

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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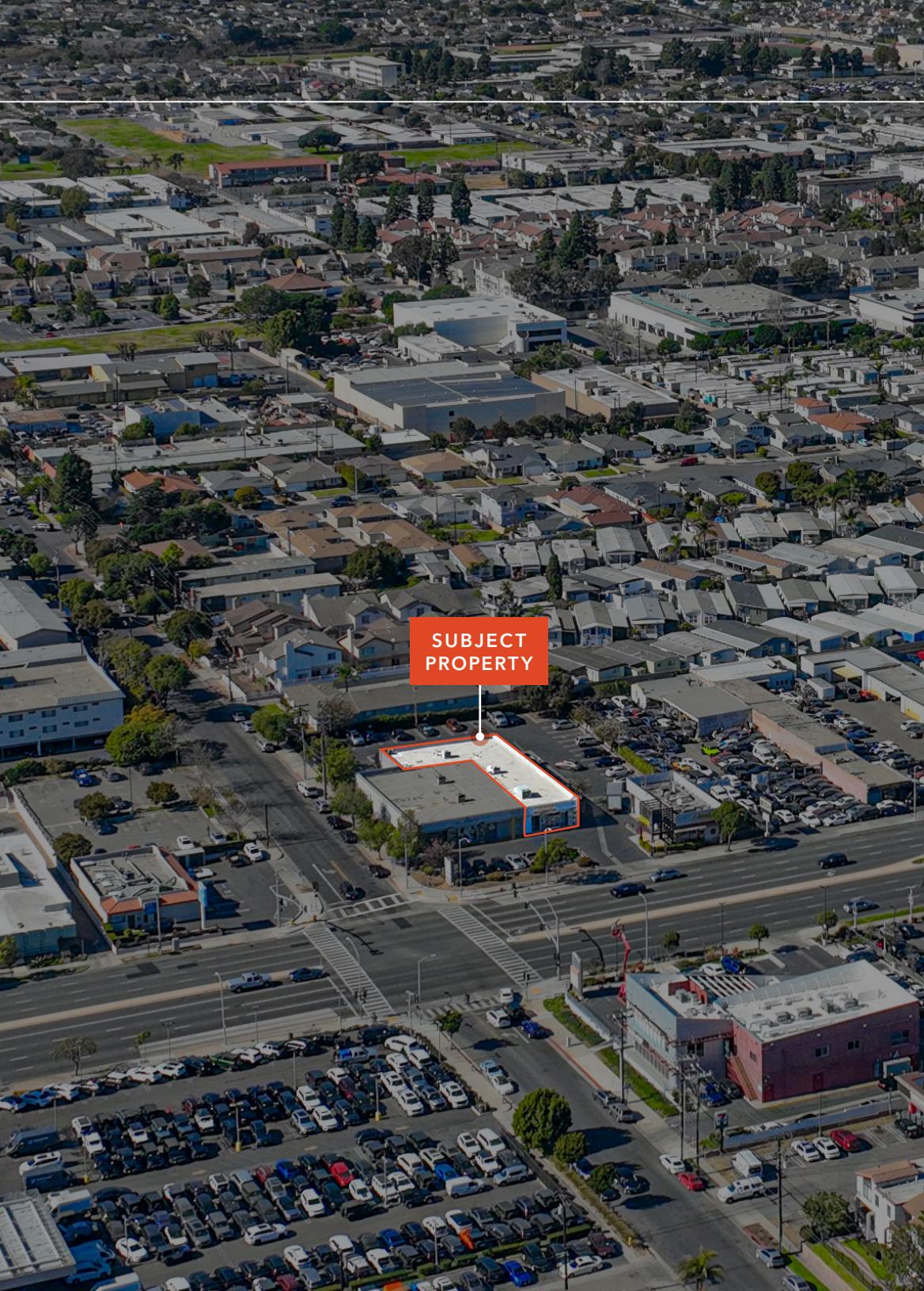
BRITTNEY MCCARTHY

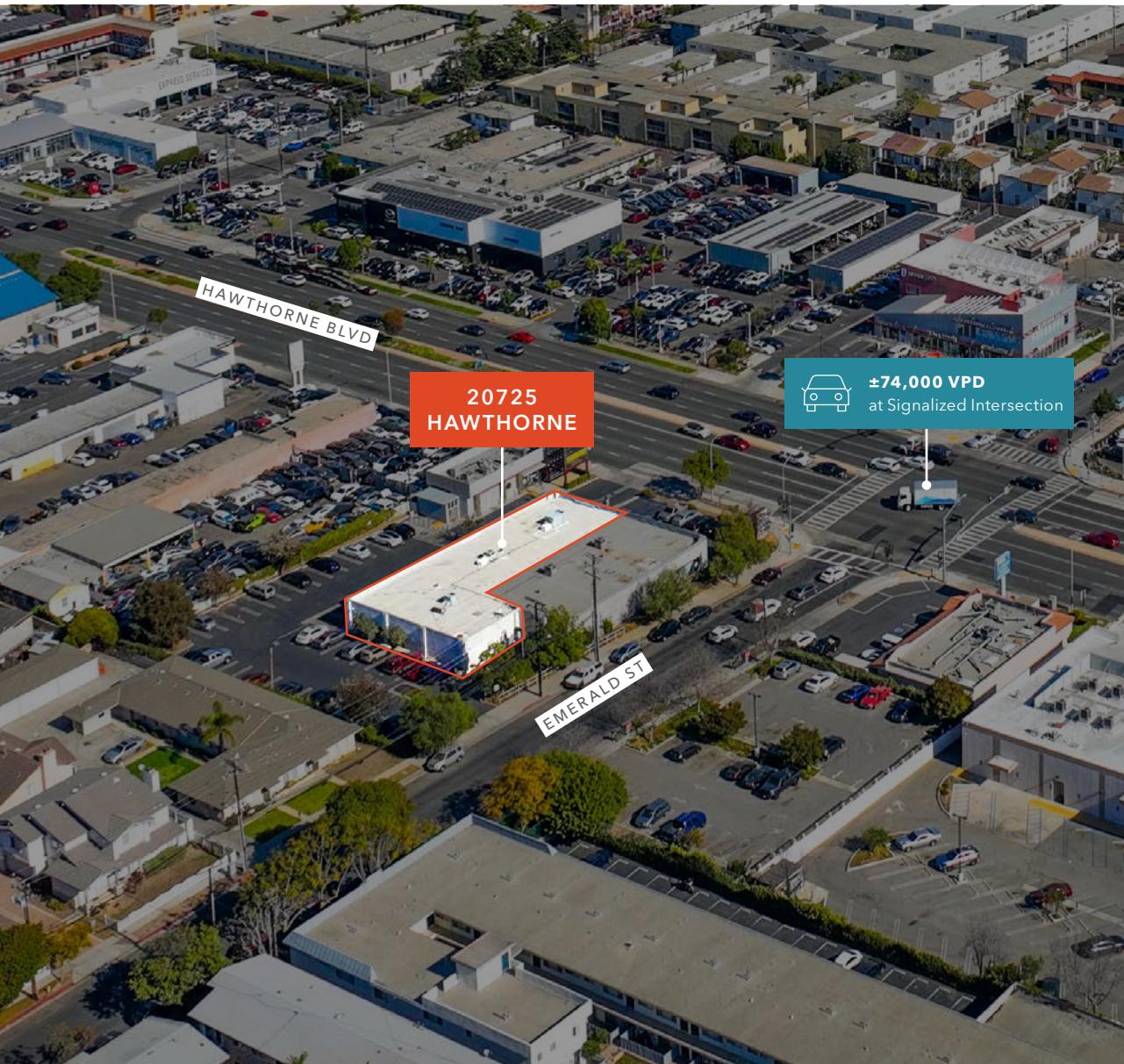
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*±5,230 SF ground floor
endcap space on a signalized
intersection available for lease*

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*

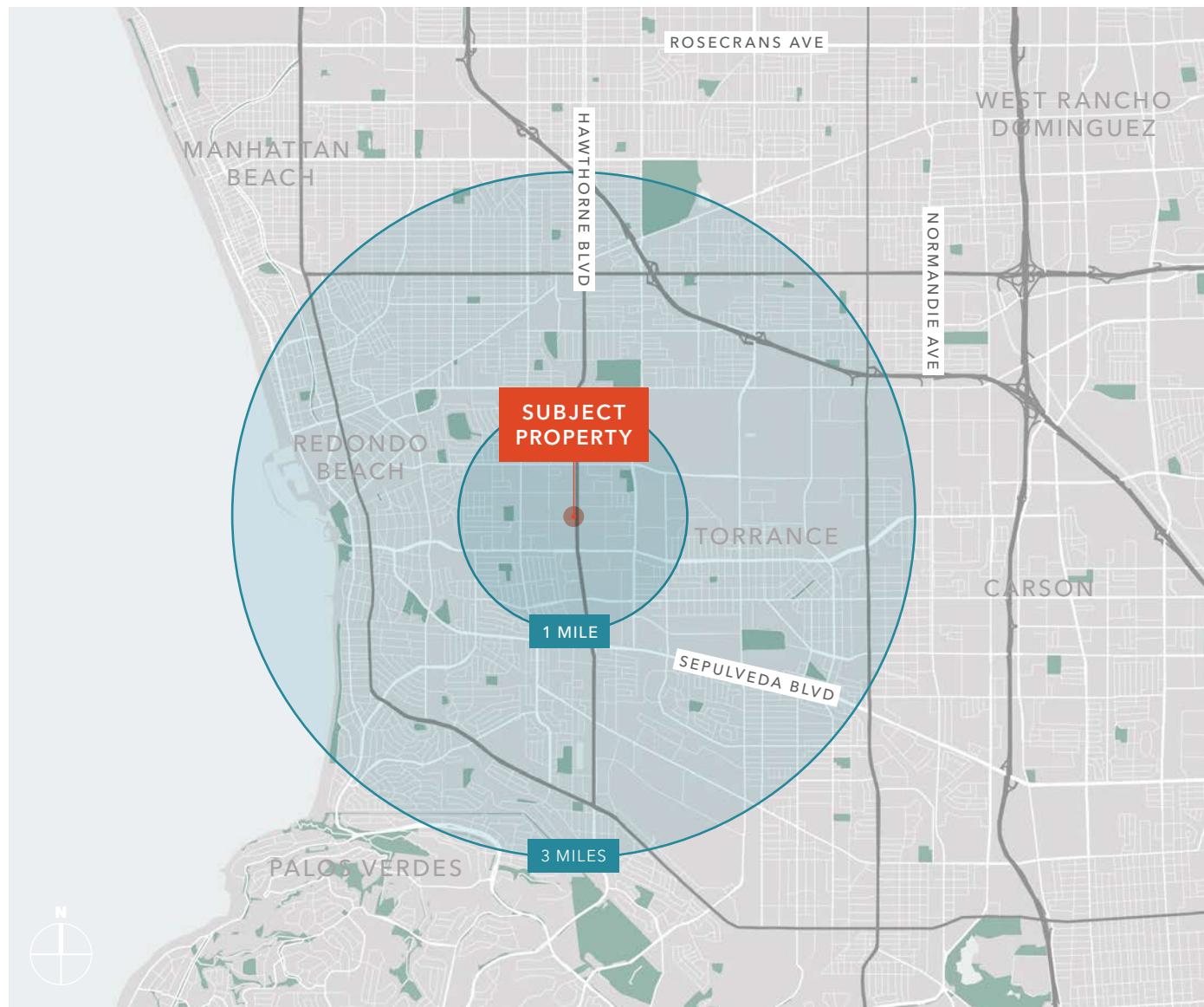
DEMOGRAPHICS

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



20725 HAWTHORNE BLVD

INTERIOR



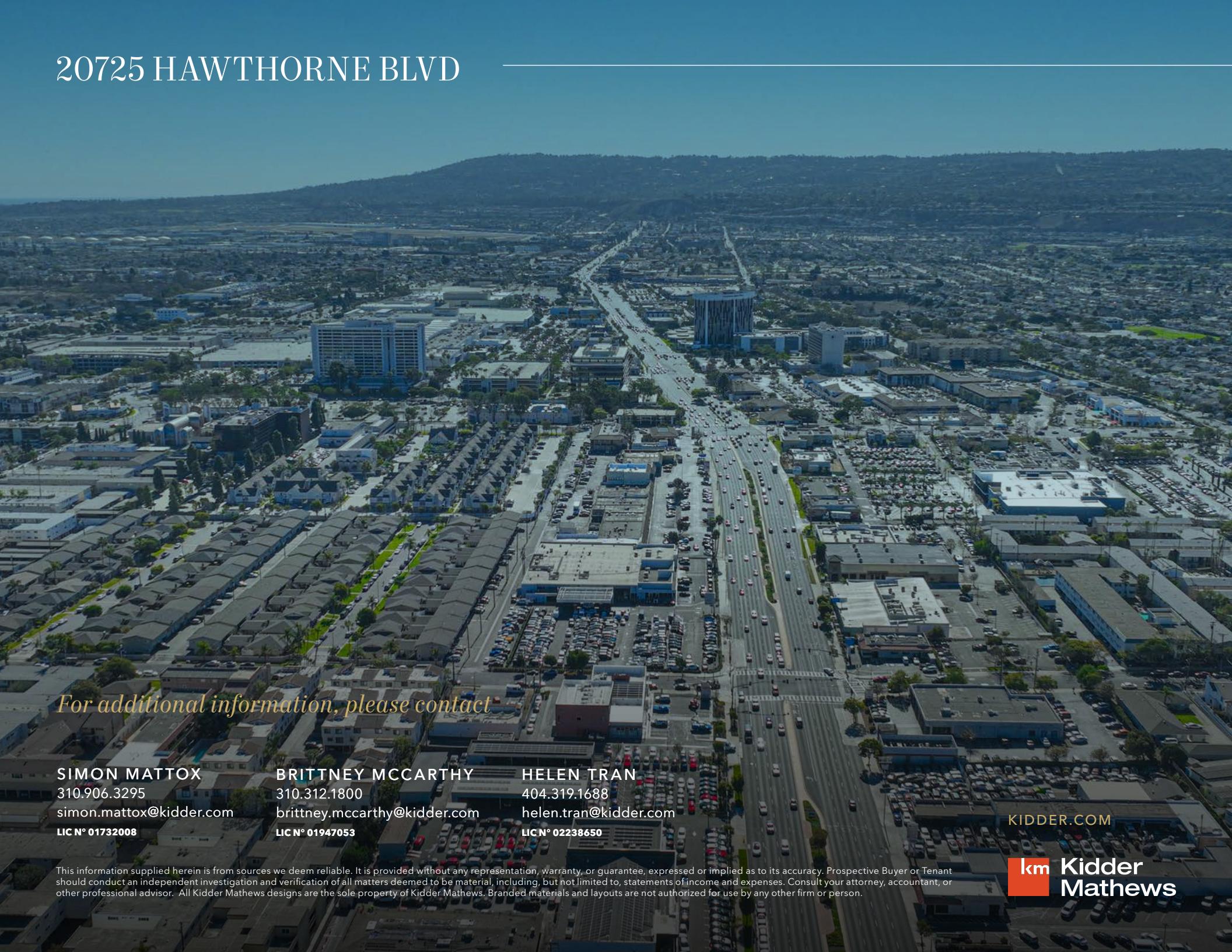
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Mathews



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