

21138

Newly Delivered Multi-Tenant Retail

With Exceptional Visibility, Adjacent to Chevron & Starbucks and Direct Access to 110, 91 & 405 Freeways

S. WESTERN AVE. TORRANCE, CALIFORNIA 90501



New Construction Retail

Signalized Hard Corner
on Torrance Blvd

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CBRE

Premier Retail Location In The Heart Of Torrance

Discover the dynamic retail environment in the heart of Torrance, California, a highly desirable South Bay market known for its strong demographics, established neighborhoods, and diverse employment base. Centrally positioned within the region, Torrance offers excellent access to major transportation corridors, including the 110, 91, and 405 Freeways, providing convenient connectivity throughout Los Angeles County.

The surrounding area features a dense mix of residential communities, daytime workforce, and well-established retail centers, creating a steady flow of consumer traffic. Torrance's affluent and steadily growing population supports a wide range of retail, dining, and service-oriented uses.



Property Highlights



New Construction Retail Development featuring three spaces available for lease

- ±1,703 SF (endcap space)
- ±1,209 SF (endcap space)
- ±1,377 SF



Highly visible signalized intersection at Torrance Blvd & Western Ave (50,000 VPD), a well-traveled South Bay commercial corridor



Adjacency to Chevron and Starbucks, generating consistent consumer activity



Ideal for quick-service food, cafés, donut concepts, service retail, medical users, and neighborhood-serving tenants that benefit from gas-station-driven traffic.



Location Highlights

1

Signalized Intersection on a Major Arterial

Located at the high-traffic, signalized intersection of Torrance Boulevard and Western Avenue, providing strong visibility and convenient access for inbound and outbound traffic.

2

Dense Daytime Population

Surrounded by a substantial daytime workforce driven by nearby office, industrial, medical, and retail employment centers throughout Torrance and the greater South Bay.

3

Regional Accessibility

Excellent connectivity to the broader Los Angeles market with close proximity to the 110, 91, and 405 Freeway

Site Plan



2025 Demographics



Population

1 MILE **24,705**

2 MILES **90,058**

3 MILES **207,727**



Household Income

1 MILE **\$118,679**

2 MILES **\$136,227**

3 MILES **\$134,948**



Total Households

1 MILE **8,752**

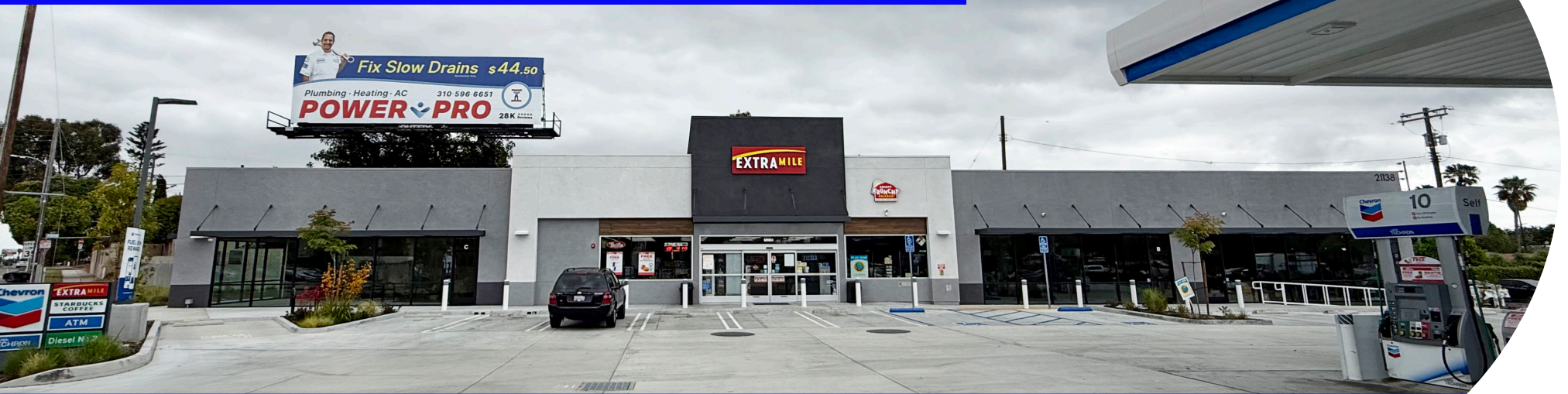
2 MILES **32,156**

3 MILES **74,448**



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New Construction Retail | Signalized Hard Corner on Torrance Blvd

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