

FOR
LEASE

1431 W Knox St
TORRANCE, CA 90501

Shops

AT SOUTH BAY



JOIN THE U.S. COAST GUARD



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01 EXECUTIVE SUMMARY

Shops
AT SOUTH BAY

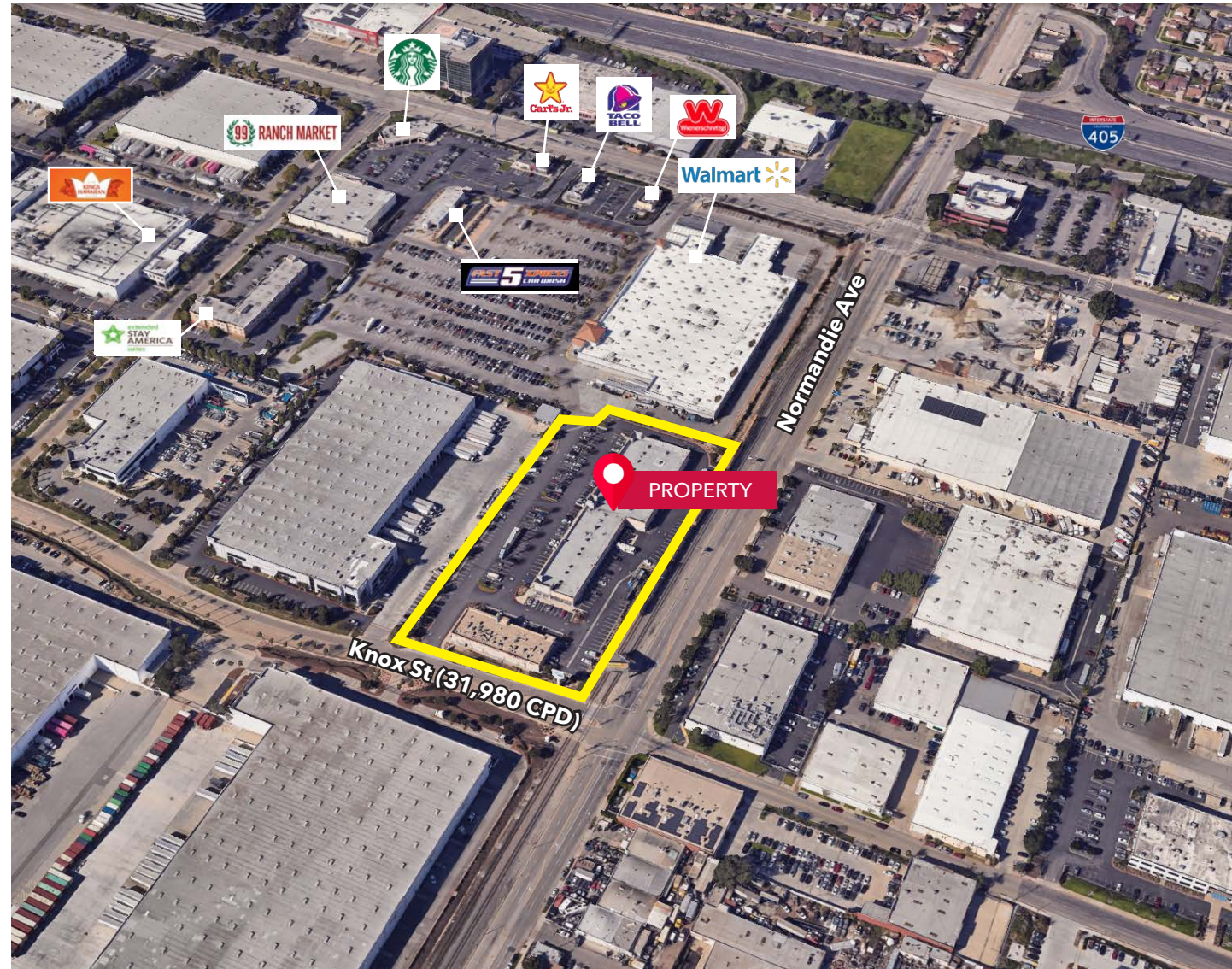


PROPERTY DETAILS:

Asking Rate:	\$2.50 PSF
CAM:	\$1.15 PSF
Terms:	3-10 years
Total Building SF:	±51,219 SF
Lot Size:	±217,600 SF
Zoning:	C2-1
Year Built:	2005
APN:	7351-002-029
Parking Ratio:	5.08/1,000

PROPERTY HIGHLIGHTS:

- **Prime Retail Location:** Situated within the Shops at South Bay, this property offers high visibility with over **30,000 vehicles** passing per day and steady foot traffic.
- **Adjacent to Major Retailers:** Walmart Center, 99 Ranch Market and Dollar Tree, benefiting from the draw of these popular stores.
- **Versatile Space Availability:** Customizable retail and restaurant spaces ranging from **1,250 to 8,395** square feet.
- **Modern Construction:** Built in 2005, the center boasts incredible **signage opportunity** and **expansive storefront windows**.



02 PROPERTY PHOTOS

Shops
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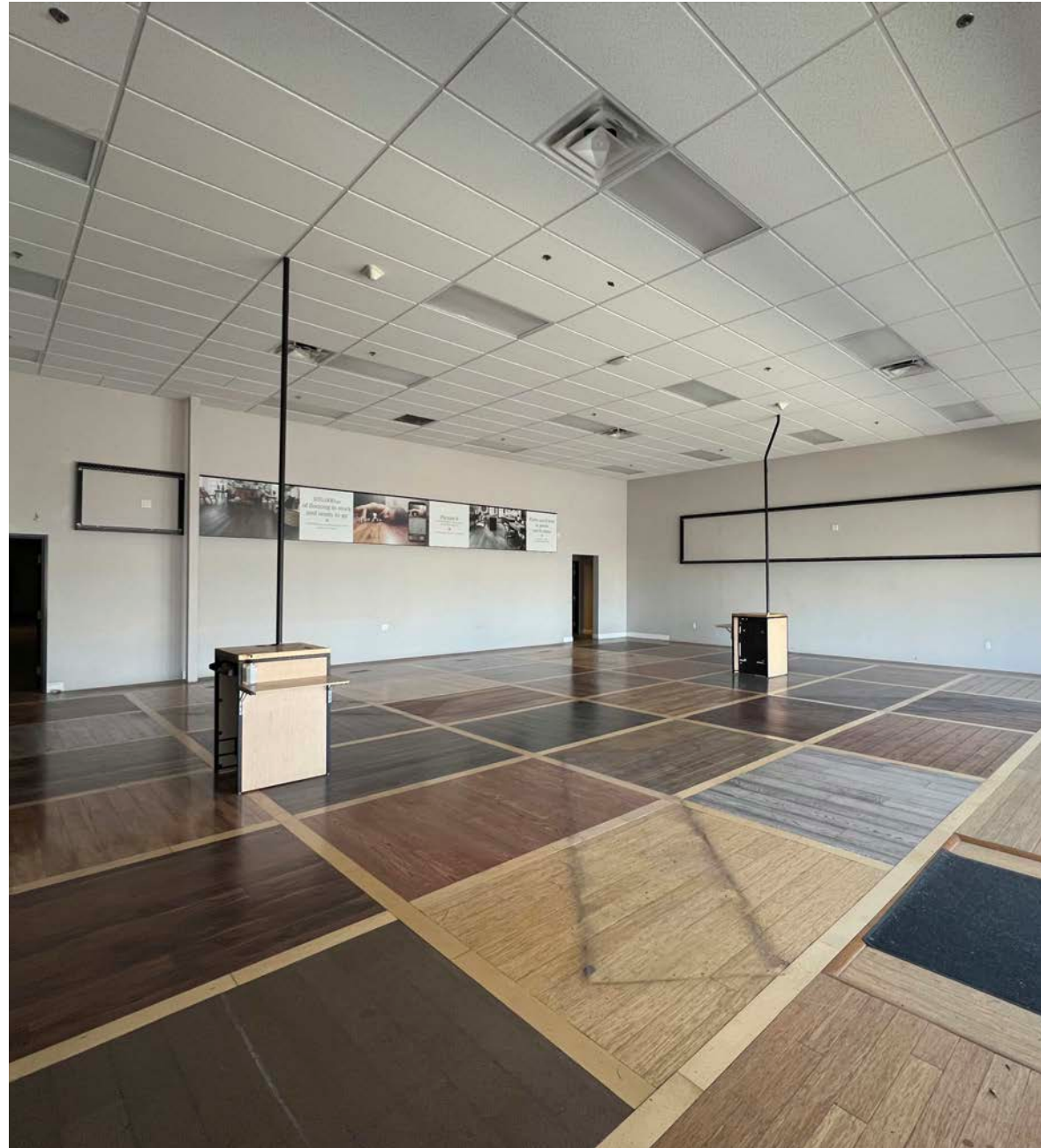
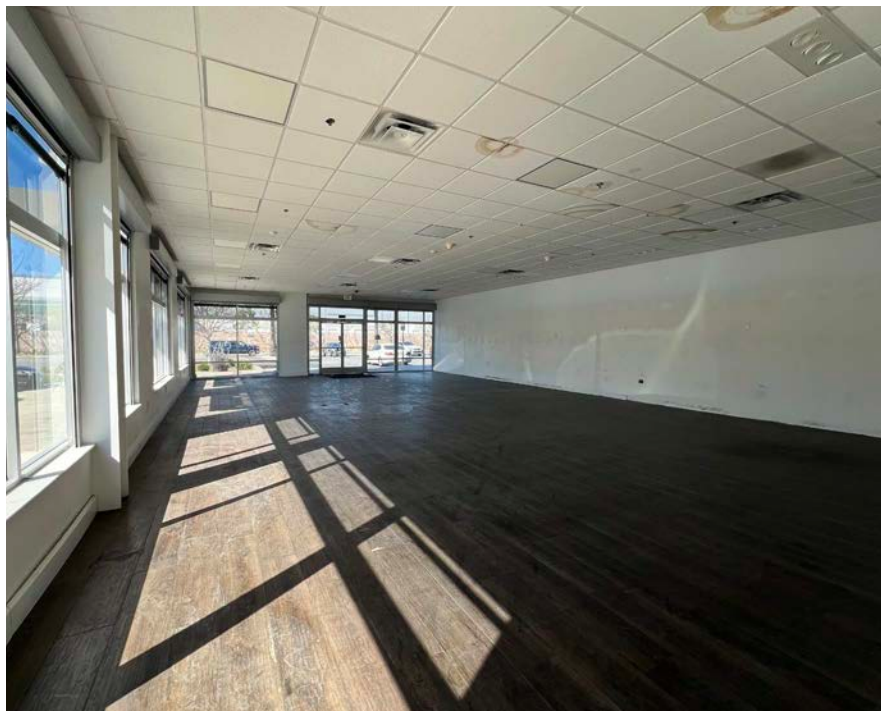


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03 SIGNAGE OPPORTUNITIES

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03 SIGNAGE OPPORTUNITIES



04 SITE PLAN | OVERVIEW

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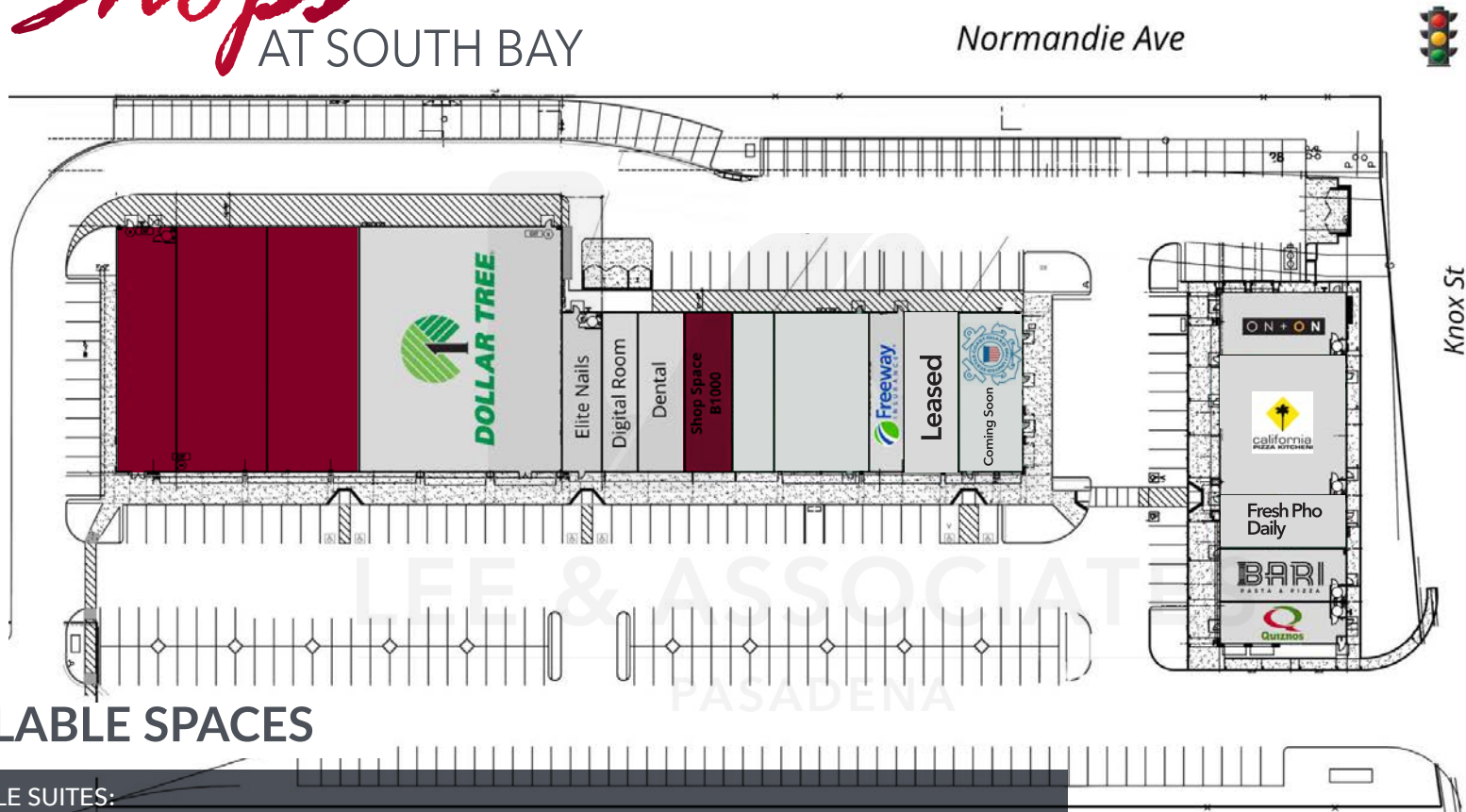


04 SITE PLAN

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AVAILABLE SPACES

AVAILABLE SUITES:

SUITE	STATUS	SIZE (±SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
Suite B100	AVAILABLE	3,220 - 13,570	\$2.50 SF/mth	Est. \$1.15 NNN	Retail/Office Space
Suite B 200	AVAILABLE	5,175 - 13,570	\$2.50 SF/mth	Est. \$1.15 NNN	Retail/Office Space
Suite B 300	Call Listing Broker	5,175 - 13,570	\$2.50 SF/mth	Est. \$1.15 NNN	Retail/Office Space
Suite B 1000	AVAILABLE	1,500	\$2.50 SF/mth	Est. \$1.15 NNN	Retail/Office Space
Suite B 1100	AVAILABLE	1,250 - 4,250	\$2.25 SF/mth	Est. \$1.15 NNN	Former Staffing Agency
Suite B1200	AVAILABLE	3,500 - 4,250	\$2.25 SF/mth	Est. \$1.15 NNN	Former Fitness Gym
Suite D1400	AVAILABLE	1,000	\$2.25 SF/mth	Est. \$1.15 NNN	Former Hair and Beauty Salon
Suite D1500	AVAILABLE	2,500 - 4,300	\$2.25 SF/mth	Est. \$1.15 NNN	Former Cell Phone Sales

VACANCY LEGEND:



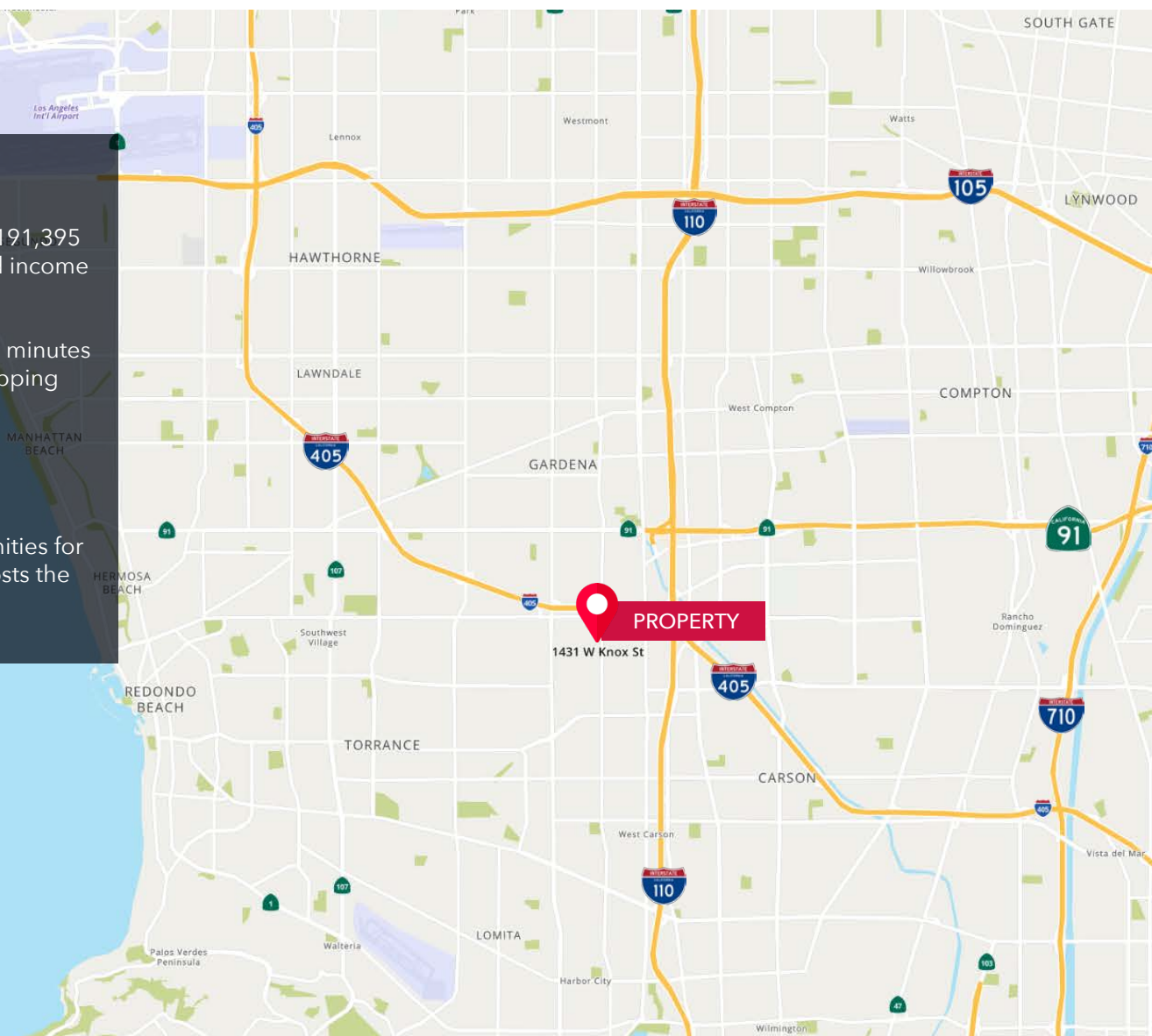
LOCATION HIGHLIGHTS:

Strong Demographics and Income Levels: Approximately 191,395 residents within a 3-mile radius, with an average household income of \$98,787.

Proximity to Major Shopping Destinations: The property is minutes away from Del Amo Fashion Center, one of the largest shopping malls in the United States.

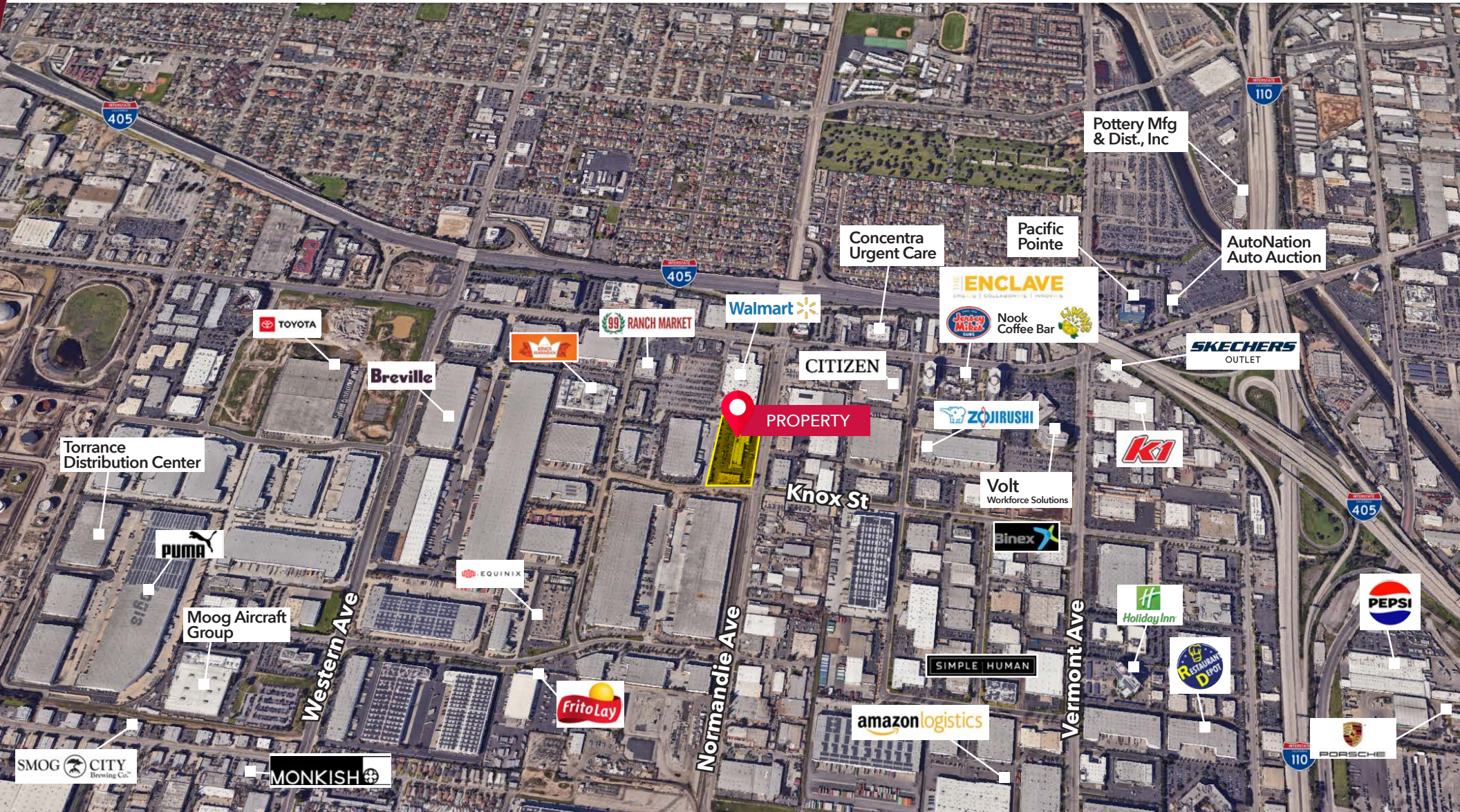
Diverse Retail Mix - Variety of tenants and retail offerings, providing a diverse shopping experience.

Abundant Recreational Facilities - Great leisurely opportunities for residents enjoy, including Charles H. Wilson Park, which hosts the popular Torrance Farmers Market.



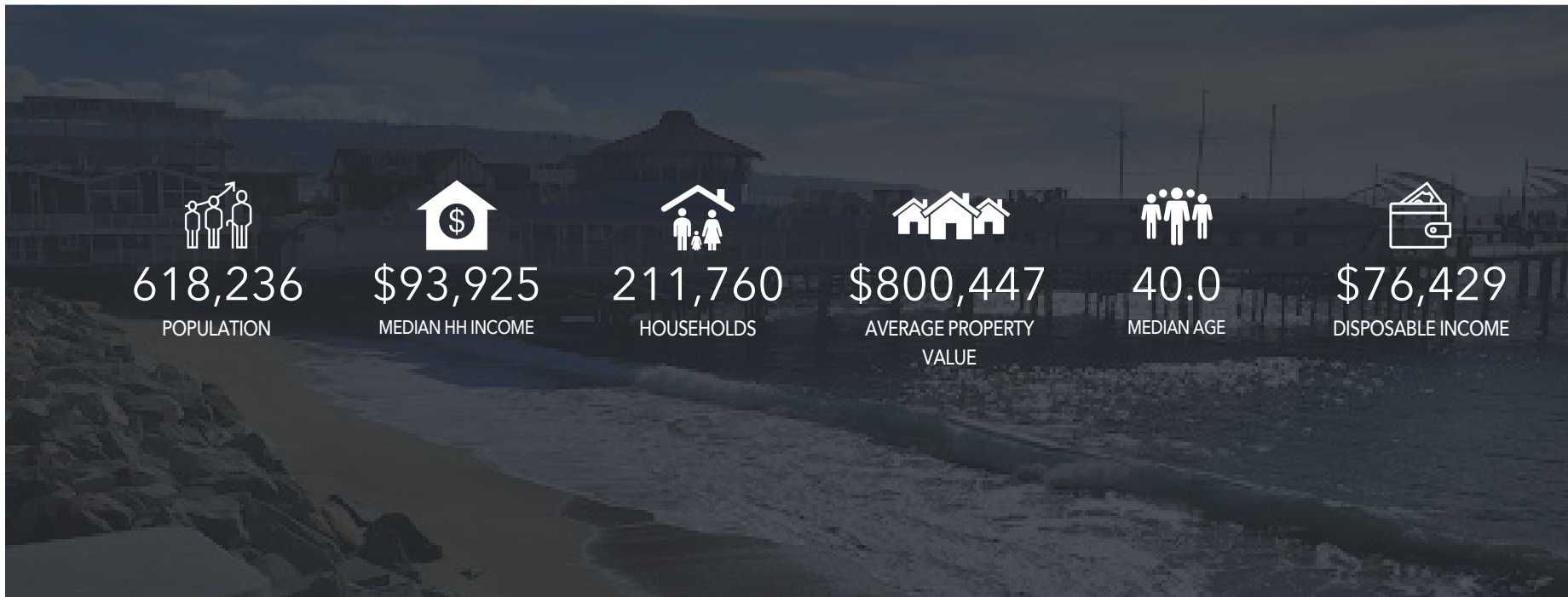
05 AMENITIES MAP

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TORRANCE OVERVIEW

	1 Mile	3 Mile	5 Mile
Population	12,430	203,825	618,236
Median Age	38.8	42.1	40.0



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