

FOR LEASE

# Madison Park Retail & Restaurant Space

3525 & 3511 PACIFIC COAST HWY, TORRANCE



PROPERTY REFRESH UNDERWAY

NEWMARK | PACIFIC

## MADISON PARK - TORRANCE



South Torrance location adjacent to Zamperini Field with great visibility on PCH



Abundant free parking with  $\approx 520$  stalls = 6.7/1000 retail and 4.5/1,000 medical



Well-maintained neighborhood center with a curated mix of retail and medical tenants



Total of five ingress/egress driveways into the property on three different streets



Retail signage opportunity for branding, plus two large monuments signs along PCH



**NEWMARK | PACIFIC**



MADISON PARK - TORRANCE

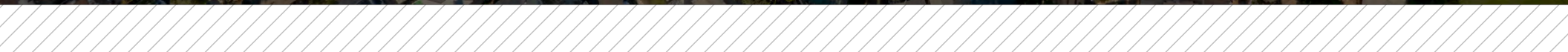
3525 PCH

3511 PCH

MADISON ST

PACIFIC COAST HWY

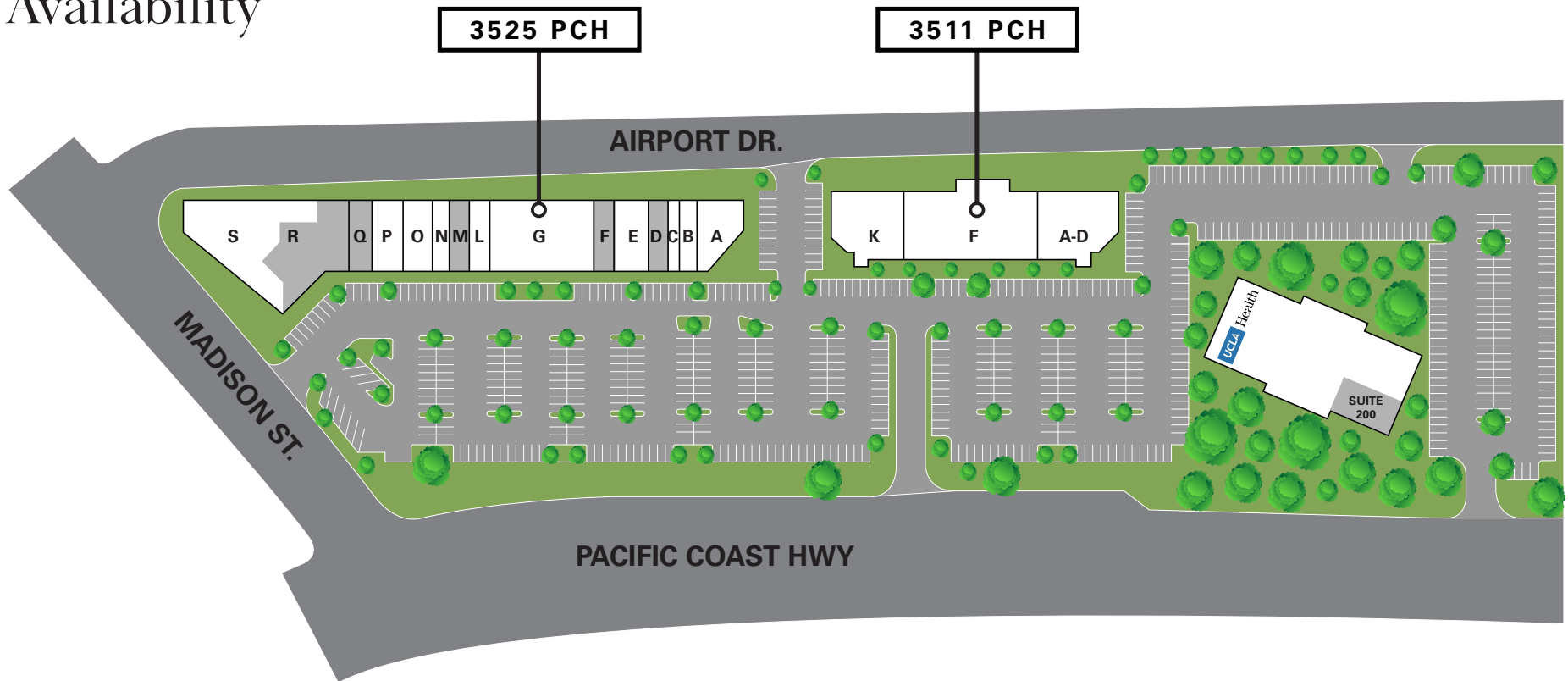
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MADISON PARK - TORRANCE



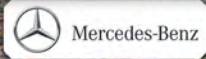
# Availability



Bldg.	Suite	RSF	Rental Rate	Type
3525	D	± 870	\$3.00- \$3.50 PSF NNN	Former Dental Office
3525	F	± 1,363	\$3.00- \$3.50 PSF NNN	2nd Generation Restaurant
3525	M	± 1,356	\$3.00- \$3.50 PSF NNN	Retail / Restaurant
3525	Q	± 1,235	\$3.00- \$3.50 PSF NNN	Retail
3525	R	± 3,869	\$3.00- \$3.50 PSF NNN	Retail / Medical

# Amenities

## MADISON PARK



Mercedes-Benz



TORRANCE MEMORIAL  
MEDICAL CENTER



LAND-ROVER



AutoNation Acura  
South Bay

Zamperini Field



Pollo Loco



DCH  
Toyota of  
Torrance



Sam's  
CLUB



COSTCO  
WHOLESALE



Jack  
in the box



STAPLES



PETSMART



ISLANDS  
fine burgers & drinks



BIG 5  
SPORTING GOODS



LOWE'S  
Home Improvement Warehouse



VONS



Smart & Final



THE HOME  
DEPOT



WINGSTOP



MENDOCINO FARMS  
sandwich market



HomeGoods



L&L  
Hawaiian  
Barbecue



Peet's Coffee



Mimi's  
Cafe



4A  
JAPANESE BBQ  
Gyu-Kaku



Jamba

CRENSHAW BLVD



KOHL'S



california  
PIZZA KITCHEN



SOUTH BAY  
LEXUS

CRENSHAW BLVD



BLAZE  
FOOD & DRINK  
PIZZERIA



IN-N-OUT  
BURGER



GEN  
KOREAN BBQ HOUSE



TRADER  
JOE'S



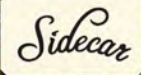
STONE FIRE  
GRILL



McDonald's



Chick-fil-Cheese



Sidecar



AMC



Rubio's



WHOLE  
FOODS  
MARKET

AMSTER ST

LOMITA BLVD

# Location Map



**FOR MORE INFORMATION:**

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