

FOR LEASE | ±4,400 - 8,828 SF

Plaza Mayor Shopping Center

NEC Pacific Coast Highway & Calle Mayor | Torrance, CA



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Project Highlights

- ±4,400 - 8,828 SF co-anchor space available in Ralphs anchored grocery center
- Tenants include Ralphs, Taco Bell, Sally's Beauty Supply, Great Clips, Pacific Dental Services, and more
- Ample parking (approx. 5.6 spaces / 1,000 SF)
- Highly visible monument signage
- Property is located along Pacific Coast Highway, one of the busiest thoroughfares in the South Bay (±60,000 CPD)
- Adjacent to South High School with over 2,000 students
- Rare anchor and shop opportunities in a hard to penetrate upscale neighborhood

Demographics	1 Mile	3 Miles	5 Miles
Population	22,718	152,971	384,609
Avg. Household Income	\$196,009	\$189,638	\$185,175

Parking

Spaces	446
Parking Ratio	5.6 per 1,000

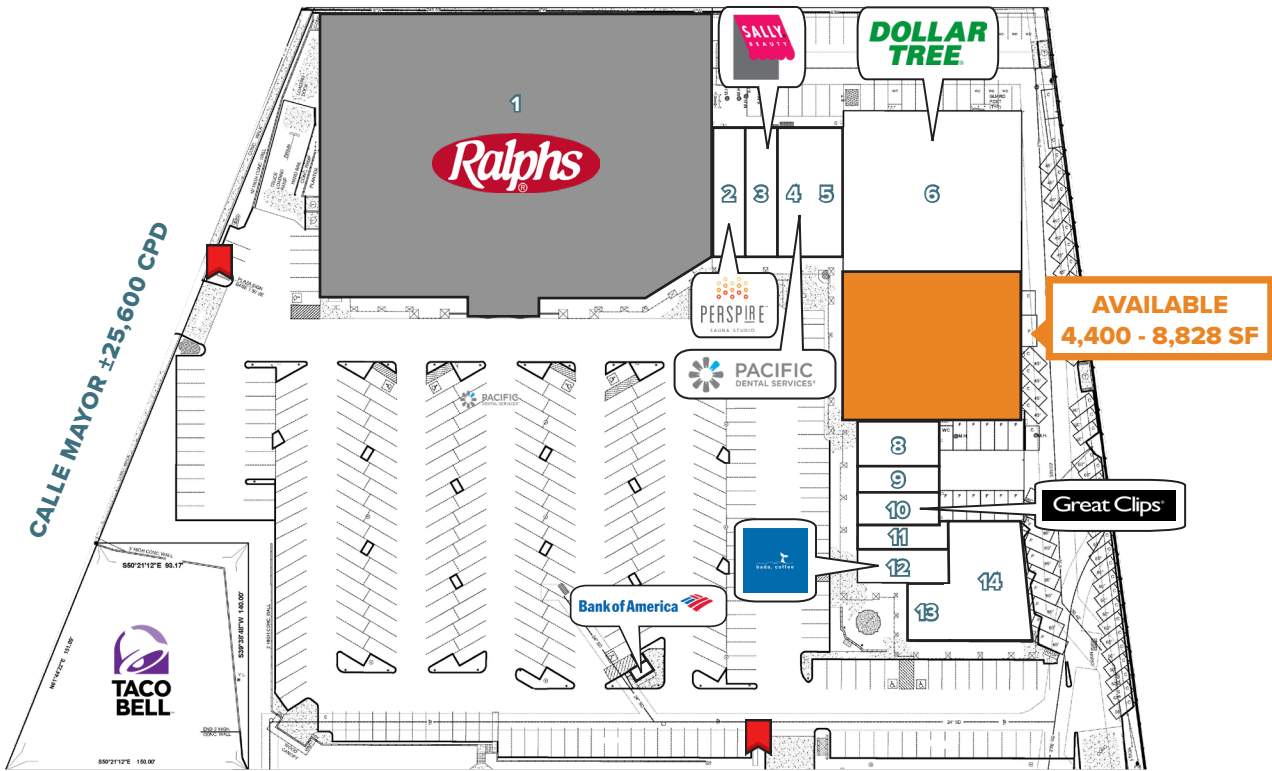
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Aerial Site Plan



Site Plan



TENANT ROSTER

Unit #	Tenant	SF
1	Ralphs Grocery	42,000
2	Perspire Sauna Studios	1,600
3	Sally Beauty Supply	1,600
4-5	Pacific Dental	3,200
6	Dollar Tree	12,073
7	AVAILABLE	4,400 - 8,828
8	Nails & Spa +	1,500
9	Dry Cleaners	750
10	Great Clips	1,000
11	Pizza & Sub	750
12	Bada Coffee	1,200
13-14	Peninsula Urgent Care	4,371
15	Bank of America (ATM)	Kiosk

LEASED AVAILABLE ANCHOR PYLON SIGN

Aerial Overview



Demographic Report

Population	1 Mile	3 Mile	5 Mile
Total population	22,718	152,971	384,609
Average age	44.9	44.6	42.7
Average age (Male)	43.8	43.5	41.7
Average age (Female)	45.9	45.7	43.7

Households & Income	1 Mile	3 Mile	5 Mile
Total households	9,093	62,562	149,933
# of persons per HH	2.5	2.4	2.5
Average HH income	\$196,009	\$189,638	\$185,175
Average house value	\$1.37 M	\$1.25 M	\$1.2 M

Race (%)	1 Mile	3 Mile	5 Mile
White	57.8%	48.5%	44.0%
Hispanic	21.7%	21.9%	28.6%
Black	2.8%	3.9%	5.6%
Asian	21.6%	29.1%	25.5%
Hawaiian	0.2%	0.3%	0.4%
American Indian	0.3%	0.5%	0.7%
Other	3.6%	5.2%	10.5%

