

# Grocery/Drugstore Anchored Heavily Trafficked Center

4625-4701 Torrance Blvd, Torrance, CA 90503



**ALEYA COOLIDGE (818) 697-9361**

aley@illicre.com · DRE#01407539

**JOSEPH GOBERT (818) 514-3494**

jpgobert@illicre.com · DRE#01900768

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5945 Canoga Avenue, Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

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## PROPERTY FEATURES

- ±1,500 - ±3,300 SF available for lease
- Fully built out turn key retail office space
- Conference, break room, plus reception
- 4 offices, a partner office and bull pen
- Ideal for insurance, law, CPA office, or bank/credit union

## AREA AMENITIES

- Vons and CVS anchored Center
- Signalized intersection
- One block from Hospital
- Heavy foot traffic
- Prime intersection in the heart of Torrance
- 1/2 mile from Del Amo Fashion Center
- 1/4 mile from Little Company of Mary Hospital
- 50,000 Cars Per Day



DEMOS	1 mile	3 mile	5 mile
Population	34,502	212,026	509,065
Avg. HH Income	\$106,010	\$119,903	\$110,512
Daytime Pop.	33,318	218,954	503,226
Traffic Count	±50,000 cars per day		



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## SUITE 4685

- ±2,000 SF available for lease
- Vons and CVS anchored neighborhood center
- Prime intersection in the heart of Torrance
- Fully built-out former check into cash suite
- Ideal retail location for Pet Store, take out bakery, urgent care, medi spa, boutique, dog grooming etc..



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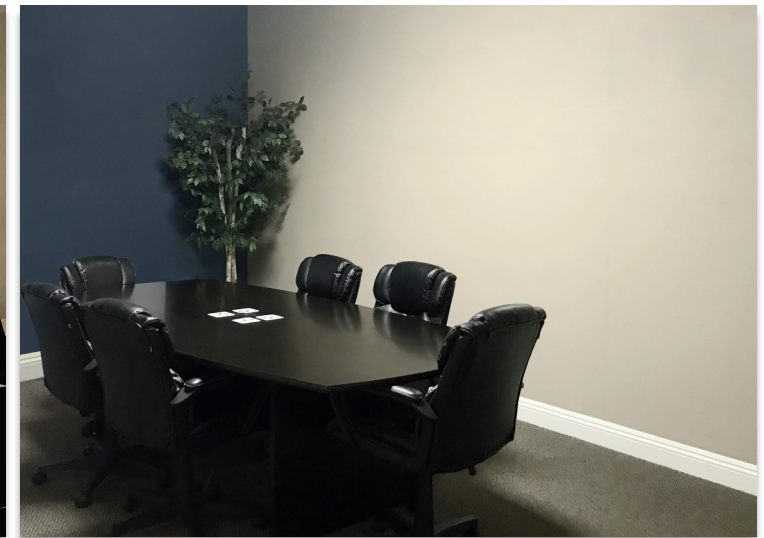
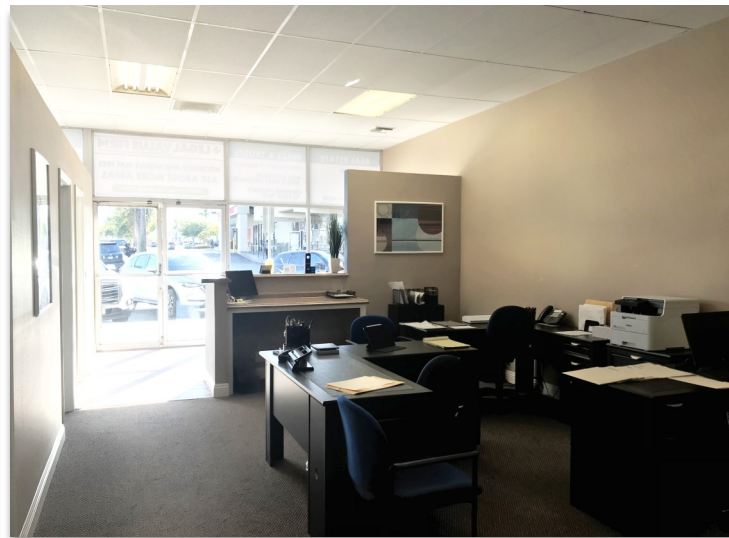
# Grocery/Drugstore Anchored Heavily Trafficked Center

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## SUITE 4641

- ±1,500 SF available for lease\*
- Fully built out turn key retail office space
- Conference, break room, plus reception
- 4 offices, a partner office and bull pen
- Ideal for insurance office, law, CPA / sole practitioner office, UPS store/ Postal Annex, take out juice/ coffee bar, or frozen yogurt.

\*Special Rate - \$2.00/PSF for the first six months



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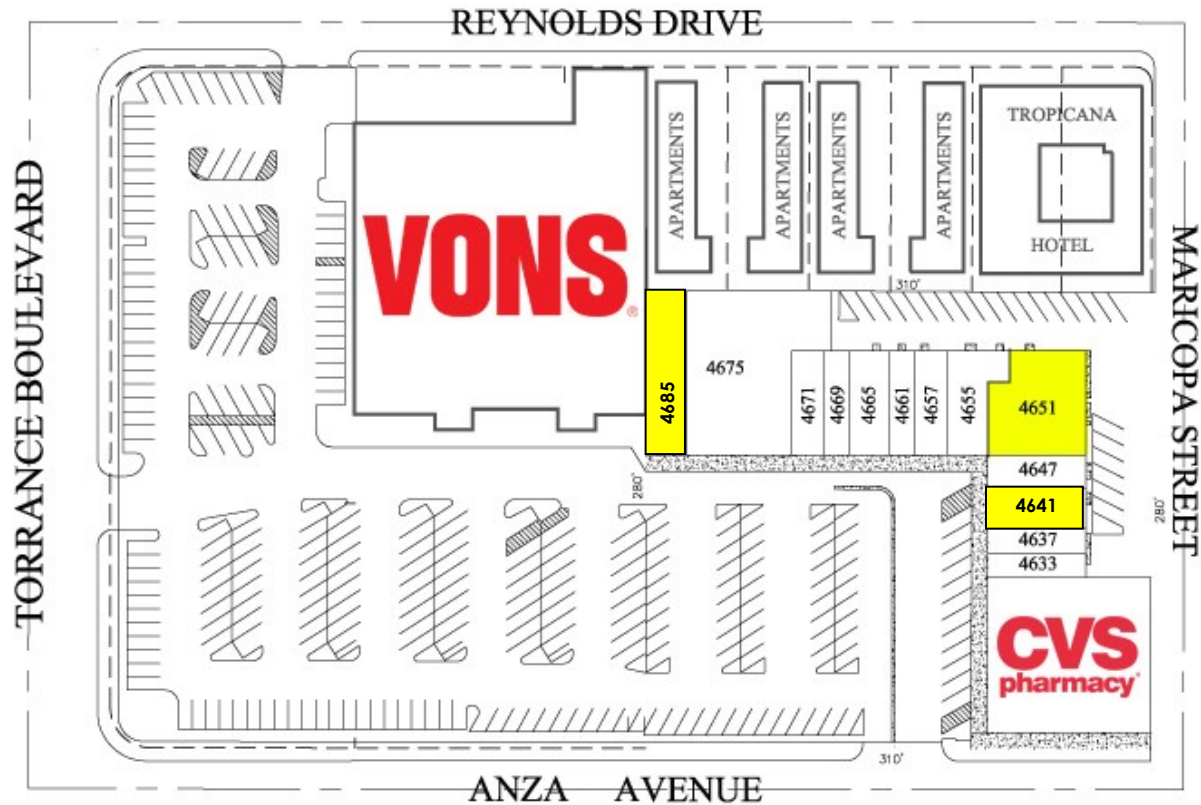
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Suite	Tenant	± SF	Dimensions	4647	Sushi	± 1,055	18x60	4665	Book Store	± 1,500	25x60
4625	CVS	± 10,000	15x40 + 45x60	<b>4651</b>	<b>AVAILABLE</b>	<b>± 3,300</b>	<b>15x40 + 45x60</b>	4669	Mexican Food	± 900	15x60
4633	Cleaners	± 900	15x60	4655	NAILS	± 1,800	15x60 + 25x60	4671	Foot Massage	± 1,200	20x60
4637	Smoke Shop	± 500	20x60	4657	NAILS	± 1,200	20x60	4675	Auto Zone	± 8,000	90x100 + 25x40
<b>4641</b>	<b>AVAILABLE*</b>	<b>± 1,500*</b>	<b>15x60</b>	4661	Fantastic Sams	± 900	15x60	<b>4685</b>	<b>AVAILABLE</b>	<b>± 2,000</b>	<b>25x100</b>



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