



TORRANCE VILLAGE CENTER

4170-4172 Pacific Coast Highway & 24002-24050 Vista Montana

T O R R A N C E , C A 9 0 5 0 5

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FOR LEASE

- 3,800 SF Space with 5,000 SF Fenced Yard Available for a preschool, restaurant, Convenient store or any Medical Use
- 1,510 SF Space Available for Any Retail, Medical, Professional Office Use

#	CURRENT TENANTS	#	CURRENT TENANTS	#	CURRENT TENANTS	#	CURRENT TENANTS
1	Starbucks Coffee	9-10	Kumon	19	Salon De Nobl	26	Vacant - Available
2	Gaylord Cleaners	11	Acai Republic	20	Pilates Studio	27	Vacant
3	Southbay Mega Acupuncture	12-13	Vacant - Available	21	Power Kickboxing	28	TNT Aloha Cafe
4	Safe & Secure	14	Honey Dress Fried Chicken	22	Ware Fitness	29-30	Kirei
5	Chantal Skin Care	15	Sushi Gone Wild	23	PK Kickboxing	31	Bella Studio
6	Hair Is Us	16	Kathy's Nails & Hair	24	Yvonne Alteration	32	Melody & Chord Creative Learning
7	Paws Pet Grooming	17	Mongol King BBQ	25	Vacant	33	AR Workshop
8	Cali Phone	18	Vacant				



Location Summary

This landmark neighborhood retail center is located on Pacific Coast Highway, two blocks west of Hawthorne Boulevard in City of Torrance, Los Angeles County. It is situated at the gateway to some of Southern California's highest income residential neighborhoods including South Torrance, the Palos Verdes Peninsula communities and the Hollywood Riviera district of

south Redondo Beach, its neighboring beach cities and Commercial density.

The Center is located at southeast corner of the intersection of PCH and Anza which is traffic signal controlled. This places the center in the enviable position to benefit from the 51,501 vehicles per day that travel the PCH in front of the Center. An additional

13,000 vehicles per day use the commuter by-pass Anza (which is directly adjacent to the site) for accessing the Center and the signal at Anza and PCH.

The Village Center's major tenant is a newly built Starbucks on the corner of PCH and Anza Avenue and features a very family/ neighborhood friendly environment and tenants.



Demographic Highlights

POPULATION

1-Mile	3-Miles	5-Miles
18,110	169,355	399,313

HOUSEHOLDS

1-Mile	3-Miles	5-Miles
6,886	67,989	150,494

MEDIAN HH INCOME

1-Mile	3-Miles	5-Miles
\$109,725	\$108,546	\$106,760

AVERAGE HH INCOME

1-Mile	3-Miles	5-Miles
\$138,287	\$137,304	\$135,180

Resource: Costar



NEWSTAR
Realty & Inv.



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