

Torrance, CA

6,228 SF Prime Retail Space for Sublease



22135 Hawthorne Blvd, Torrance, CA 90503

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THE
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Project Highlights

- High-profile freestanding building
- Located at 100% intersection in trade area
- Over 84,700 CPD at the intersection
- On-grade parking surrounds building

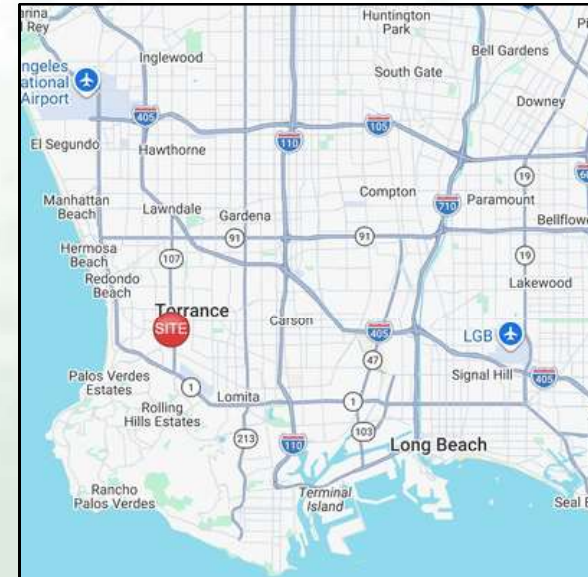


Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	27,032	199,165	482,529
Avg. HH Income	\$152,596	\$176,821	\$179,171
Daytime Population	24,935	110,620	209,685



Project Location



Traffic Counts

- Hawthorne Blvd - 58,900 ADT
- Sepulveda Blvd - 25,900 ADT

Site Plan

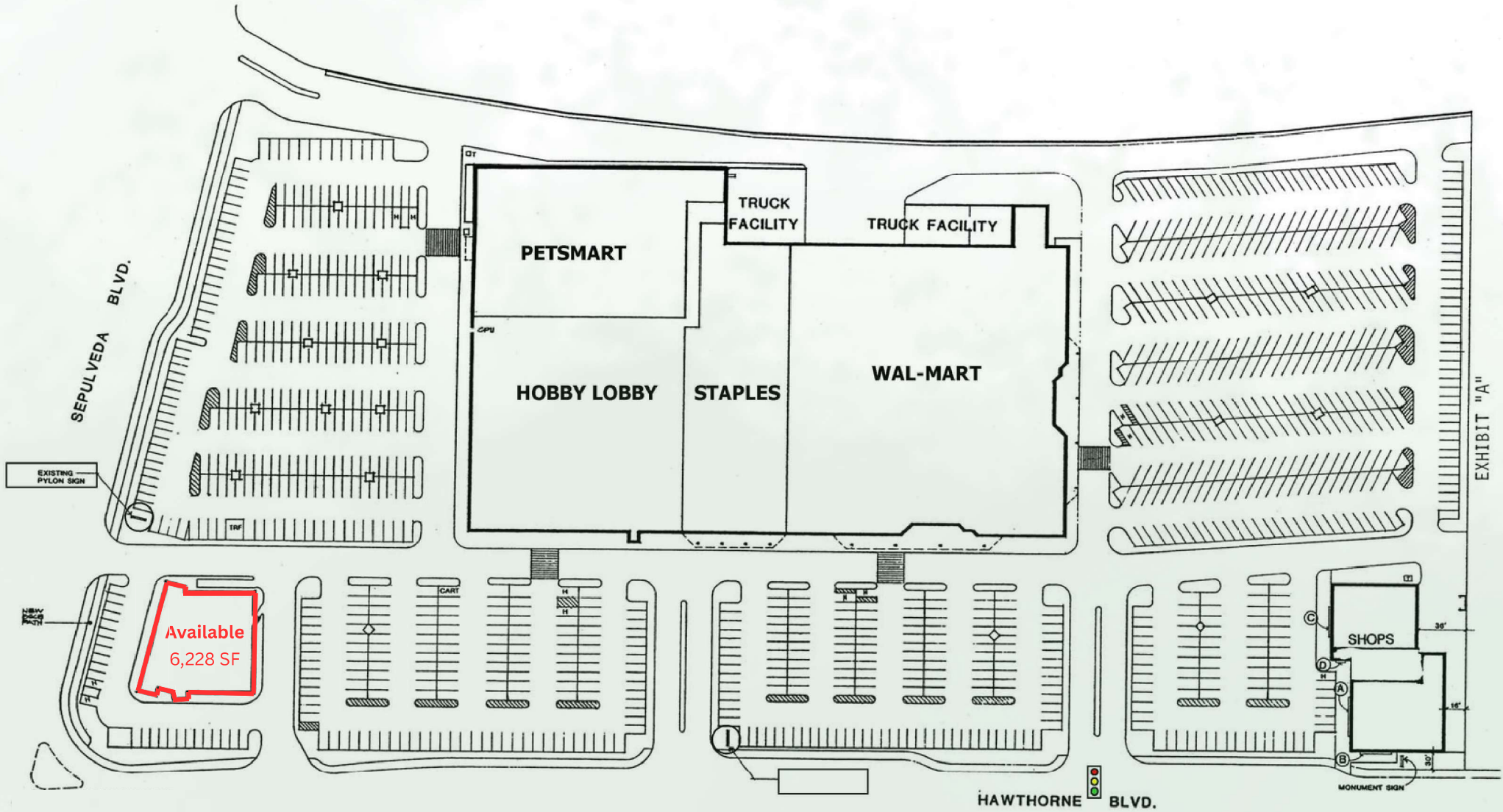
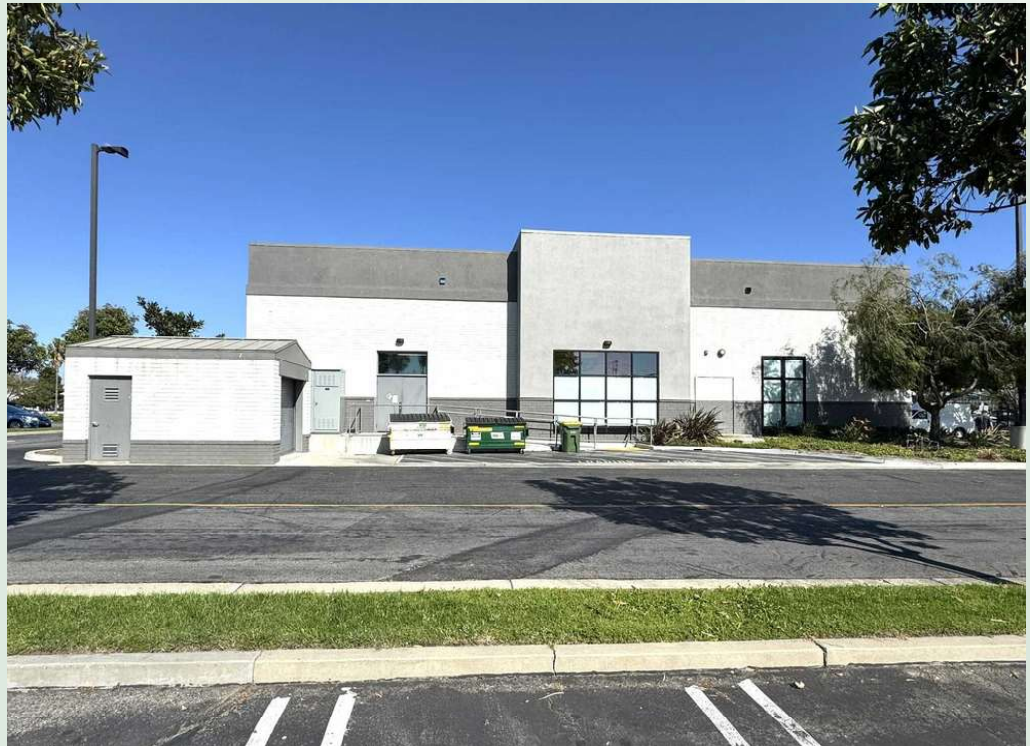


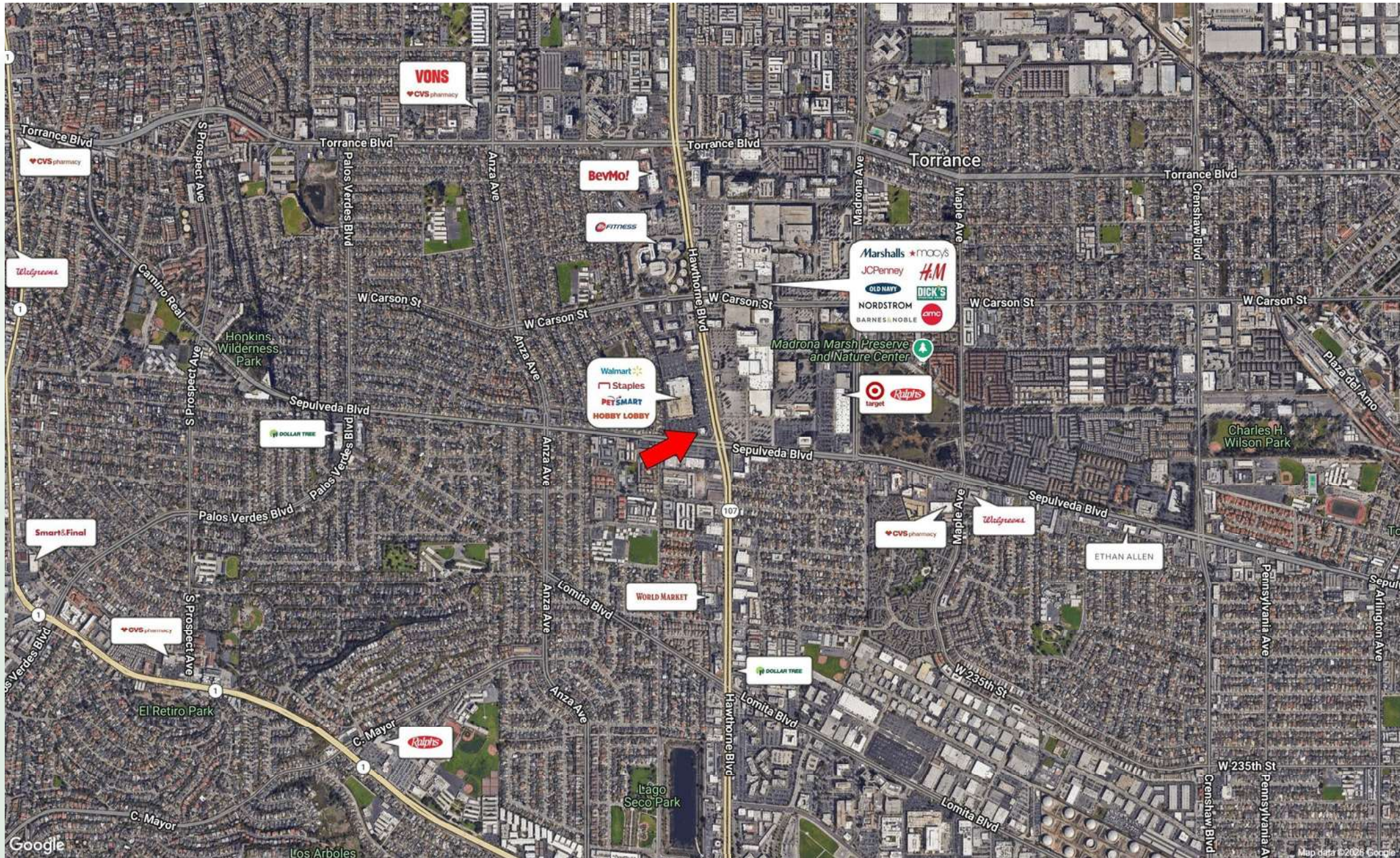
EXHIBIT "A"



Exterior Photos



Market Aerial



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