



22717-19 Hawthorne Boulevard

Torrance, California 90505

Property Highlights

- Two story medical building with great visibility on Hawthorne Blvd - Ready for occupancy
- Attractive, modern interior finishes
- Blocks from both Torrance Memorial Hospital and Providence Little Company of Mary Hospital and other Medical Facilities
- Ample parking (47 spaces)
- Strong demographics with spendable income
- High density of residential, retail and office population
- Monument signage available
- Divisible: 5,121 and 5,275 SF
- Elevator to 2nd Floor

Property Overview

Conveniently located Medical Building in the medical hub of the South Bay

Offering Summary

Lease Rate:	Call Brokers
Building Size:	10,396 SF
Available SF Divisible:	10,396 SF
Lot Size:	1.04 Acres

Demographics 1 Mile 2 Miles 3 Miles

Total Population	24,282	88,954	186,420
Average HH Income	\$145,465	\$153,037	\$155,913
Vehicles Per Day	61,203		

For More Information

Sheri Messerlian

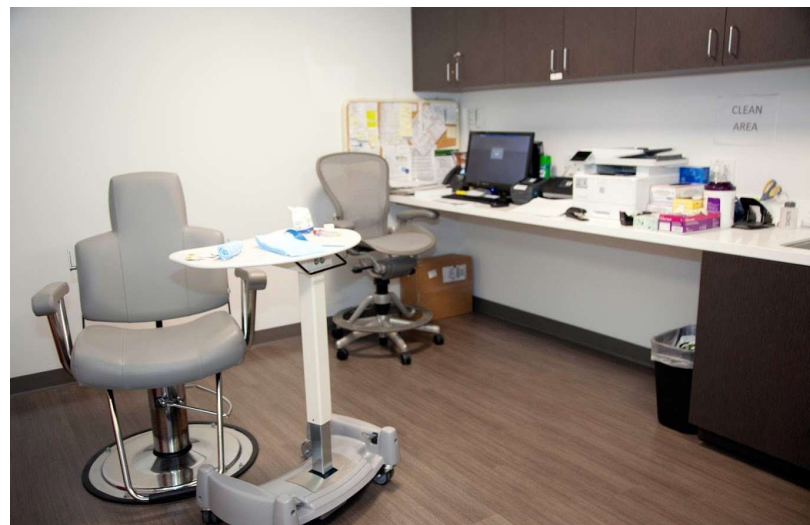
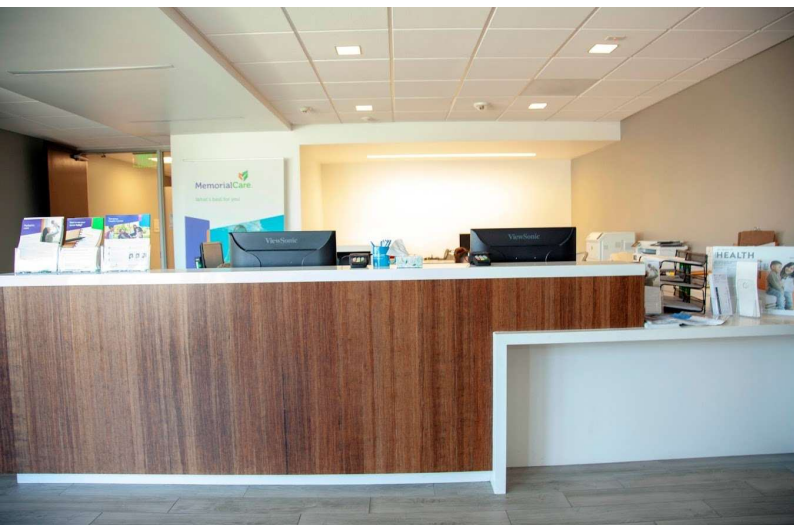
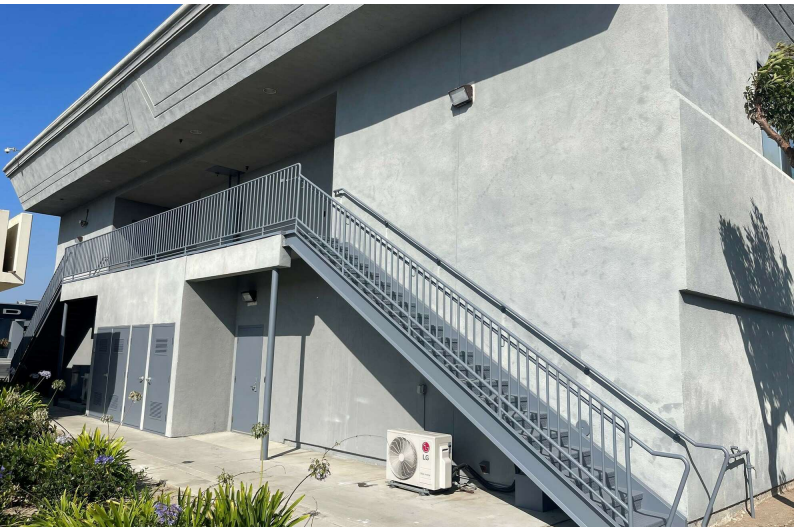
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