

STARBUCKS ANCHORED SOUTH BAY CENTER

2102-2140 ARTESIA BLVD.
TORRANCE, CA 90504

END CAP AVAILABLE

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AVAILABLE

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FEATURES & AMENITIES

2102-2140 ARTESIA BLVD. | TORRANCE, CA 90504

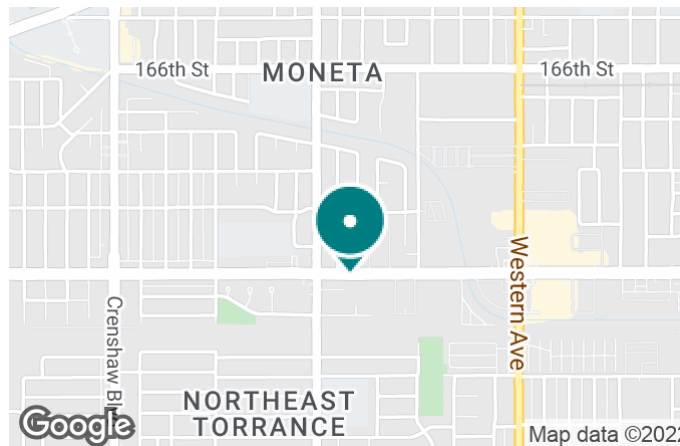


BROCHURE | PAGE 2



FEATURES & AMENITIES

- Completely Remodeled Shopping Center
- Approx. 1,250 SF End-Cap Space (Divisible) Facing Artesia
 - 3 spaces available approximately 1,200 sf each
- Ideal For Restaurant, Medical + Financial Tenants
- Fantastic Curb Appeal
- Pylon Signage Available
- Located on Heavily Trafficked Artesia Boulevard Corridor
 - -- Which Serves as the Entrance to the 91 Freeway
- High Visibility Signalized Intersection With Over 65k CPD at Artesia & Van Ness
- Convenient Access to the Nearby 405, 110, & 91 freeways
- Countless National Retailers & Restaurants in Immediate Vicinity.
- Located in the North Torrance/Gardena Submarket



NEIGHBORING RETAILERS



Smart & Final.



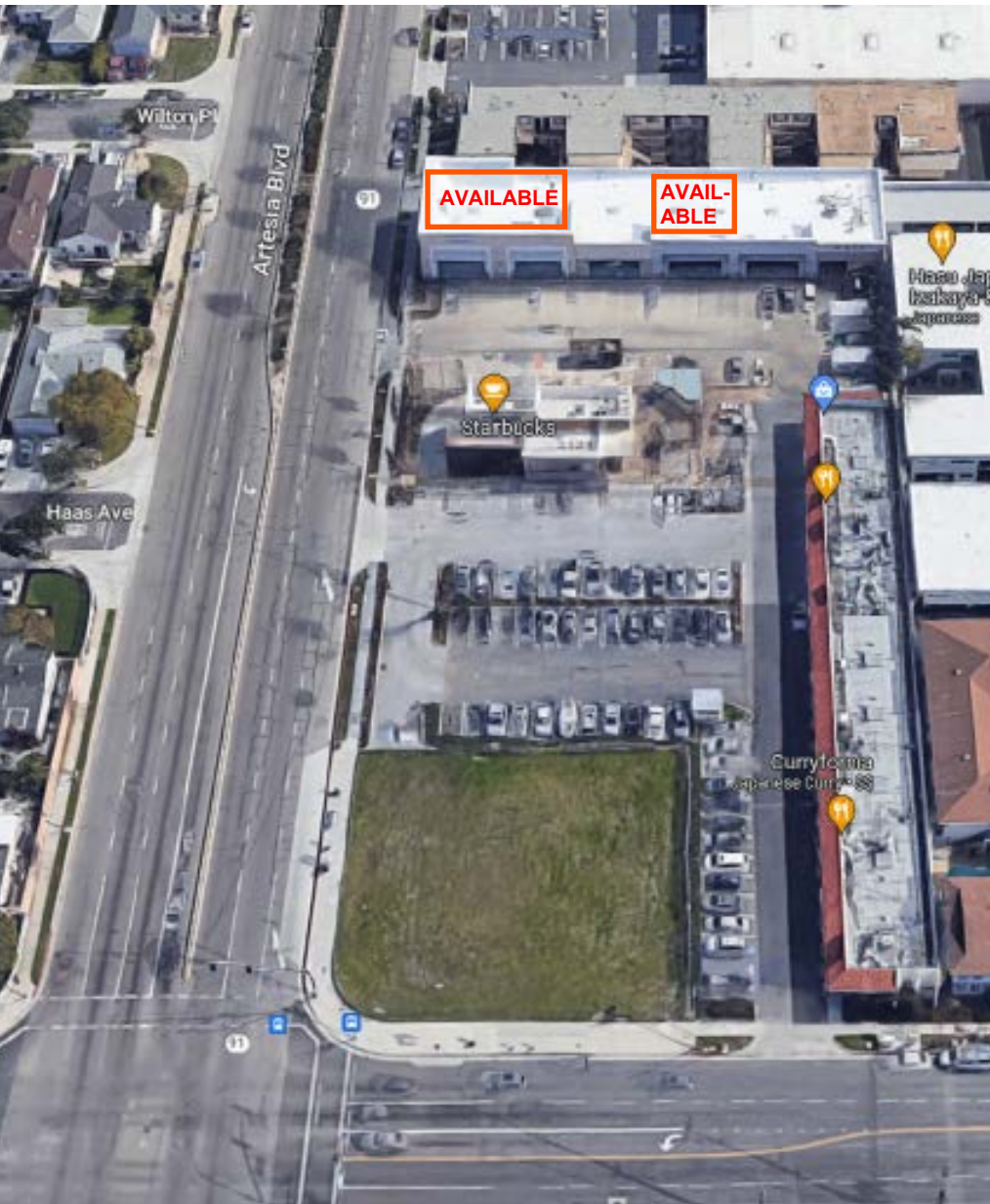
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,545	78,859	230,085
Total Population	25,188	226,350	683,621
Average HH Income	\$76,091	\$65,232	\$74,263

PROPERTY SUMMARY

2102-2140 ARTESIA BLVD. | TORRANCE, CA 90504



BROCHURE | PAGE 3



PROPERTY DESCRIPTION

Fully Remodeled Retail Center - 3,450 SF End Cap on Artesia Available (Divisible). Ideal for Restaurant/Medical/Financial. Fantastic Curb Appeal. Join National & Regional Co-Tenants. Pylon Signage Available.

LOCATION DESCRIPTION

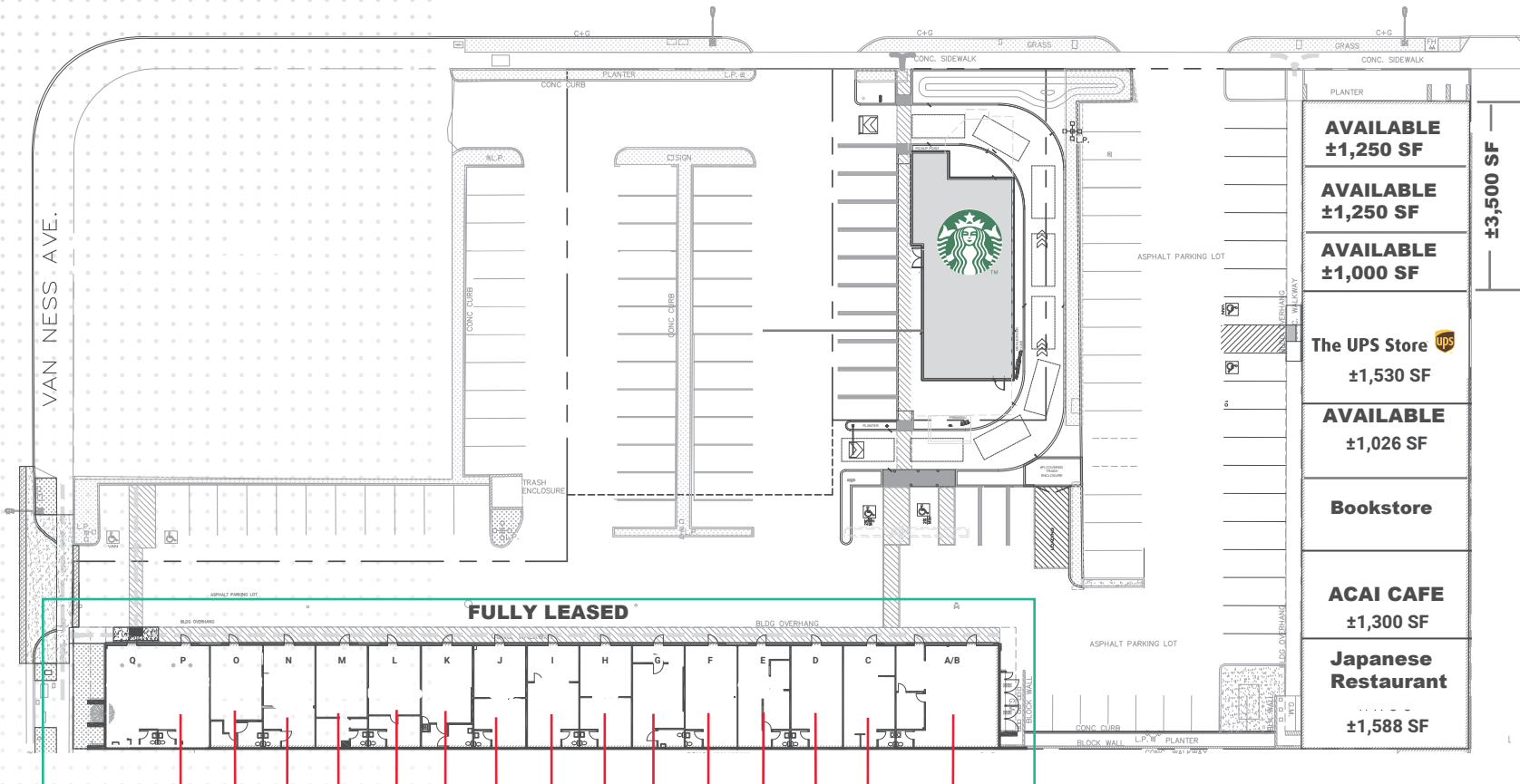
Located on the highly trafficked corridor of Artesia Boulevard, which serves as the entrance to the 91 FWY. Highly visible signalized intersection with over 65k CPD at Artesia & Van Ness. Convenient access to the nearby 405, 110, & 91 freeways. Countless National Retailers & Restaurants in Immediate Vicinity. North Torrance/Gardena Sub-market.



OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	1,024 - 3,450 SF
Building Size:	18,454 SF

ARTESIA BLVD.



AVAILABLE	±1,250 SF
AVAILABLE	±1,250 SF
AVAILABLE	±1,000 SF
The UPS Store	±1,530 SF
AVAILABLE	±1,026 SF
Bookstore	
ACAI CAFE	±1,300 SF
Japanese Restaurant	±1,588 SF

±3,500 SF

FULLY LEASED

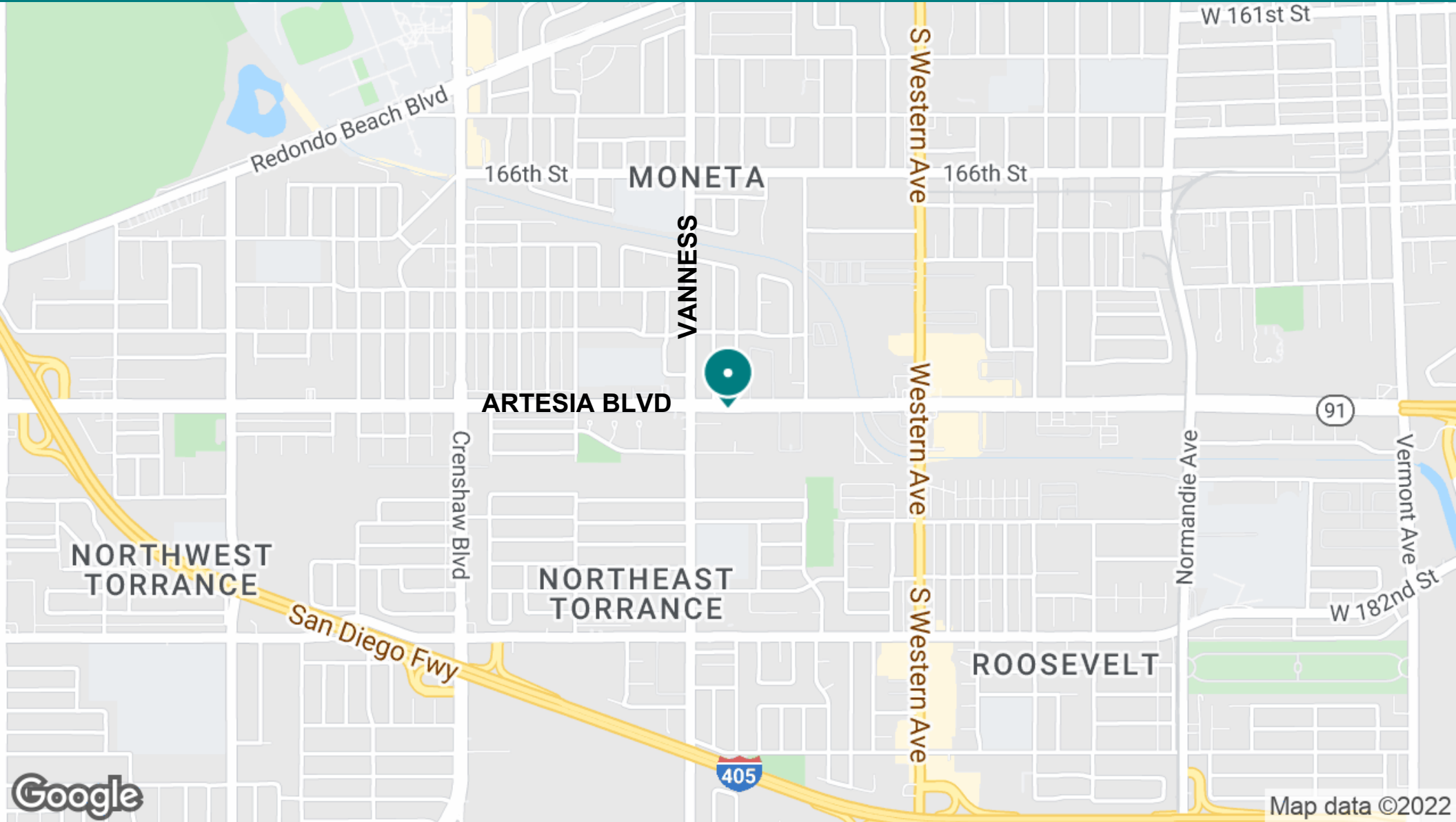
- State Farm Insurance
- Collectibles & Games
- Flower Shop
- Record Store
- Japanese Takeout Restaurant
- Japanese Takeout Restaurant
- Barber Shop
- Eye Lash Salon
- Catering
- Hair Salon
- Gift Shop
- Chinese Takeout Restaurant
- Jewelry
- Japanese Takeout Restaurant

LOCATION MAP

2102-2140 ARTESIA BLVD. | TORRANCE, CA 90504



BROCHURE | PAGE 5

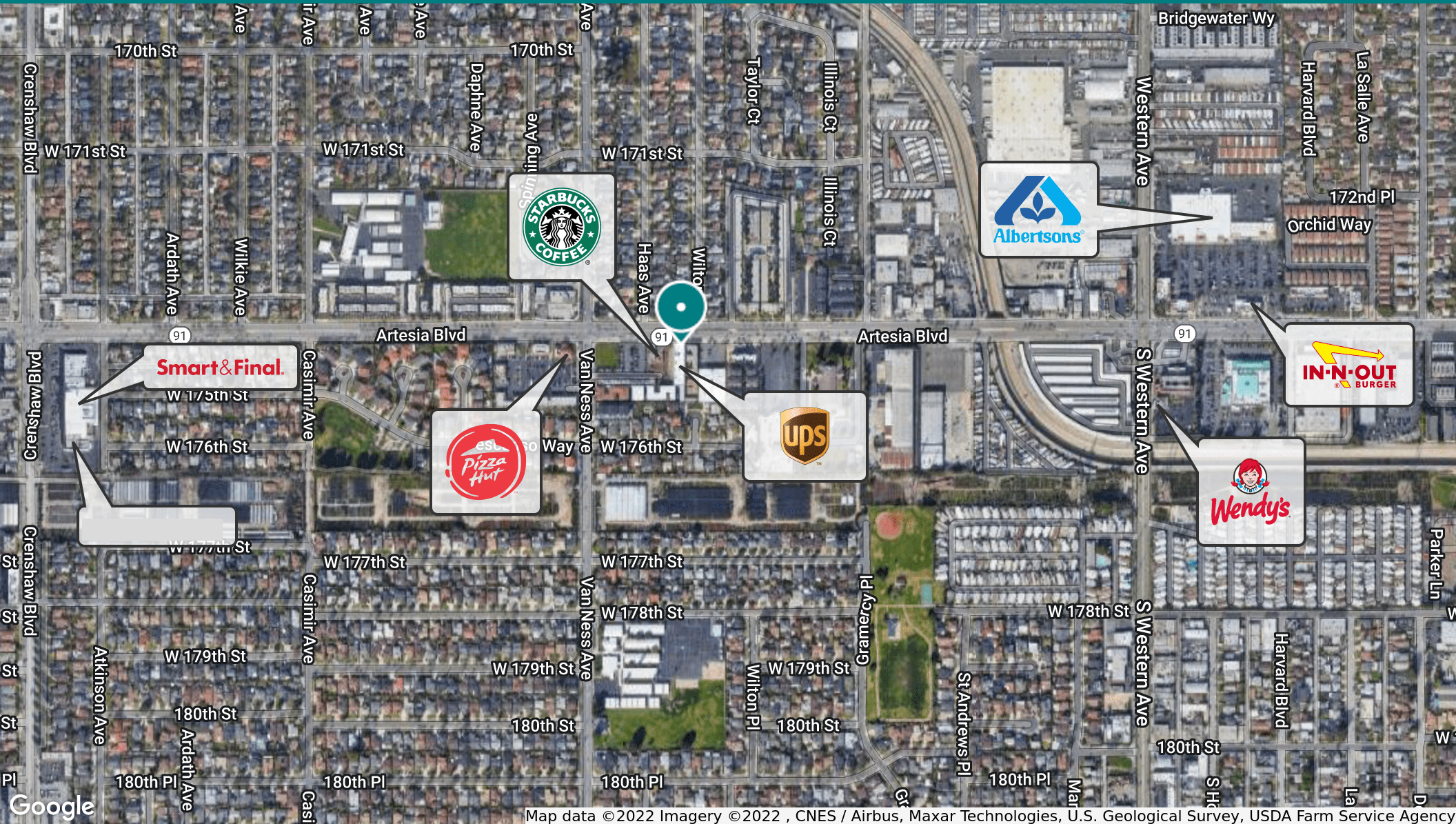


RETAILER MAP

2102-2140 ARTESIA BLVD. | TORRANCE, CA 90504



BROCHURE | PAGE 6



DEMOGRAPHICS MAP & REPORT

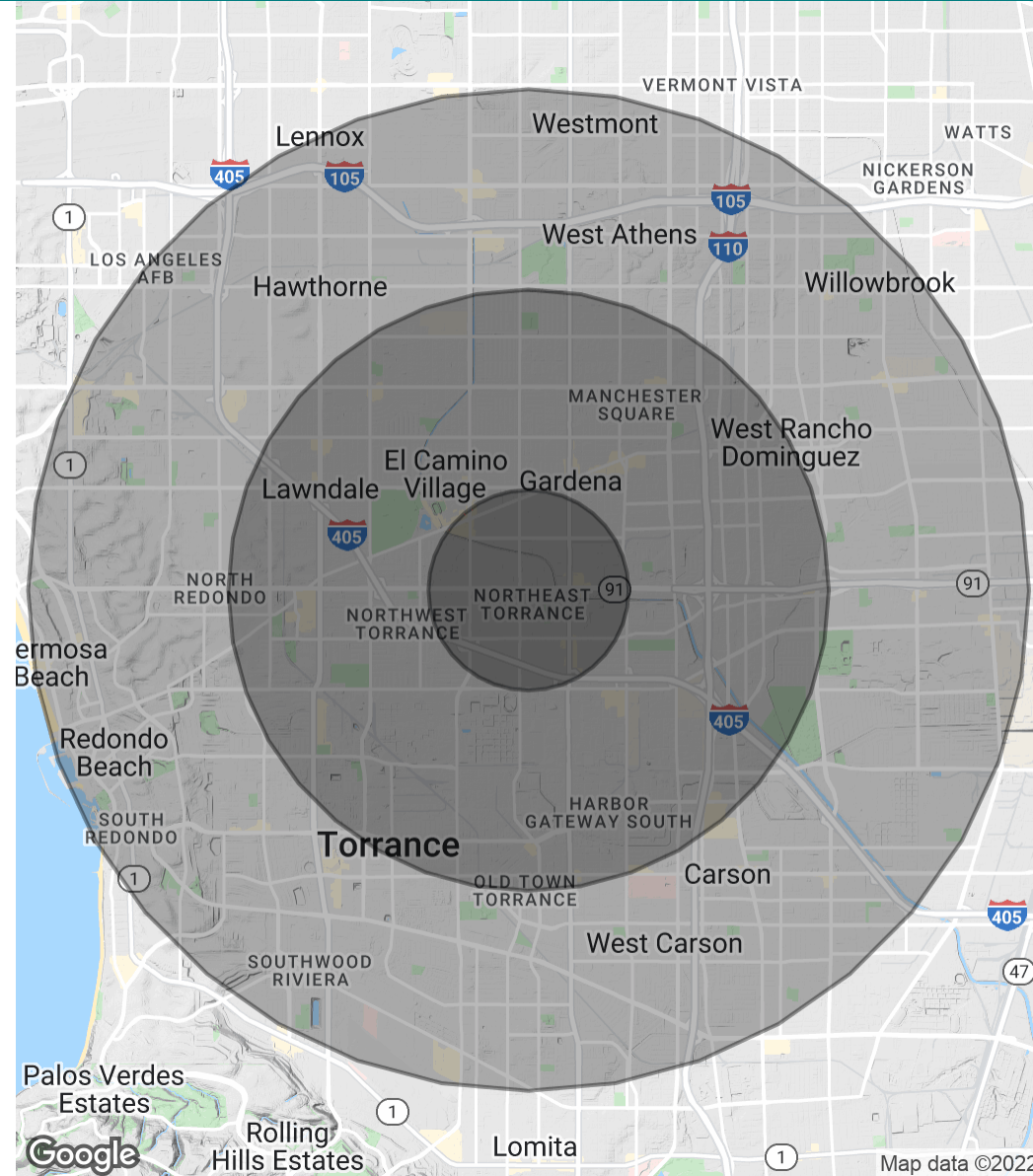
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BROCHURE | PAGE 7

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,188	226,350	683,621
Average Age	42.3	35.8	35.5
Average Age (Male)	40.7	34.2	34.2
Average Age (Female)	44.3	37.3	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,545	78,859	230,085
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$76,091	\$65,232	\$74,263
Average House Value	\$524,615	\$499,889	\$541,138
RACE	1 MILE	3 MILES	5 MILES
% White	34.3%	35.9%	39.4%
% Black	3.0%	15.6%	19.6%
% Asian	48.1%	23.5%	18.9%
% Hawaiian	0.3%	1.0%	0.9%
% American Indian	0.2%	0.3%	0.3%
% Other	7.0%	19.3%	16.8%

* Demographic data derived from 2010 US Census



Map data ©2022