

20725 HAWTHORNE BOULEVARD

TORRANCE, CA 90503

*±5,230 SF Bank, Medical, or Retail
space For Lease*

Ideal for Bank use, Medical, or Retail

Great visibility with abundant parking lot

Signalized intersection

Monument signage

±74,000 Average Daily Traffic Count

SIMON MATTOX

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LIC N° 01732008

HELEN TRAN

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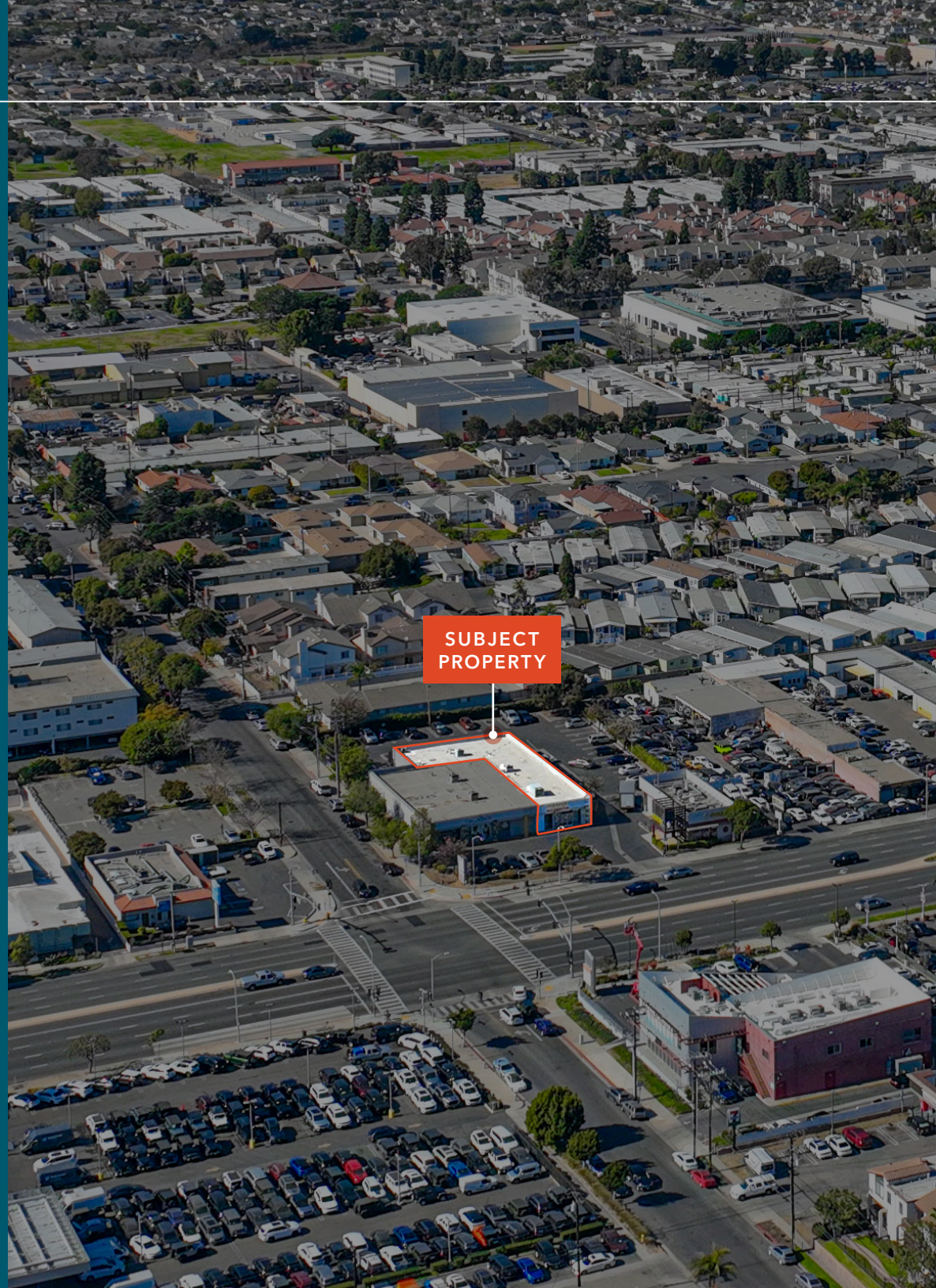
BRITTNEY MCCARTHY

310.312.1800

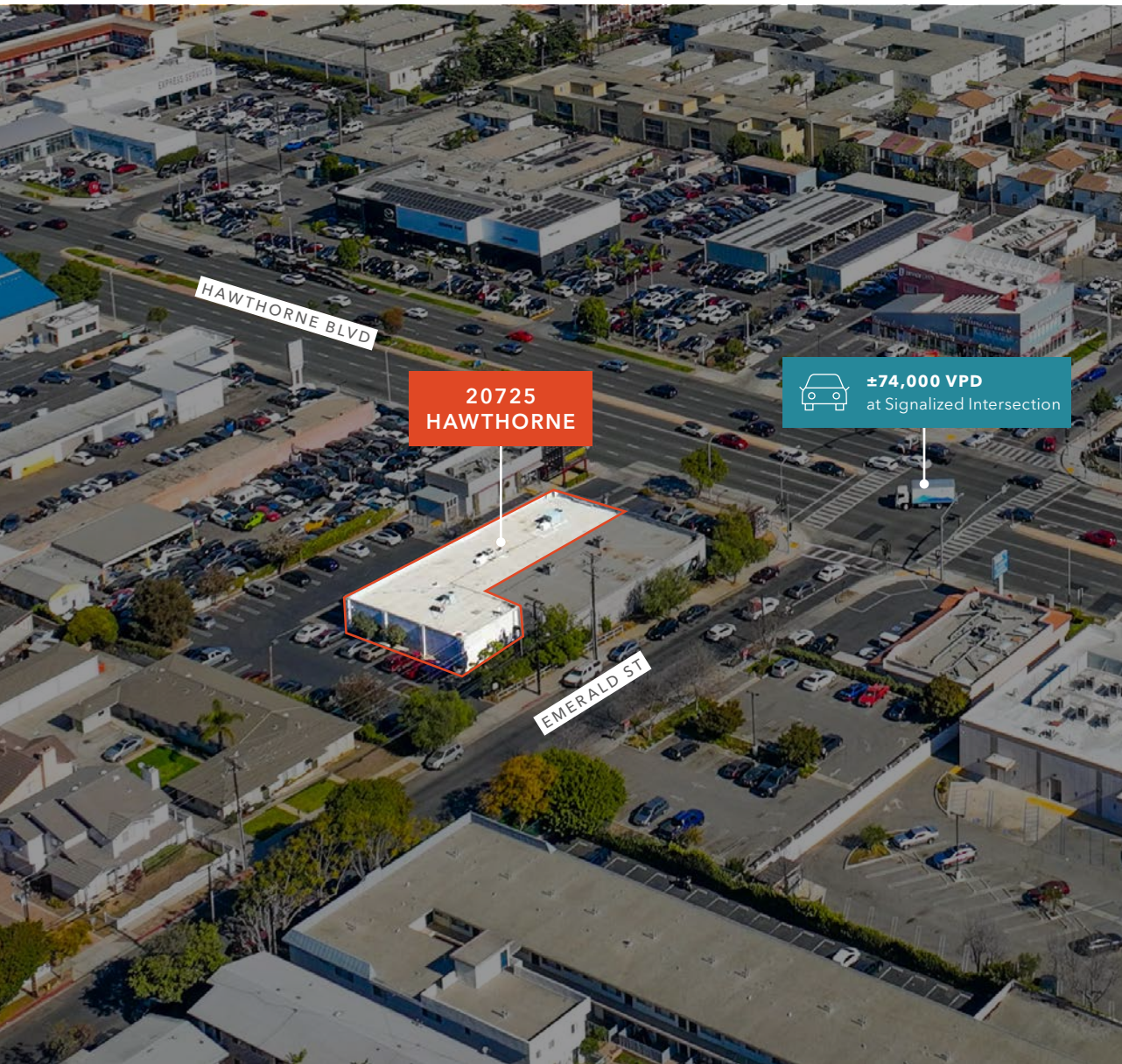
brittney.mccarthy@kidder.com

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20725 HAWTHORNE BLVD



*±5,230 SF ground floor
endcap space on a signalized
intersection available for lease*

| | |
|-----------------|--|
| ADDRESS | 20725 Hawthorne Blvd Torrance, CA 90503 |
| AVAILABLE SPACE | ±5,230 SF |
| RENTAL RATE | \$2.25 PSF |
| LEASE TYPE | NNN |
| LEASE TERM | Negotiable |

±5,230 SF
AVAILABLE

NNN
LEASE TYPE

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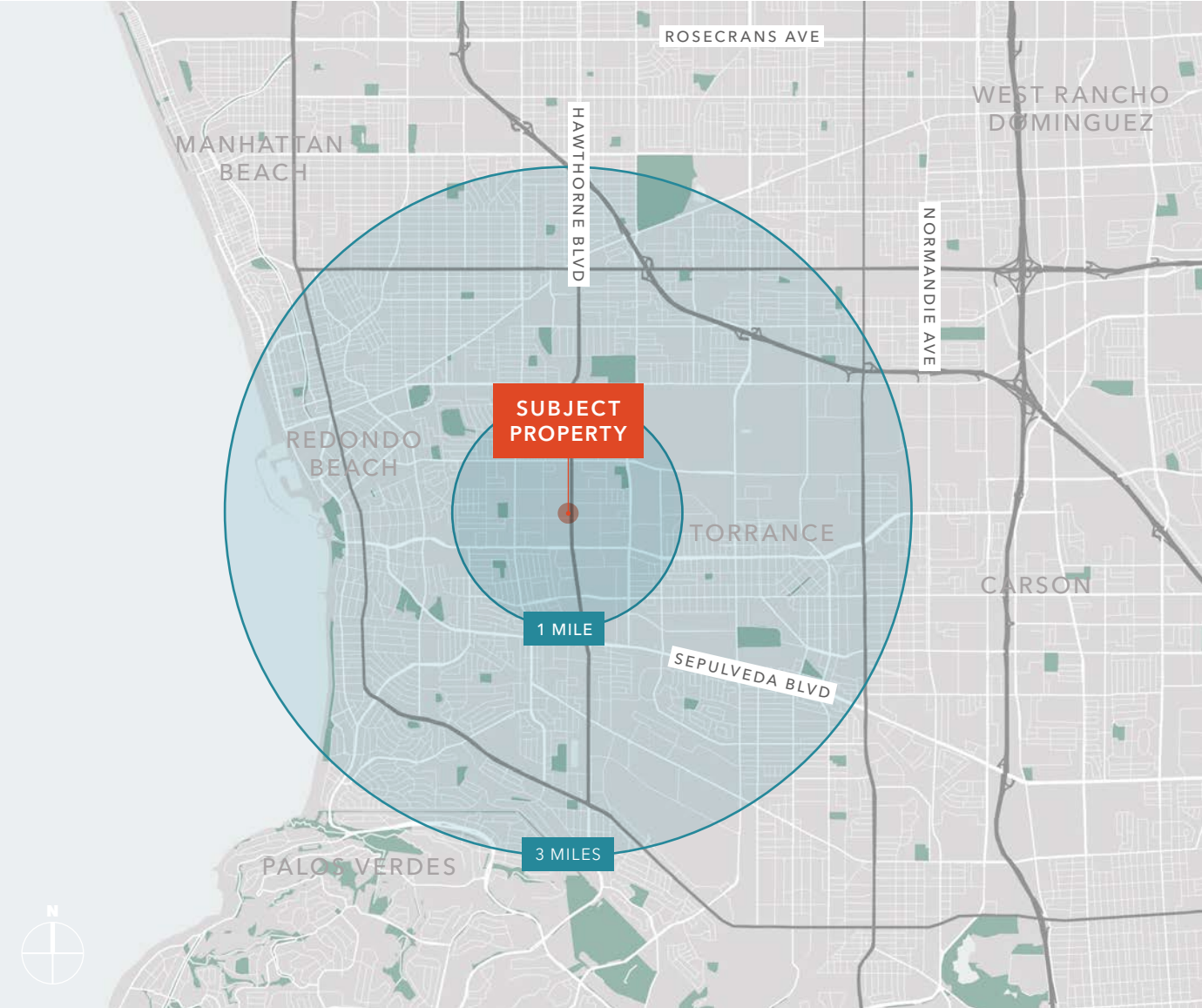
DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles |
|--------------------|--------|---------|
| 2024 POPULATION | 25,956 | 229,570 |
| 2029 PROJECTION | 25,149 | 223,196 |
| 2024 DT POPULATION | 42,047 | 260,791 |
| MEDIAN AGE | 40.8 | 41.7 |

HOUSEHOLDS & INCOME

| | 1 Mile | 3 Miles |
|--------------------|-----------|-----------|
| 2024 HOUSEHOLDS | 10,305 | 91,505 |
| 2024 HOUSING UNITS | 10,709 | 95,928 |
| AVG HH INCOME | \$86,481 | \$87,868 |
| MEDIAN HH INCOME | \$145,327 | \$171,182 |



INTERIOR



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For additional information, please contact

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