

THE PLACE TO DO IT ALL



Rolling Hills Plaza

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

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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 and AMC Theatre.
- 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.



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

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
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
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



— WELCOMING NEW TENANTS —

Club Pilates, Chip Cookies, Chaiwale, SusieCakes, Hydration Room, Mama D's Kitchen, Polished by Sand Spa, Wanderlust Creamery

Rolling Hills Plaza



A1	25210 Crenshaw	8,300 SF
B2	25308 Crenshaw	2,256 SF
B4	25316 Crenshaw	1,601 SF
B5	25318 Crenshaw	5,661 SF
J6	2595 PCH	39,061 SF
L3	2585 PCH	2,500 SF
P4	2537 PCH	600 SF
R1	2525 PCH	1,193 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

■ RETAIL
■ SUITABLE FOR RESTAURANT

*FLEXIBLE SIZING

Retail Opportunity

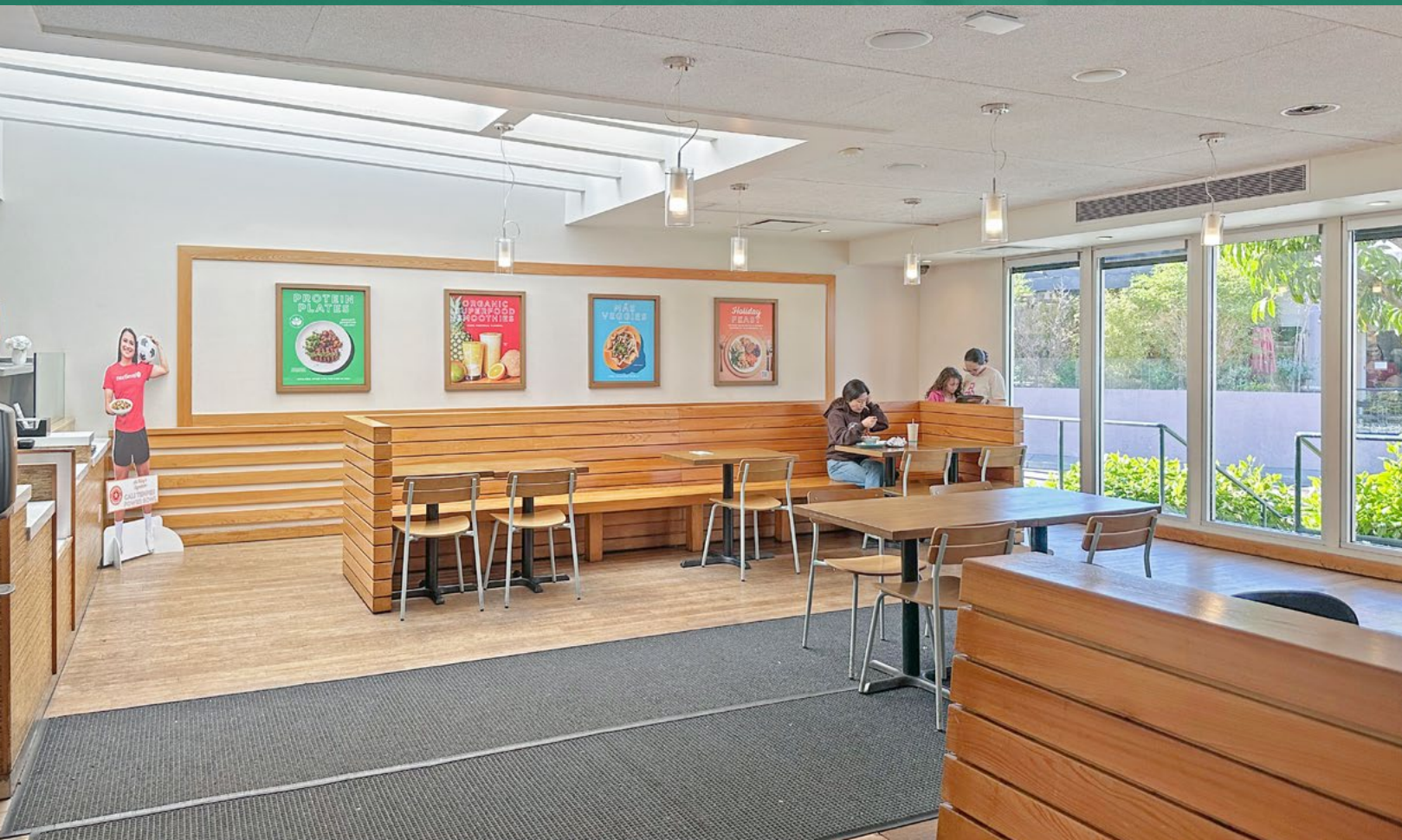


25210 Crenshaw Blvd | Suite A1 8,300 SF
2nd Generation Health Care Center





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





25316 - 25318 Crenshaw | B4 1,601 - B5 5,661 SF
 Highly visible retail space facing Crenshaw Blvd. Ability to combine to a total of 7,262 SF



25308 Crenshaw | B2 2,256 SF
 2nd Generation Restaurant Next to CPK



2531 PCH | S1 2,147 SF + 2525 PCH | R1 1,193 SF
 2nd Generation Restaurant + 2nd Generation Bakery



INTERIOR OF S1 2531 PCH

BOX FOR LEASE

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

FORMER BED BATH & BEYOND FLAGSHIP A ONE-OF-A-KIND OPPORTUNITY

This 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, Sidecar Donuts and more.

The space totals 39,061 SF across two floors, with cart escalators, loading docks, restrooms and additional mezzanine.



39,061 Square Feet



Rare Big Box Opportunity



Plentiful on-site parking



Over 90,800 cars a day
at the intersection of PCH
& Crenshaw Blvd.



Best-in-class co-tenants



In-store escalators and elevator



120' Frontage



Dock-high loading

Torrance

A rapidly growing hub of the South Bay

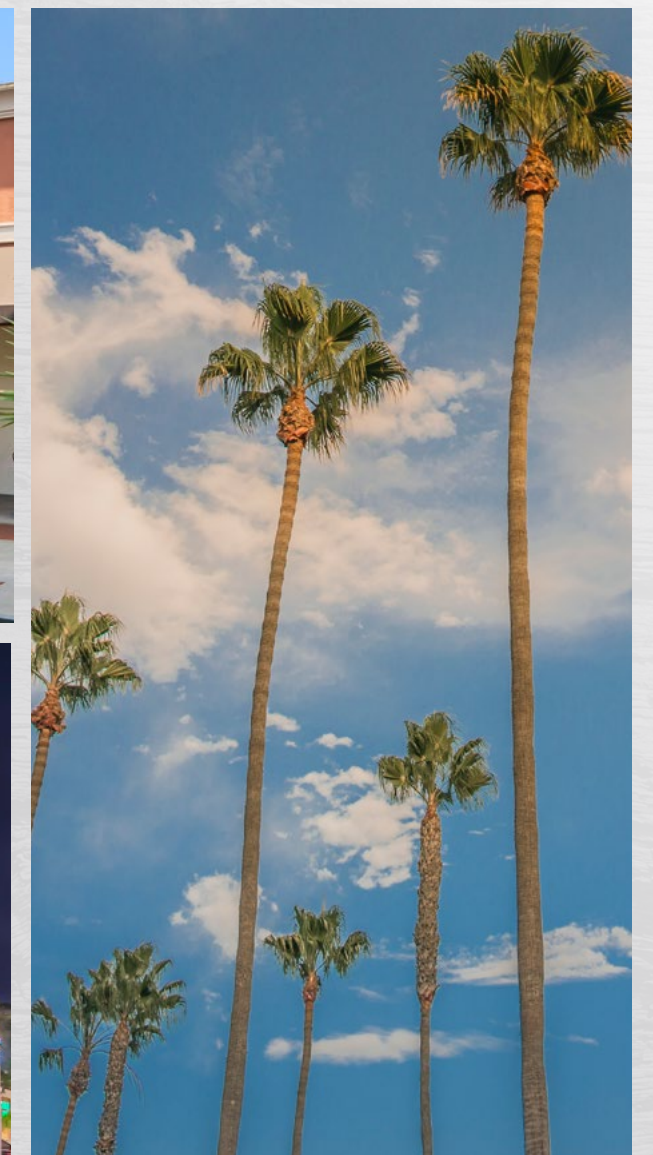
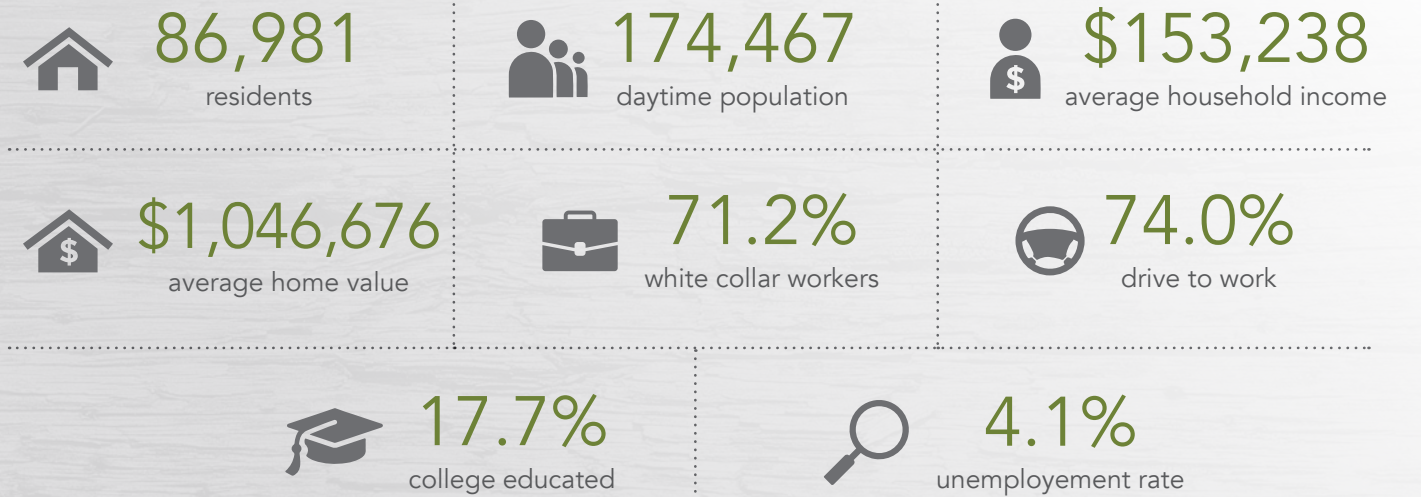
Steeped in colorful history and overflowing with local charm and vitality, Torrance is a vibrant city that remains a SoCal gem. From sun-kissed beaches to high-tech industry, Torrance is a vital and lively community in the South Bay. As one of the safest cities in Los Angeles County, with a business-friendly 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 its 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.

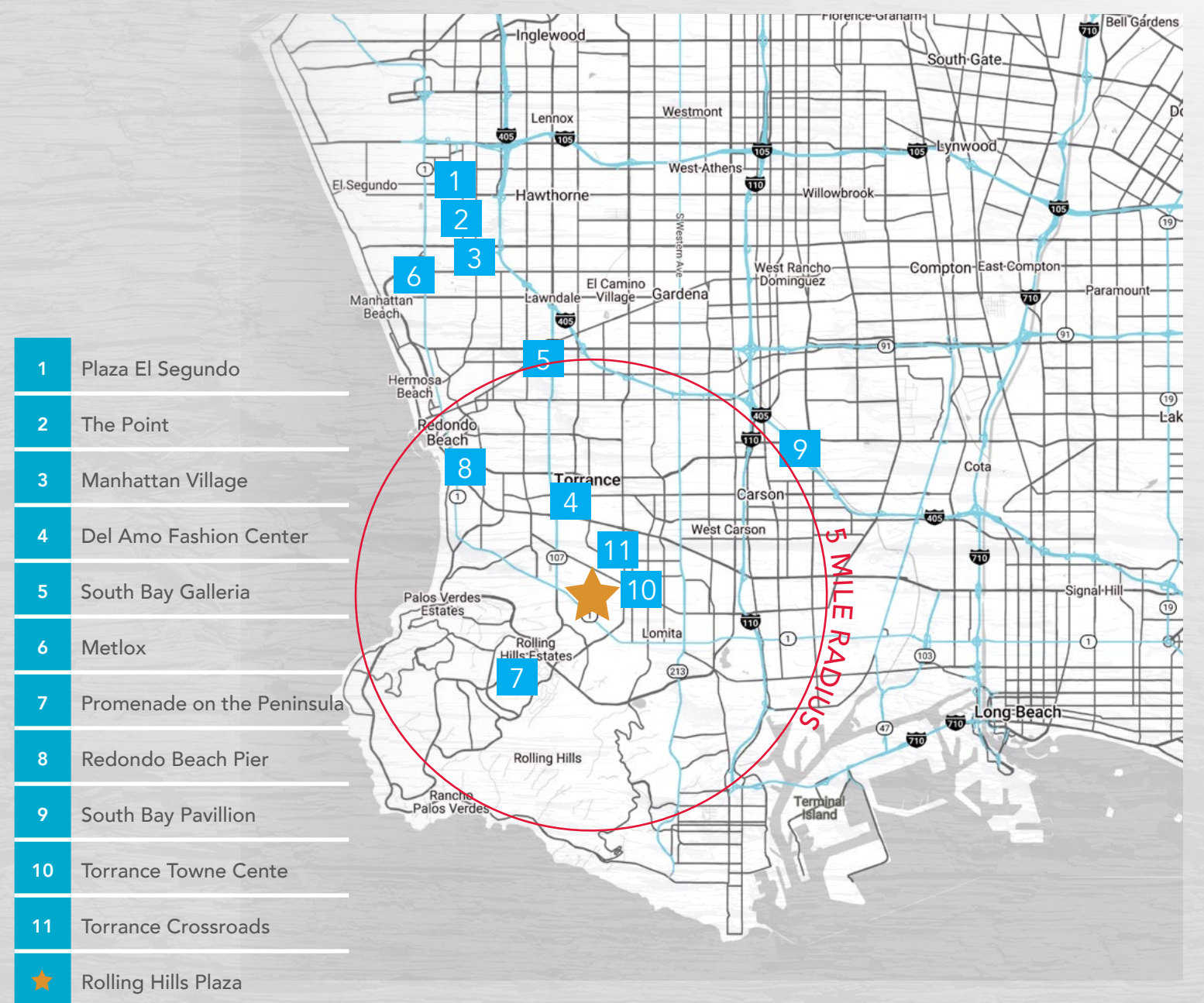


CORPORATE TENANTS LOCATED IN THE SOUTH BAY:

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







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