

FOR LEASE

# FREESTANDING 2ND GEN VETERINARY HOSPITAL

*Formerly Occupied by VCA*



20805 HAWTHORNE BLVD, TORRANCE, CA 90503

**km** Kidder  
Mathews

ASKING LEASE TERMS



*\$2.95*

SF/MONTH + NNN



*\$9,499*

MONTHLY BASE RENT



*NNN*

LEASE TYPE (ABSOLUTE)



*±3,220*

BUILDING SF



*±8,980*

LOT SIZE SF



*10 YRS*

LEASE TERM



Based on the building size of 3,220 SF, the base monthly rent is \$9,499 per month, excluding NNN expenses. Tenant shall additionally be responsible for property taxes, insurance, maintenance, and other common area/property operating expenses.

# 20805 HAWTHORNE BLVD



← DEL AMO FASHION CENTER  
2 min. away | 0.1 mile away

 **65,330+ VEHICLES**  
Average Daily Traffic

**20805  
HAWTHORNE  
BLVD**

PROPERTY HIGHLIGHTS

Freestanding 2nd Generation Veterinary Hospital formerly occupied by VCA Animal Hospitals

Proven veterinary location that has continuously operated as a veterinary hospital since 1960

Recently vacated in March 2026, offering a rare opportunity for immediate occupancy and continued veterinary use

Existing veterinary infrastructure in place including 4 exam rooms, 1 treatment area, and 1 surgery room

Functional veterinary layout allows for reduced buildout costs and accelerated opening timeline for a new operator

Recently remodeled interior featuring upgraded flooring and new cabinetry, creating a modern and highly functional veterinary environment

Exterior of the property was recently repainted and presents with a clean, modern appearance that looks essentially brand new

Formerly operated with 3 full-time DVMs practicing at the location

Freestanding corner-lot location with strong visibility and signage opportunities

10 on-site parking spaces available for staff and clients

Located directly on Hawthorne Blvd, a heavily trafficked retail corridor with exposure to more than 65,000 vehicles per day



## LOCATION HIGHLIGHTS

Situated at the signalized corner of Hawthorne Blvd and Emerald St, providing excellent street exposure and accessibility

Dense and affluent South Bay demographic profile with average household income of \$151,690 within a 2-mile radius

Located within the highly desirable Torrance market, one of the premier coastal communities in Los Angeles County

Strong surrounding residential density supports long-term demand for veterinary and pet care services

Excellent accessibility to nearby Redondo Beach, Palos Verdes, Manhattan Beach, and broader South Bay communities

Hawthorne Blvd experiences traffic counts exceeding 70,000 vehicles per day, providing exceptional daily visibility

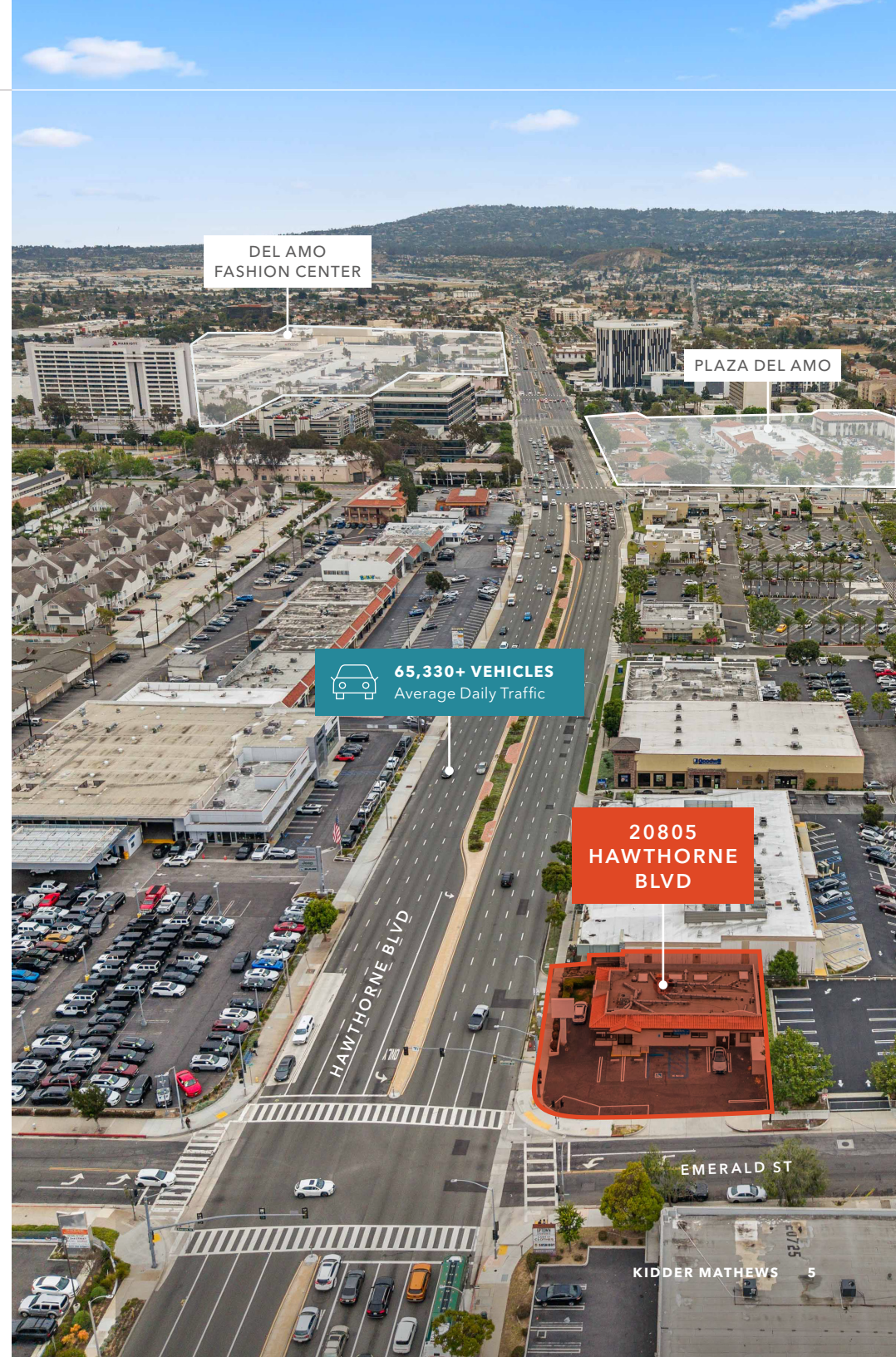
Only 0.4 miles from Del Amo Fashion Center, one of the largest shopping malls in the United States featuring national tenants including Apple, Nordstrom, Tesla, lululemon, Zara, Uniqlo, Sephora, Macy's, AMC Theatres, Crate & Barrel, Barnes & Noble, Din Tai Fung, and Dick's Sporting Goods

Positioned within one of the South Bay's strongest retail corridors, driven by significant regional shopping traffic and strong consumer demographics

Surrounded by established retail, medical, restaurant, and residential uses that create strong daytime and evening population drivers

Convenient access to major South Bay thoroughfares including Pacific Coast Highway, Sepulveda Blvd, and Interstate 405

The South Bay market continues to experience strong demand from healthcare, veterinary, and service-oriented operators due to the area's affluent demographics and limited availability of freestanding commercial properties







PROPERTY INFORMATION

ADDRESS 20805 Hawthorne Blvd  
Torrance, CA 90503

BUILDING SIZE ± 3,220 SF

LOT SIZE ± 8,980 SF (0.21 AC)

PARKING SPOTS 10 Parking Spots On-site

YEAR BUILT 1960 / Renovated 2023

ASKING TERM 10 Years

LEASE TYPE Absolute NNN

RENTAL INCREASES 3% Annually

**\$2.95**  
BASE PSF/MO

**\$9,499**  
BASE RENT/MO

**\$113,988**  
BASE YEAR-1 RENT

**10 YRS**  
LEASE TERM

*±3,220 SF Freestanding 2nd Gen Veterinary Hospital  
Formerly Occupied by VCA in Torrance, CA*





## 20805 HAWTHORNE BLVD

*For more information on  
this property, please contact*

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