

AVAILABLE FOR LEASE

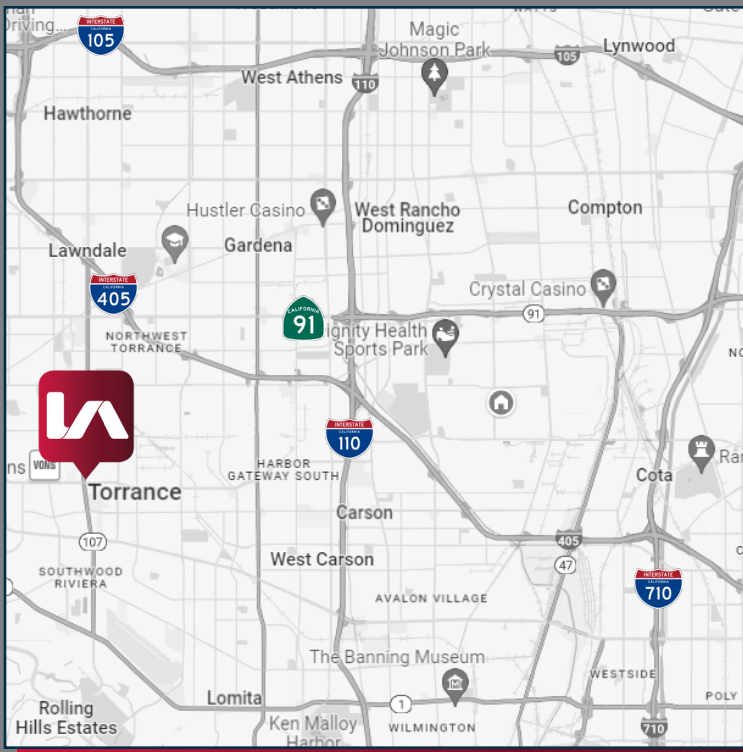
20502 HAWTHORNE BLVD, TORRANCE, CA 90503

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



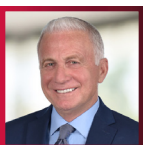
**±6,000 RSF FREE
STANDING BUILDING**



PROPERTY DETAILS

- \$2.20/SF/MO Plus NNN
- Lease Term is 3 to 10 years
- Free standing building located at signalized intersection with excellent signage and frontage along Hawthorne Blvd
- Excellent for furniture, computer and all types of retail use
- Situated between 2 regional malls: Del Amo Fashion Mall and South Bay Galleria
- Strong population with over 232,600 within 3 miles
- Convenient access to the 405, 91, 110 and I-105 Freeways

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Tom Torabi

Principal | DRE# 00936845

P: +1(310)965-1754

E: ttorabi@leelalb.com

www.lee-associates.com

[@leeassociateslab](https://www.instagram.com/leeassociateslab)

[@leeassociateslab](https://www.facebook.com/leeassociateslab)

[@LeeAssociatesLA](https://www.linkedin.com/company/leeassociateslab)

21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503

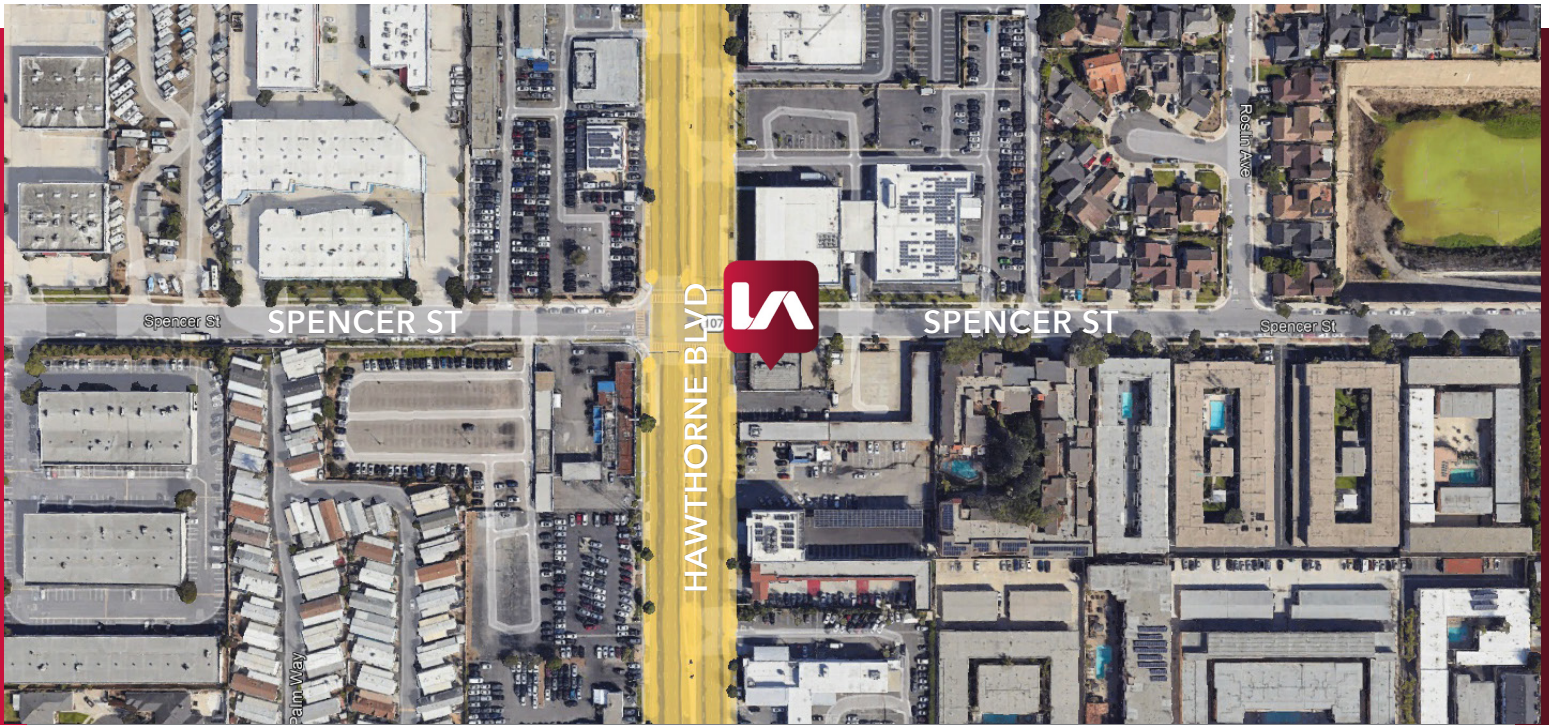
Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

AVAILABLE FOR LEASE

20502 HAWTHORNE BLVD, TORRANCE, CA 90503

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



2023 ESTIMATED DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	25,419	102,551	232,690
Avg Household Income	\$118,539	\$135,858	\$135,615
Daytime Population	26,280	55,817	134,846

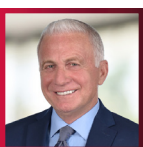
TRAFFIC COUNT

CARS PER DAY

Hawthorne Blvd @ Spencer St	± 65,620
Spencer St @ Hawthorne Blvd	± 3,996

*Source: Costar 2023

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Tom Torabi

Principal | DRE# 00936845

P: +1(310)965-1754

E: ttorabi@leelalb.com

www.lee-associates.com

@leeassociateslab

@leeassociateslab

@LeeAssociatesLA

21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.