

CBRE

THE PLACE TO DO IT ALL



WELCOMING A 30,000 SQ. FT.
NORDSTROM RACK | COMING IN 2027

Rolling Hills Plaza

NEC OF PACIFIC COAST HIGHWAY & CRENSHAW BLVD
TORRANCE, CA 90505

FOR MORE INFORMATION, PLEASE CONTACT:

ERIK KRASNEY

Lic. 01970585

+1 323 270 1920

erik.krasney@cbre.com

ZACHARY CARD

Lic. 01717802

+1 310 550 2680

zachary.card@cbre.com





**THE SOUTH BAY'S ONE STOP
SHOPPING DESTINATION**

**AVAILABLE
UNITS
RANGING
FROM 757 SF
TO 39,061 SF**

Rolling Hills Plaza

With 500,000 SF of multi-use GLA and over ±80 tenants and eateries, Rolling Hills Plaza is a shopping and entertainment hub in the South Bay. The smartly-curated tenant mix includes top-tier grocers Whole Foods, Trader Joe's and Nijiya Japanese Market, along with BevMo, and Sephora. Fashion retailer Tilly's, Nike, AMC Theatre 20, and 24 Hour Fitness complement the center's diverse tenant offerings. One-stop, shopping, entertainment, and dining are available for the whole family at Rolling Hills Plaza, with numerous quick and full-service restaurants including Islands, California Pizza Kitchen, and Stonefire Grill, as well as Peet's Coffee and Starbucks. At Rolling Hills Plaza, visitors can grab a cup of coffee, workout, dine, shop and see a movie in just one trip.

Rolling Hills Plaza is located at the major crossroads of Pacific Coast Highway & Crenshaw Blvd in Torrance, CA, where average daily traffic reaches 90,800 cars per day. The center is conveniently located at the foot of the Palos Verdes Peninsula, drawing from the affluent communities of Rancho Palos Verdes, Rolling Hills and Palos Verdes Estates, as well as Redondo Beach and the Hollywood Riviera.

■ Highlights

- 500,000 SF mixed-used specialty shopping center with Whole Foods, Trader Joe’s, BevMo!, Nike, 24 Hour Fitness, AMC Theatre, and Nordstrom Rack (coming soon!).
- Additional co-tenants include: Tilly’s, Islands, Chase Bank, Sephora, California Pizza Kitchen, Starbucks, Peet’s Coffee, Mendocino Farms, Sidecar Donuts, Fish Bonz Grill and more.
- Over 90,800 cars per day at the intersection of PCH & Crenshaw Blvd.
- Nearly 480,200 daytime population and \$151,000 average household income within a 5-mile radius.
- Major retailers in close proximity include: Home Depot, Lowes, Costco, Sam’s Club, Best Buy, Kohl’s, and Home Goods.



■ Tenant Mix

APPAREL / JEWELRY

Friar Tux Shop
Modern Jewelers
Nike
Tilly’s

BEAUTY

Drybar
European Wax Center
Fancy Nails
Laser Sculpture
Madison Reed
Pia Hair Salon
Polish by Sand Spa
Rolling Hills Beauty Bar
Sephora
The Good Feet Store
Verni Nails
Victor Anthony’s Hair Studio

ENTERTAINMENT

AMC Theatre

FINANCIAL / BUSINESS SERVICES

Chase Bank
JA Realty
The Postal Mart

GROCERY / SPECIALTY FOODS

BevMo!
Chip Cookies
Nekter Juice
Nijiya Japanese Market
Peet’s Coffee
Sidecar Doughnuts
Somisomi
Starbucks
SusieCakes
Trader Joe’s
Wanderlust Creamery
Whole Foods Market
Yi Fang Fruit Tea

HOME FURNISHINGS

Hitachiya

MEDICAL / DENTAL SERVICES

Davita
Dr. M.F. Monzon, DDS
Exer Urgent Care
Mylena Ji DDS
Skinworks

HEALTH & FITNESS

24 Hour Fitness
Arthur Murray Dance Studio
Club Pilates
Hydration Room
Stretch Lab
The Joint Chiropractic

INSTRUCTIONAL SERVICES

Color Me Mine

PET & GROOMING

Groomings Wonders
Veterinary Emergency Group

RESTAURANTS

Blaze Pizza
California Pizza Kitchen
Chaiwale
Fanoos Persian Restaurant
Fish Bonz Grill
Habachihana Grill
Iccho Japanese Restaurant
Ichimi An
Islands Restaurant
Kabab Curry Of India
Kozo Sushi
Lunasia Dimsum
Mama D’s Kitchen
Mama Says
Mashawi Lebanese Grill
Mendocino Farms
Nice Café
Pinwheel Cafe Bakery
Ready Fit Go
Rubio’s
Stonefire Grill
Yamaya
Yokocho

ROLLING HILLS PLAZA
IS THE SOUTH BAY’S
PLACE TO DO IT ALL.



— WELCOMING NEW TENANTS —
Nordstrom Rack, Chaiwale & Co., Somisomi, Habachihana Grill – **COMING SOON**
Veterinary Emergency Group, Hydration Room, Polish by Sand Spa – **NOW OPEN**

Rolling Hills Plaza



- RETAIL
- SUITABLE FOR RESTAURANT

A1	25210 Crenshaw	8,300 SF
B4	25316 Crenshaw	1,601 SF
B5	25318 Crenshaw	5,661 SF
J7	2595B PCH	6,529 SF
L3	2585 PCH	2,500 SF
P4	2537 PCH	600 SF
* R3	2519 PCH	757 SF
* R8	2505 PCH	938 SF
R9	2501 PCH	3,906 SF
S1	2531 PCH	2,147 SF
S3	2527 PCH	1,411 SF
T1	2533 PCH	3,050 SF

*FLEXIBLE SIZING

Retail Opportunity



2533 PCH | T1 3,050 SF
2nd Generation Restaurant Space with Large Patio Seating



JUNIOR ANCHOR FOR LEASE

JOIN AN ICONIC NATIONAL 30,000 SF APPAREL AND HOME RETAILER

#2 BB&B IN CA BY VISITS
#1 IN VISITS / SF (SOURCE: PLACER.AI)

This newly available box space offers retailers a unique opportunity located centrally at Rolling Hills Plaza in Torrance. 500,000 SF mixed-used specialty shopping center anchored by Whole Foods, Trader Joe’s, BevMo!, Nike, 24 Hour Fitness and AMC Theatres.

Additional co-tenants include: Sephora, Mendocino Farms, Tilly’s, Islands, Chase Bank, California Pizza Kitchen, Lunasia, Starbucks, Peet’s Coffee, SusieCakes, Sidecar Donuts, and more.

 6,529 Square Feet

 Prominent center positioning

 Plentiful on-site parking

 Over 100,000 cars a day at the intersection of PCH & Crenshaw Blvd.

 Best-in-class co-tenants



Torrance

A rapidly growing hub of the South Bay

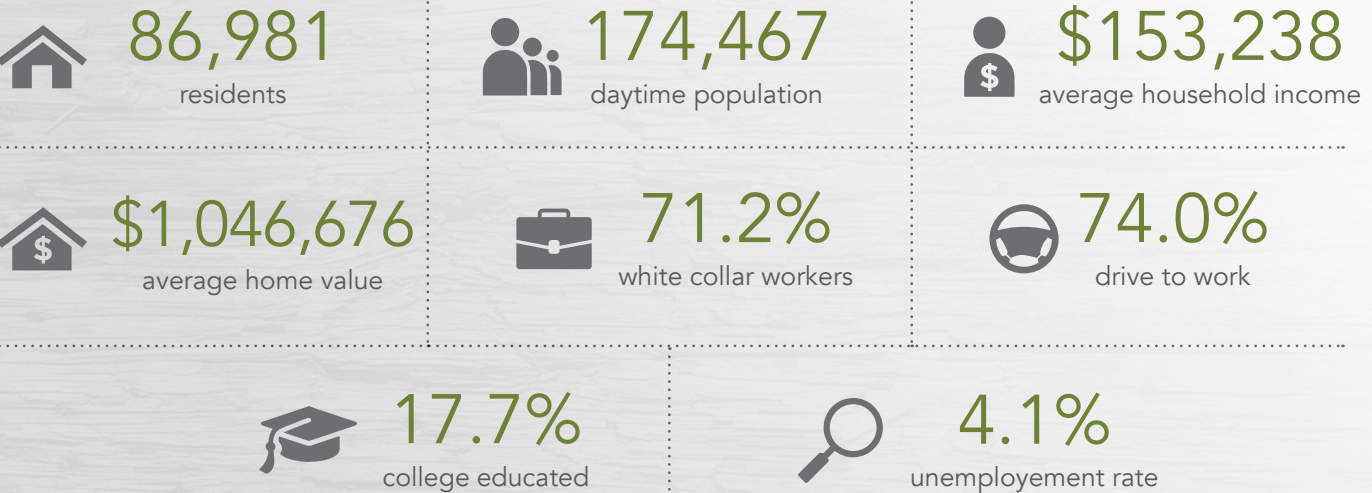
Steeped in colorful history and overflowing with local charm and vitality, Torrance is a vibrant city that remains a SoCal gem. From sun-kissed beaches to high-tech industry, Torrance is a vital and lively community in the South Bay. As one of the safest cities in Los Angeles County, with a business-friendly charter government, Torrance offers easy access for the region and a strong infrastructure. Torrance is a hub to the entire South Bay, 20 minutes from LAX and nestled between Redondo Beach, Hermosa Beach and the affluent Palos Verdes Estates.

DEMOGRAPHICS SURROUNDING SITE

	1 MILE	3 MILES	5 MILES
2024 POPULATION	21,029	166,714	446,873
2024 DAYTIME POPULATION	23,901	174,467	470,345
2024 MEDIAN AGE	43.4	43.1	42.4
2024 AVERAGE HOUSEHOLD INCOME	\$129,764	\$153,238	\$150,707



City of Torrance Demographics 2024 (3 Mile Radius)



South Bay

Located in Los Angeles County, South Bay stretches along the southern shore of Santa Monica to the San Pedro Bay. This collection of 15 cities is one of the most culturally, economically, and ethnically diverse areas in the United States. With it's cleaner air, colder summers, warmer winters and scenic harbors, this region attracts top business and talent. With over 40 million SF of office space and 150 million SF of industrial, the South Bay is home to companies like Honda and DirecTV, and more significantly, California's expansive aerospace business, employing thousands of high-skill, high-wage engineers at companies like Northrop Grumman, Alcoa Fastening Systems, Boeing, Lockheed Martin, Raytheon and Space X. Rolling Hills Plaza is in a proven in-fill location with a captive audience of thousands of young professionals and families.

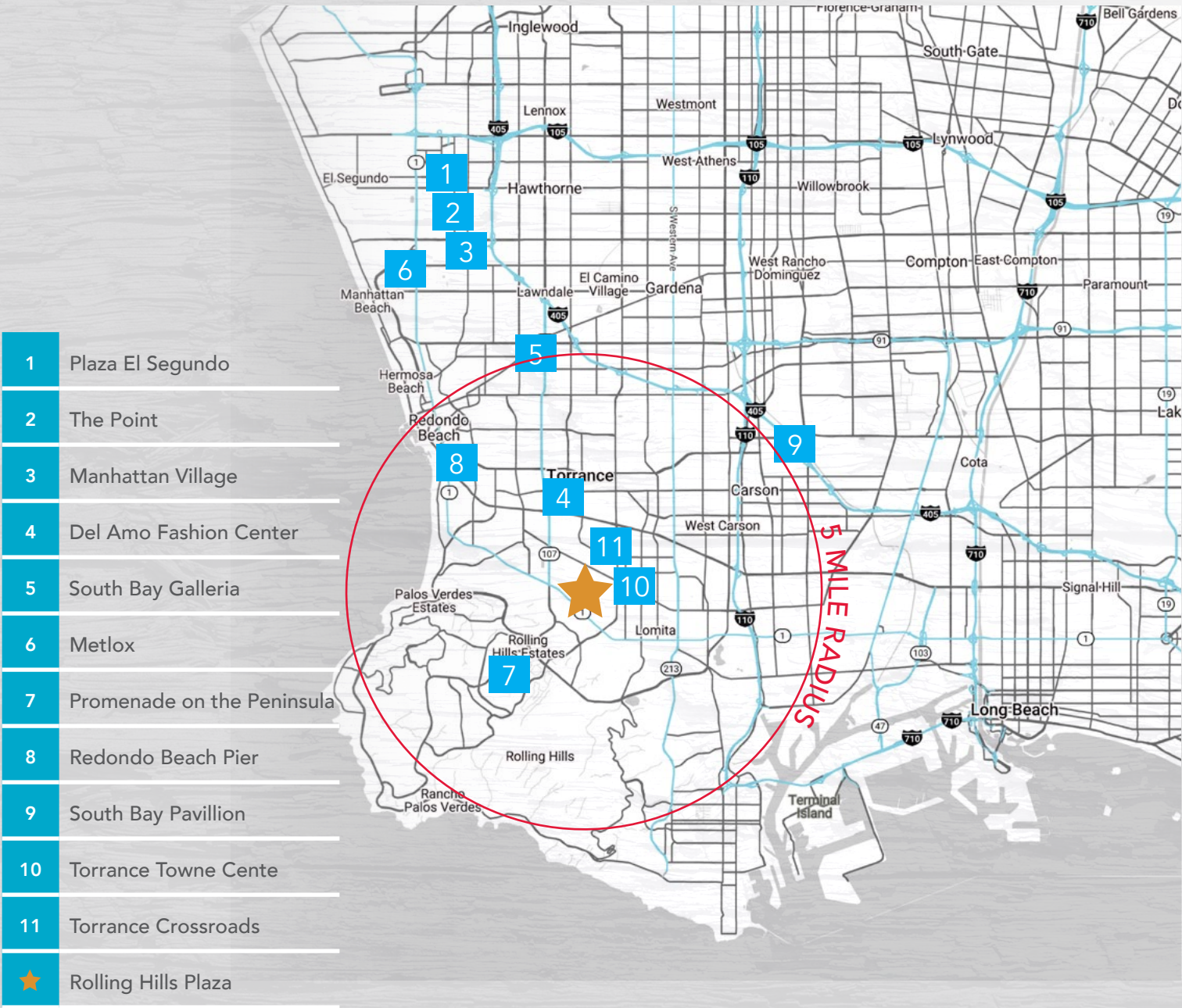


CORPORATE TENANTS LOCATED IN THE SOUTH BAY:

AARP
Alcoa Fastening Systems
Boeing
Beyond Meat
DirecTV
Epson
Fabletics
Fisker
Herbalife
Honda
Howmet Aerospace
International Cargo Terminals, Inc.

L3 Harris Technologies
LAWA
LD Products
Legends Lacrosse
L'Oreal
Mattel
Molina Healthcare
NFL
Northrop Grumman
Pacific Echo Inc
PepsiCo, Inc.
Performance Team

Porsche
Raytheon
Robinson Helicopter Company
Saatchi & Saatchi
Space X
Teledyne
Tesla
Torrance Memorial Medical Center
US Customs and Border Protection







FOR MORE INFORMATION, PLEASE CONTACT:

ERIK KRASNEY Lic. 01970585 +1 323 270 1920 erik.krasney@cbre.com	ZACHARY CARD Lic. 01717802 +1 310 550 2680 zachary.card@cbre.com
--	--

CBRE, INC.
Broker Lic. 00409987

This site plan included in the brochure is for the owner reserves the right to change, add to or omit the structures, common areas and/or land areas shown. This plan is not intended to make any representation or warranty as to the size and nature of improvements to be constructed, or as to the identity or location of any tenant in the shopping center.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Rolling Hills Plaza

NEC OF PACIFIC COAST HIGHWAY & CRENSHAW BLVD
TORRANCE, CA 90505

