



**6,819 SF  
FLAGSHIP  
RESTAURANT  
OPPORTUNITY  
LOCATED IN  
SUPERIOR  
TORRANCE  
LOCATION**

**FOR LEASE OR SALE**

TREMENDOUS LEASING OR OWNER-USER OPPORTUNITY!

21233 HAWTHORNE BLVD, TORRANCE, CA 90503

**CBRE**



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# THE **OPPORTUNITY**

RARE 2ND GENERATION RESTAURANT  
OPPORTUNITY LOCATED WITHIN VILLAGE  
DEL AMO SHOPPING CENTER



## Investment Highlights

- Centrally Located in the Heart of Torrance
- Adjacent to Providence Little Company of Mary Medical Center
- Great Leasing or Owner-User Opportunity
- High Household Income - \$163,018 within 3 mil radius
- Rare 2nd Generation Restaurant Opportunity
- Located within Village Del Amo Shopping Center



**MAJOR  
NEARBY  
RETAILERS**



**INVESTMENT  
SUMMARY**



Leasing Rate  
**Call for Details**



Purchase Price  
**Call for Details**



BUILDING SIZE  
**6,819 SF**



LAND AREA  
**36,745 SF**



Parking Spaces  
**54 spaces (Tenant or Buyer to Verify)**



APN  
**7525-001-014**



ZONING





FORMER  
**RED LOBSTER**

The property consists of 6,819 SF of building space and is situated on approximately 36,474 SF of land.

**VILLAGE DEL AMO**  
A HIGH PROFILE CENTER WITH A STRATEGIC LOCATION

The property is located within Village Del Amo—a mixed-use retail center and office park featuring **181,301** gross leasable square feet. Village Del Amo was recently renovated and features **34** stores, **13** center properties, **2,246** parking spaces, and a total land area of **21.02** AC.

The center features additional strong national co-tenancy including Tender Greens, BevMo, Benihana, Yogurtland, Starbucks, Wells Fargo, Union Bank, and many others. Outstanding new tenants include large Korean supermarket Hannam Chain, Presotea, and The Learning Experience early childhood education center.



# THE ICONIC **DEL AMO FASHION CENTER** IS JUST ACROSS HAWTHORNE BOULEVARD

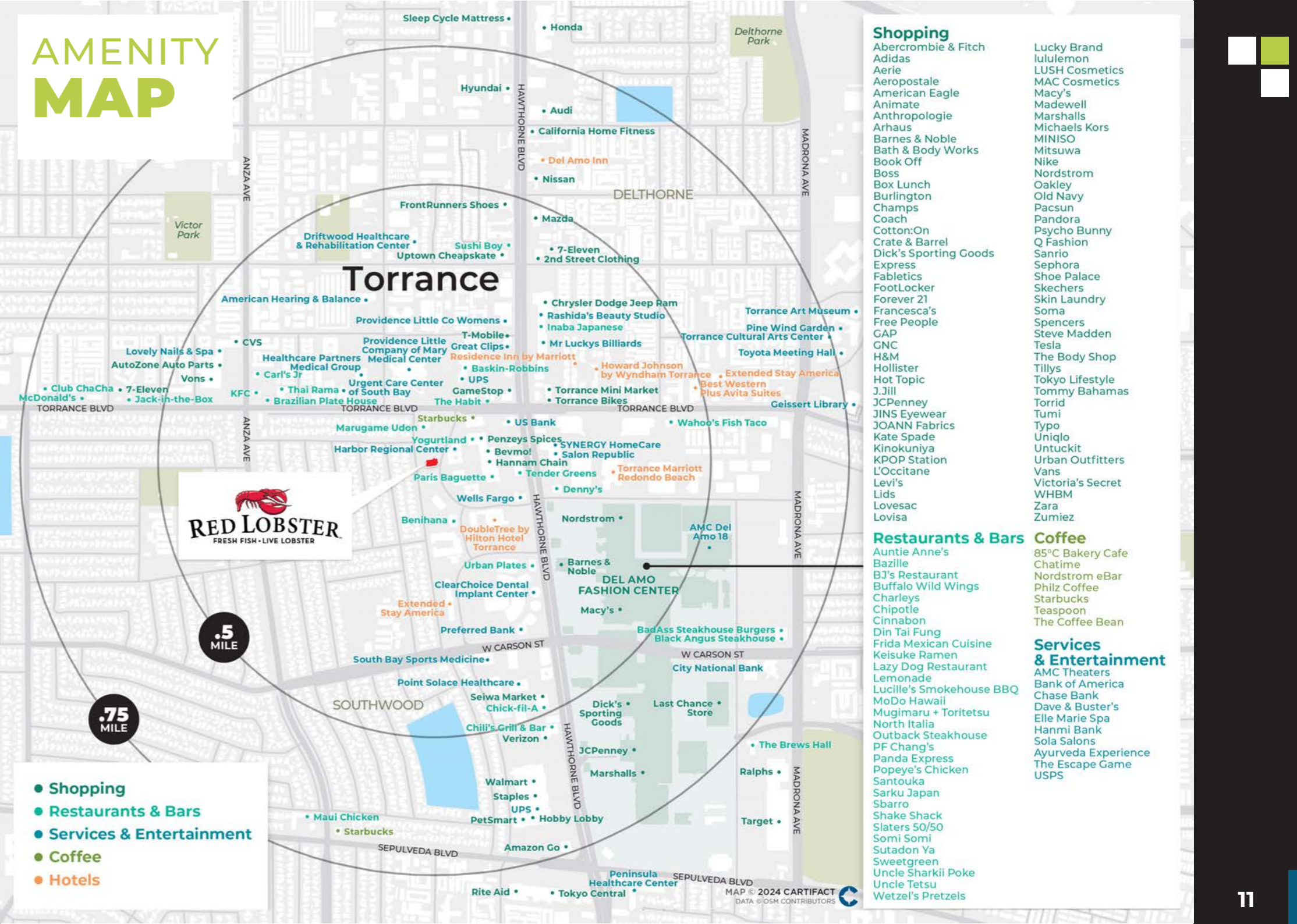
Separated by Hawthorne Boulevard, the center is located across from Del Amo Fashion Center, one of the five largest malls in the United States by gross leasable area. At **2.5** million square feet, the center has over **200** anchors and luxury retailers including Nordstrom, Macy's, Kate Spade, Hugo Boss, Dick's Sporting Goods, and an AMC **18**-theater complex among many others. Del Amo Fashion Center also features an active adult community of **112** condominiums adjacent to the center.

## MALL DEMOGRAPHIC FACTS

- Over half a million people live within a 10-minute drive making Village Del Amo perfectly within the South Bay.
- 2.6 million visitors a year
- 100,000 cars a day along Torrance Blvd and Hawthorne Blvd.
- The center offers impressive frontage of 1,070' on Hawthorne Blvd.



## AMENITY MAP



# AREA OVERVIEW

## SOUTH BAY'S VIBRANT COASTAL CITY

### Torrance Location and Facts

The subject property is in Torrance, a coastal city in southwest Los Angeles County in a region known as the South Bay. With a small 1.5-mile section abutting the Pacific Ocean, Torrance has a beachfront and has over 30 parks located around the city along with 300 acres of parkland, golfing, tennis, swimming and more. Torrance was incorporated in 1921, and an estimated 2023 population of 137,465 residents.

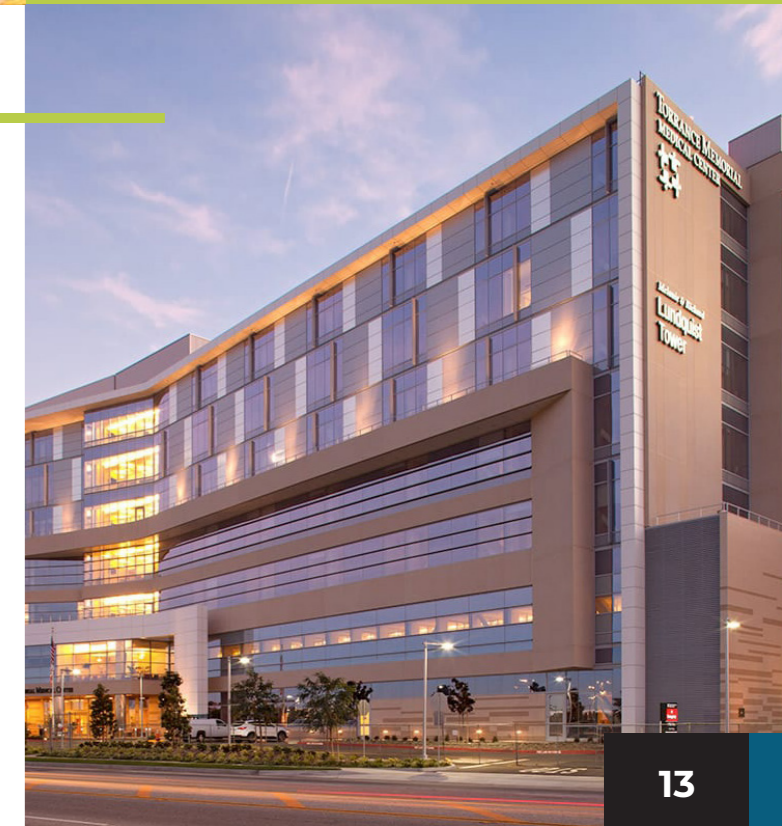
The city's boundaries are Redondo Beach Boulevard and the cities of Lawndale and Gardena to the north; Western Avenue and the Harbor Gateway neighborhood of Los Angeles to the east; the Palos Verdes Hills with the cities of Lomita, Rolling Hills Estates and Palos Verdes Estates to the south; and the Pacific Ocean and the cities of Redondo Beach and Carson to the west.



### The City's Top 10 Employers

According to the city's 2021 Annual Comprehensive Financial Report, the top 10 employers (by number of employees) in Torrance are:

- Torrance Memorial Health System
- Torrance Unified School District
- Providence Little Company of Mary Medical Center
- City of Torrance
- Yoshinoya America
- American Honda Motor Co Inc.
- Robinson Helicopter Company
- Honeywell Aerospace
- Moog Aircraft Group
- Walmart





# TORRANCE FUN FACTS



6TH

Largest city in Los Angeles

2ND

Highest sales volume in Los Angeles County

34TH

Largest city in the State of California

APPROX.  
15,000

Businesses are licensed to do business in Torrance, representing about 350,000 workers

HOMETO

Madrona Marsh, one of the country's few urban wetlands and nature preserves

RANKED

the 2nd safest city in Los Angeles County

RECOGNIZED

as Japan's top international business partner in the U.S.

HOMETO

the World Headquarters of Toyota Motor Sales U.S.A., Inc. and the National Headquarters of American Honda Motor Company



# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	31,037	216,032	514,707
2028 Population - Five Year Projection	30,440	212,862	508,914
2020 Population - Census	31,455	218,692	518,533
2010 Population - Census	30,730	213,252	504,393
2020-2023 Annual Pop. Growth Rate	%0.41-	%0.38-	%0.23-
2023-2028 Annual POP. Growth Rate	%0.39-	%0.30-	%0.23-

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households - Current Year Estimate	12,228	85,569	191,163
2028 Households - Five Year Projection	12,063	84,846	190,282
2010 Households - Census	12,245	85,409	187,038
2020 Households - Census	12,391	86,558	192,204
2020-2023 Compound Annual HH Growth Rate	%0.41-	%0.35-	%0.17-
2023-2028 Annual HH Growth Rate	%0.27-	%0.17-	%0.09-
2023 Average Household Size	2.48	2.49	2.66

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2023 Businesses	2,474	13,847	27,827
2023 Employees	23,589	128,236	253,591

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Average Household Income	136,767\$	163,018\$	153,588\$
2028 Average Household Income	159,137\$	187,200\$	176,071\$
2023 Median Household Income	101,771\$	112,600\$	103,923\$
2028 Median Household Income	115,271\$	128,521\$	117,468\$
2023 Per Capita Income	53,450\$	64,778\$	57,162\$
2028 Per Capita Income	62,549\$	74,814\$	65,950\$

HOUSING UNITS	1 MILE	3 MILES	5 MILES
2017-2021 Housing Units	13,281	90,833	199,799
1 Unit -Detached	4,895	43,844	104,777
1 Unit -Attached	797	8,574	17,628
2 Units	66	2,033	4,514
3-4 Units	418	6,640	12,358
5-9 Units	348	5,578	12,217
10-19 Units	885	5,147	10,548
20-49 Units	2,147	8,014	15,547
50 and Over	3,521	10,071	17,387
Mobile Home	200	763	4,536
Other Units	5	169	287

AGE	1 MILE	3 MILES	5 MILES
Age 0-4	1,436	10,137	25,905
Age 5-9	1,519	10,946	28,237
Age 10-14	1,733	12,098	30,992
Age 15-19	1,858	11,976	30,609
Age 20-24	2,008	12,523	30,174
Age 25-29	2,263	15,307	34,208
Age 30-34	1,899	14,108	34,094
Age 35-39	2,064	15,124	35,491
Age 40-44	2,176	14,938	34,859
Age 45-49	1,942	14,591	33,409
Age 50-54	2,170	15,828	35,460
Age 55-59	2,230	15,965	35,418
Age 60-64	2,083	14,859	34,083
Age 65-69	1,662	12,237	28,727
Age 70-74	1,341	9,551	23,485
Age 75-79	1,020	6,815	17,064
Age 80-84	727	4,462	11,316
Age 85 and Older	906	4,567	11,178



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