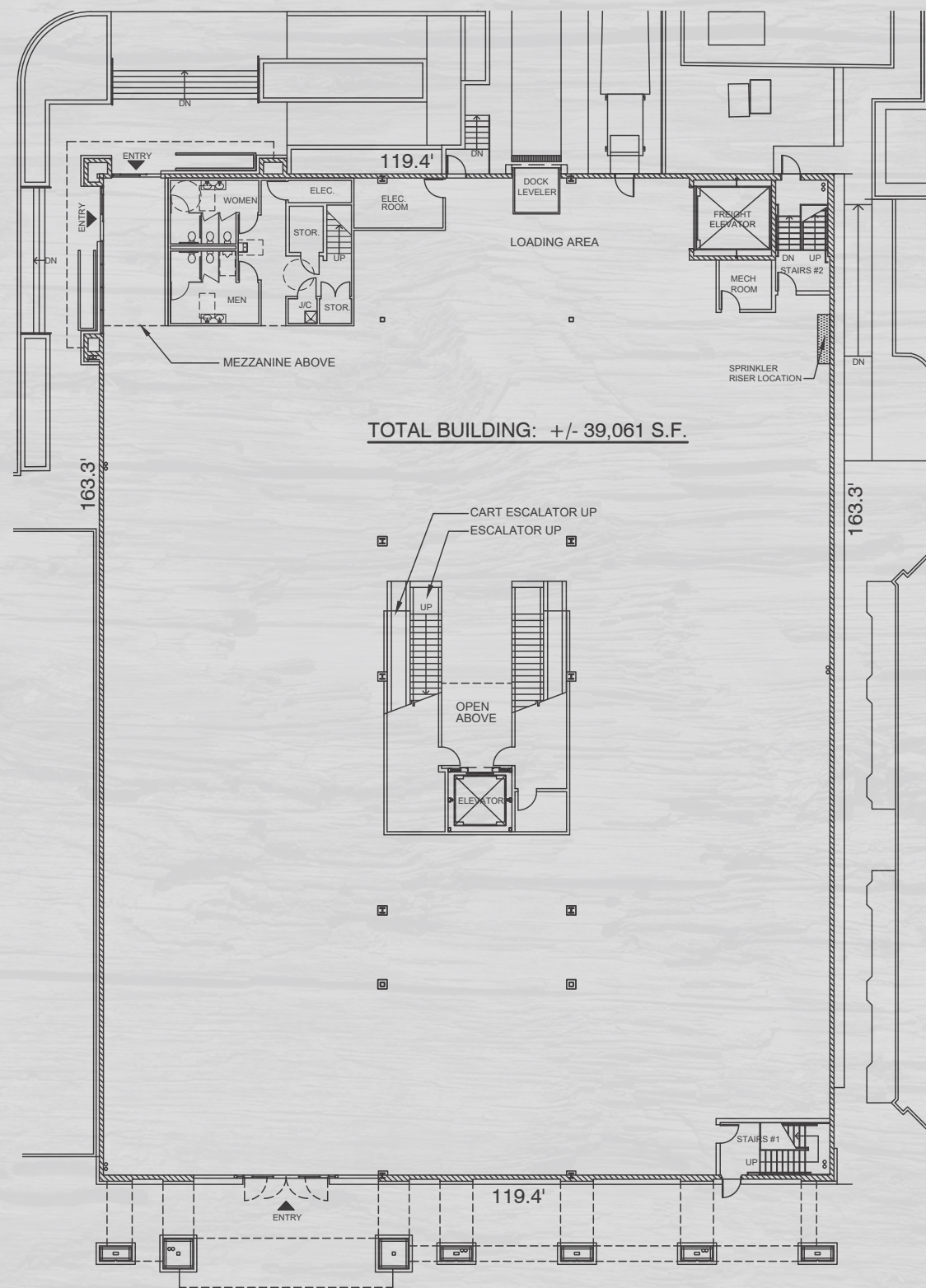
191K Visitors Per Year
Top 63% in CA
(new store)

SEPHORA

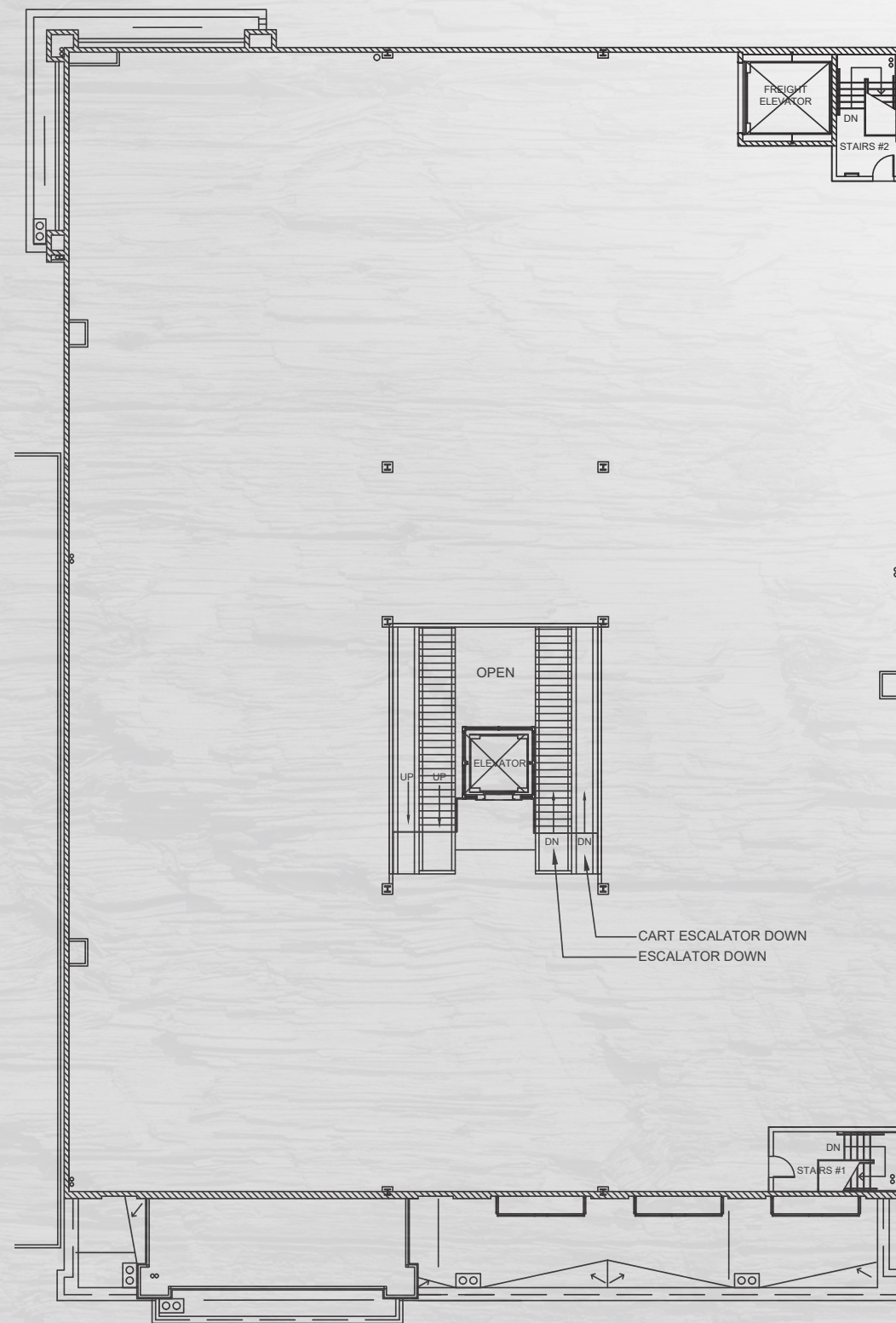
522K Visitors Per Year
Top 83% in CA per SF

 24 HOUR FITNESS

FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Torrance

A rapidly growing hub of the South Bay

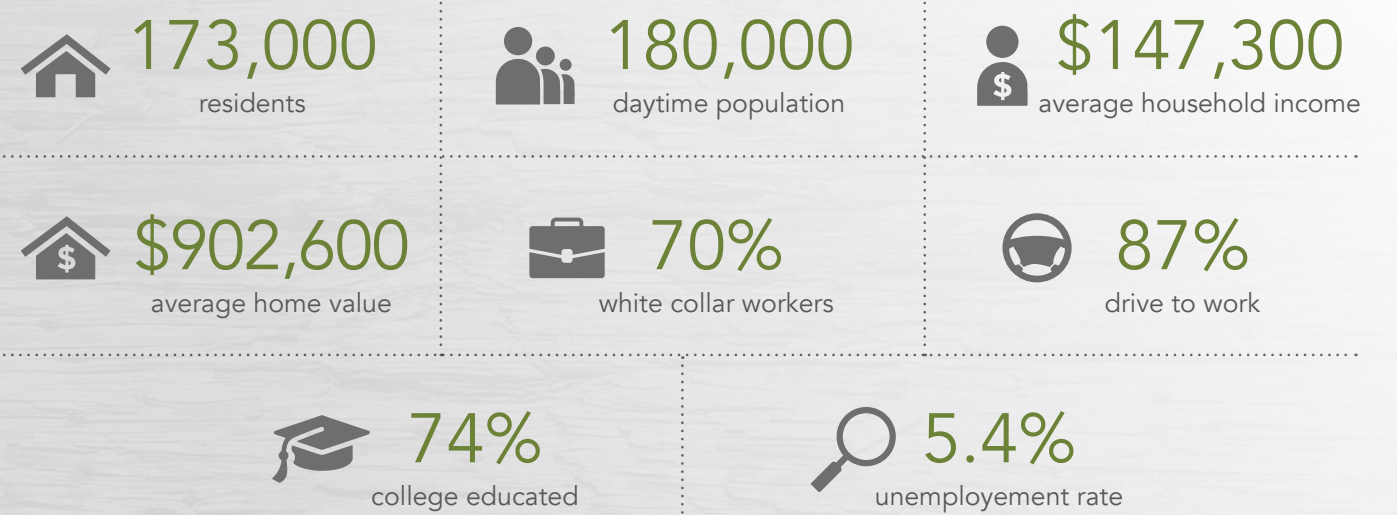
Steeped in colorful history and overflowing with local charm and vitality, Torrance is a vibrant city that remains a SoCal gem. From sun-kissed beaches to high-tech industry, Torrance is a vital and lively community in the South Bay. As one of the safest cities in Los Angeles County, with a business-friendly charter government, Torrance offers easy access for the region and a strong infrastructure. Torrance is a hub to the entire South Bay, 20 minutes from LAX and nestled between Redondo Beach, Hermosa Beach and the affluent Palos Verdes Estates.

DEMOGRAPHICS SURROUNDING SITE

	1 MILE	3 MILES	5 MILES
2022 POPULATION	21,559	172,890	459,977
2022 DAYTIME POPULATION	24,885	179,746	480,222
2022 MEDIAN AGE	42.6	42.4	40.6
2022 AVERAGE HOUSEHOLD INCOME	\$125,626	\$147,324	\$143,380



City of Torrance Demographics (3 Mile Radius)



South Bay

Located in Los Angeles County, South Bay stretches along the southern shore of Santa Monica to the San Pedro Bay. This collection of 15 cities is one of the most culturally, economically, and ethnically diverse areas in the United States. With its cleaner air, colder summers, warmer winters and scenic harbors, this region attracts top business and talent. With over 40 million SF of office space and 150 million SF of industrial, the South Bay is home to companies like Honda and DirecTV, and more significantly, California's expansive aerospace business, employing thousands of high-skill, high-wage engineers at companies like Northrop Grumman, Alcoa Fastening Systems, Boeing, Lockheed Martin, Raytheon and Space X. Rolling Hills Plaza is in a proven in-fill location with a captive audience of thousands of young professionals and families.

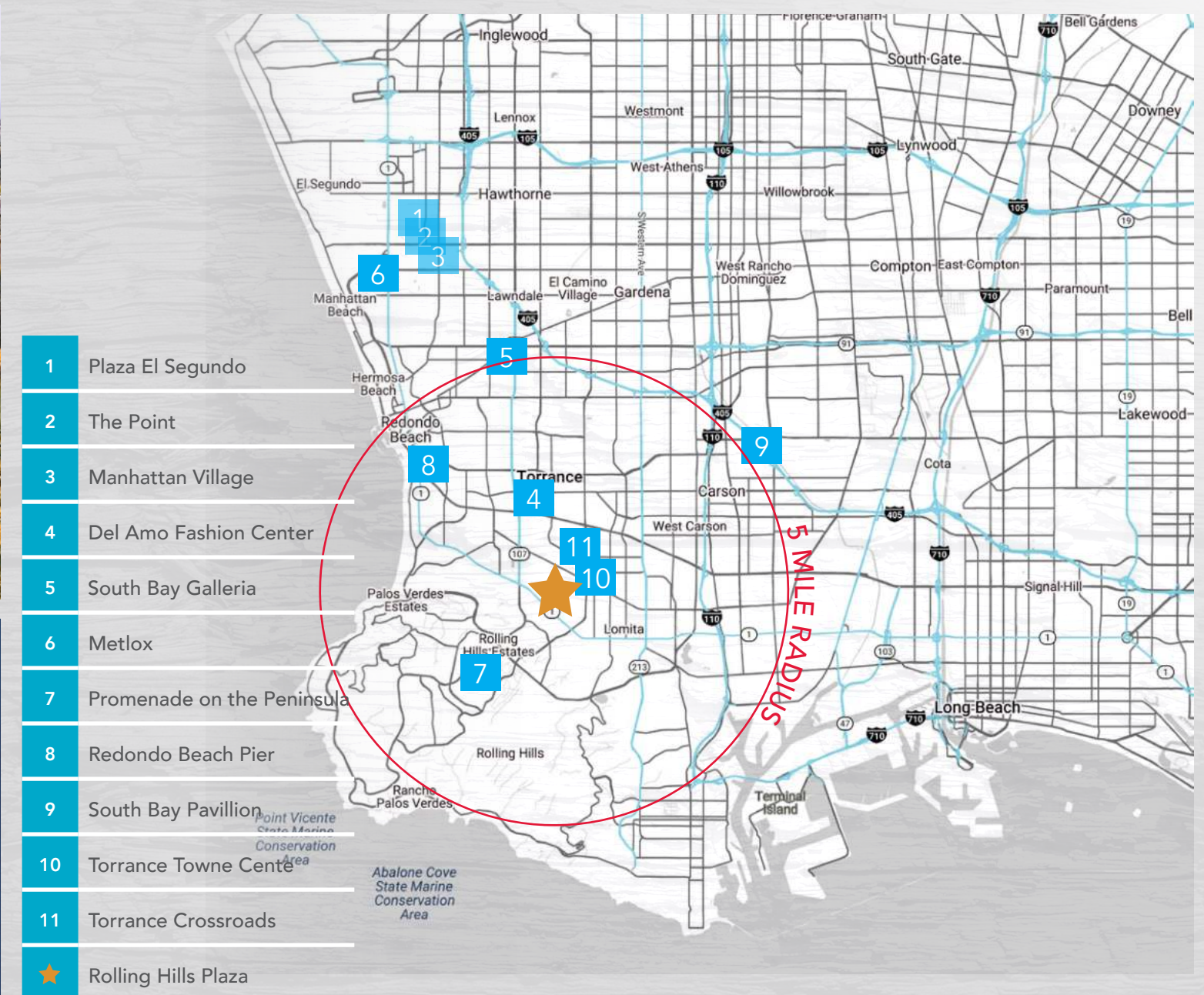


CORPORATE TENANTS LOCATED IN THE SOUTH BAY:

AARP
Alcoa Fastening Systems
Boeing
Beyond Meat
DirecTV
Epson
Fabletics
Fisker
Herbalife
Honda
Honeywell Equipment Systems
Infineon

L3 Electron Devices
LA Chargers
LA Lakers Training Camp
LA Rams
Lisi/Hi-Shear Corporation
Lockheed Martin
L'Oreal
Mattel
Molina Healthcare
NFL
Northrop Grumman
NVA

Pelican Products
Phenomenex Inc.
Providence
Raytheon
Robinson Helicopter Company
Saatchi & Saatchi
SCAN Health Plan
Space X
Teledyne
Tesla
Torrance Memorial Medical Center
US Customs and Border Protection







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