

2ND GEN CAFE

±1,200 SF TURNKEY SPACE
TORRANCE CROSSROADS



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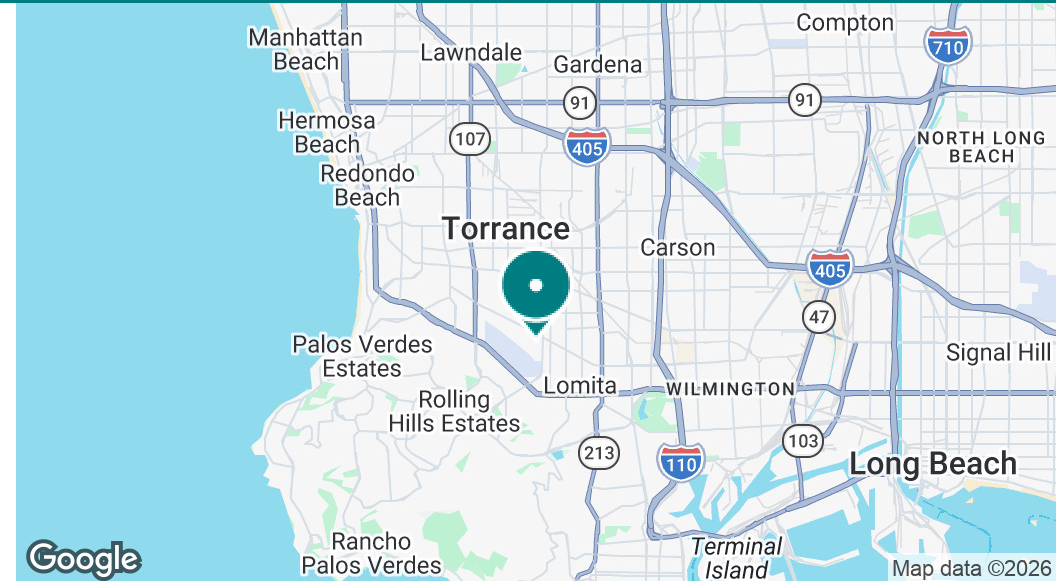
CBM1

LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

TORRANCE CROSSROADS | 24427-24451 CRENSHAW BLVD, TORRANCE, CA 90505-5346

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PROPERTY DESCRIPTION

Now available: ±1,200 SF second-generation food-oriented retail space at Torrance Crossroads, a dominant South Bay power center anchored by The Home Depot and Vons.

The space features existing plumbing infrastructure including floor drains and multiple sinks, making it ideally suited for a wide range of light food, dessert, and beverage concepts that do not require a full kitchen hood or grease interceptor.

Positioned within a high-performing retail environment with strong national co-tenancy including Sam's Club, In-N-Out Burger, Chick-fil-A, and Wells Fargo, the site benefits from consistent daily traffic and strong crossover demand.

Ideal uses include boba tea, juice and smoothie concepts, acai bowls, bakeries, dessert concepts, ice cream, snack concepts, or other specialty food users. The space is also well suited for select service retail uses seeking a high-traffic inline location.

LOCATION DESCRIPTION

Torrance Crossroads is strategically positioned at the signalized intersection of Crenshaw Boulevard and Lomita Boulevard, one of the most heavily trafficked retail corridors in the South Bay. The property benefits from exceptional visibility, high daily traffic counts, and immediate access to major regional arterials including Pacific Coast Highway and the 110 Freeway.

This premier trade area draws from dense, affluent residential neighborhoods including Torrance, Rolling Hills Estates, and Palos Verdes, supported by strong daytime population from nearby medical centers, office users, and industrial employment hubs. The center sits within a dominant retail cluster featuring Costco, Sam's Club, Lowe's, and numerous national retailers, driving consistent daily consumer traffic.

With average household incomes exceeding \$140,000 within a 3-mile radius and a population base approaching 450,000 within 5 miles, this location is ideal for high-frequency retail uses including quick-service food, dessert concepts, wellness-oriented users, and specialty retail.

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FEATURES & AMENITIES

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FEATURES & AMENITIES

- Second-generation food-oriented retail space with existing plumbing including floor drains and sinks
- Approximately 1,200 SF inline shop space in a high-performing power center
- No hood or grease interceptor – ideal for light food, dessert, and beverage concepts (non-coffee use)
- Anchored by The Home Depot and Vons with strong national co-tenancy including Sam's Club, In-N-Out Burger, Chick-fil-A, and Wells Fargo
- Located at the signalized intersection of Crenshaw Blvd and Lomita Blvd with excellent visibility and access
- Positioned within a dominant South Bay retail corridor surrounded by major national retailers and traffic generators
- Affluent and dense trade area with average household incomes exceeding \$140,000 within 3 miles
- Strong daytime population driven by nearby medical, office, and industrial users
- Ample parking and convenient ingress/egress supporting high-frequency retail uses
- Excellent fit for boba, juice, dessert, bakery, and specialty food users

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

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SITE PLAN

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Est. \$1.50 NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$5.75 SF/month

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Gen Cafe Space	Available	1,200 SF	Est. \$1.50 NNN	\$5.75 SF/month	<p>±1,200 SF second-generation retail space previously occupied by a food user, offering existing plumbing infrastructure including multiple sinks and floor drains. This setup significantly reduces buildout time and cost for incoming tenants.</p> <p>The space does not include a hood or grease interceptor and is therefore best suited for concepts that do not require heavy cooking. Coffee uses are restricted within the center.</p> <p>Ideal uses include boba tea, juice and smoothie concepts, acai bowls, dessert operators, ice cream, bakeries, snack concepts, or other specialty food users, as well as select service retail uses.</p> <p>The layout allows for efficient front-of-house and back-of-house operations, with strong storefront visibility and access to consistent foot traffic driven by surrounding national tenants.</p> <p>This is a highly functional, partially improved space within a dominant South Bay retail center, offering an efficient path to opening for qualified operators.</p>

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ADDITIONAL PHOTOS

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RETAILER MAP

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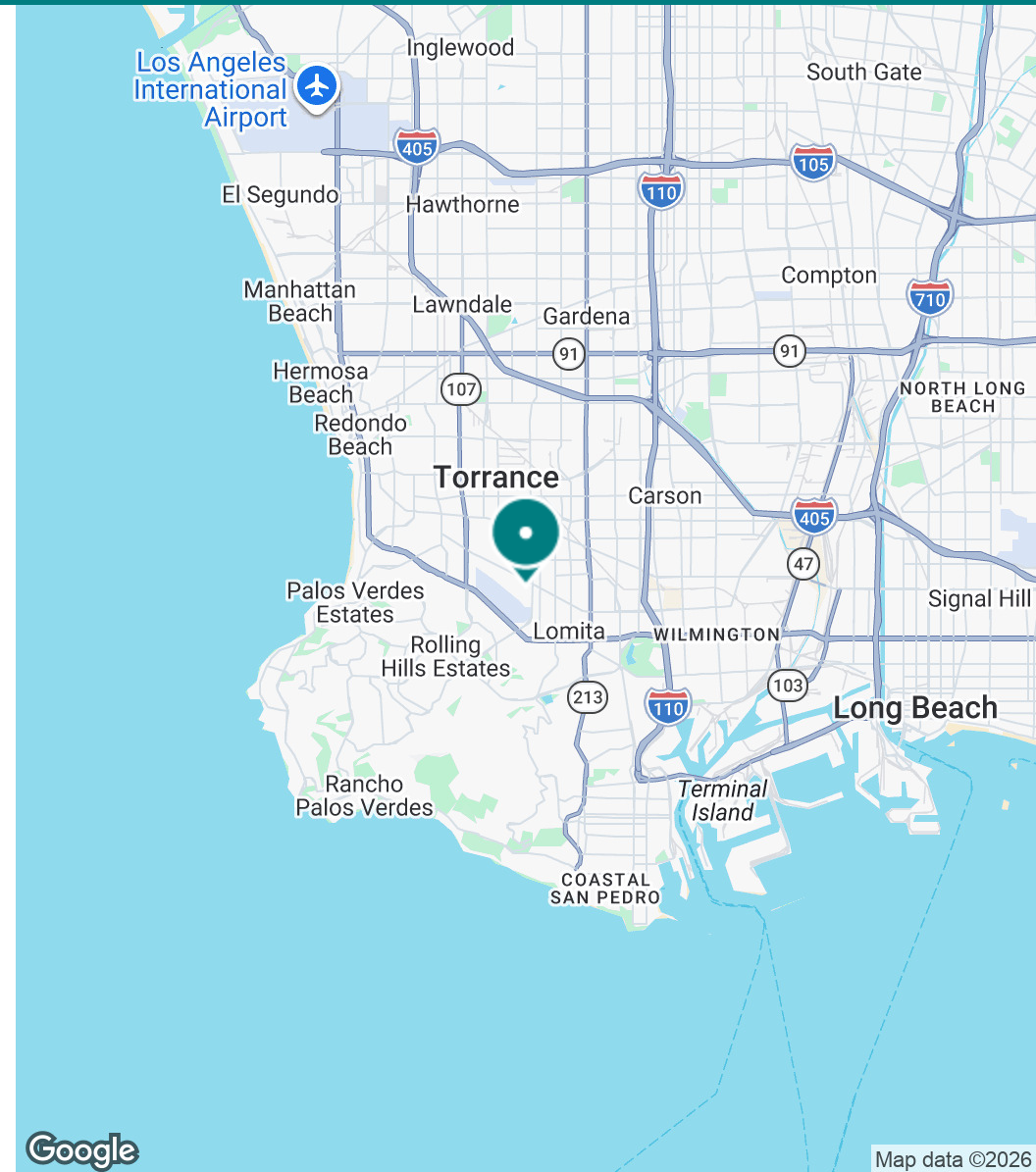
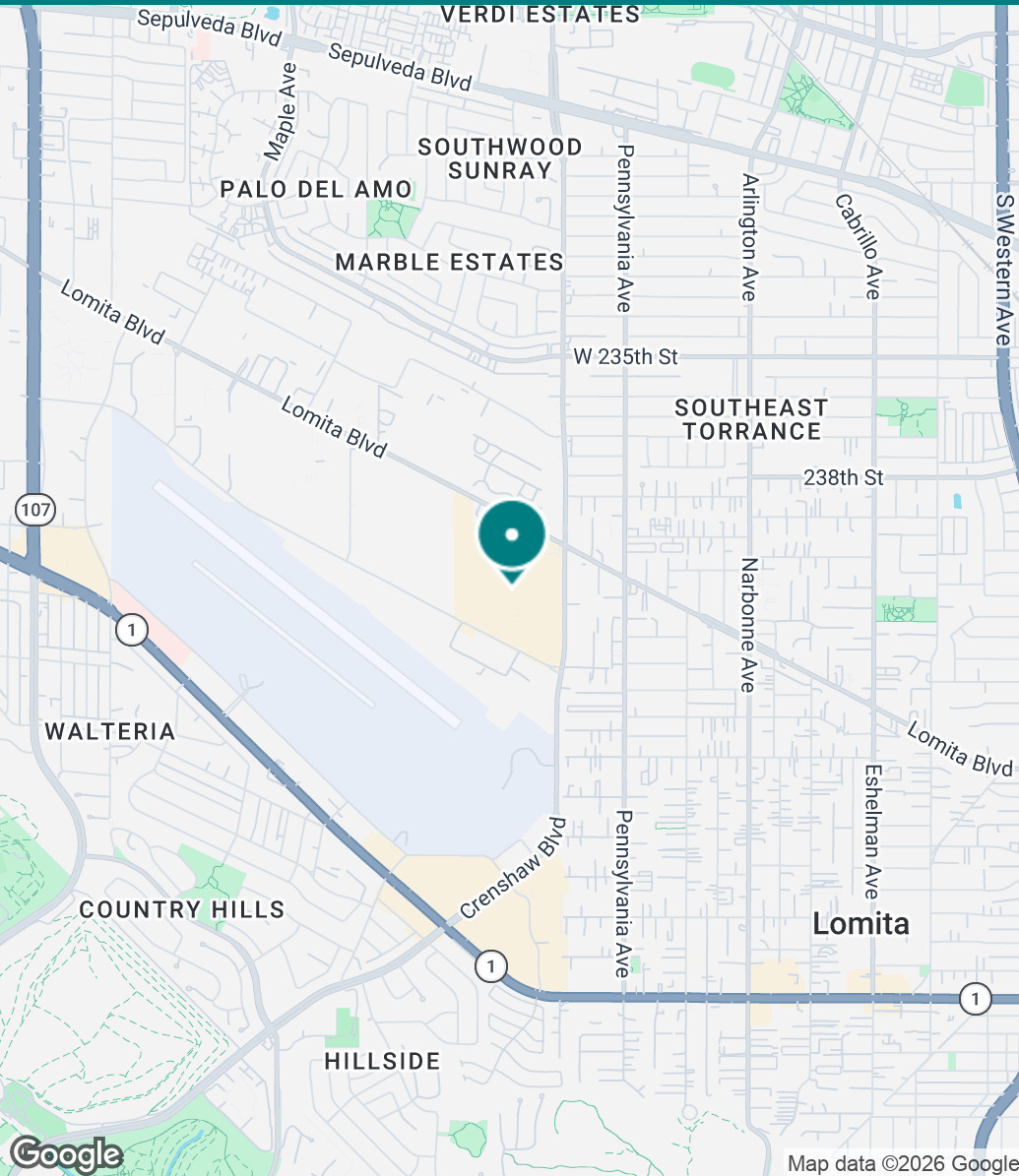


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LOCATION MAP

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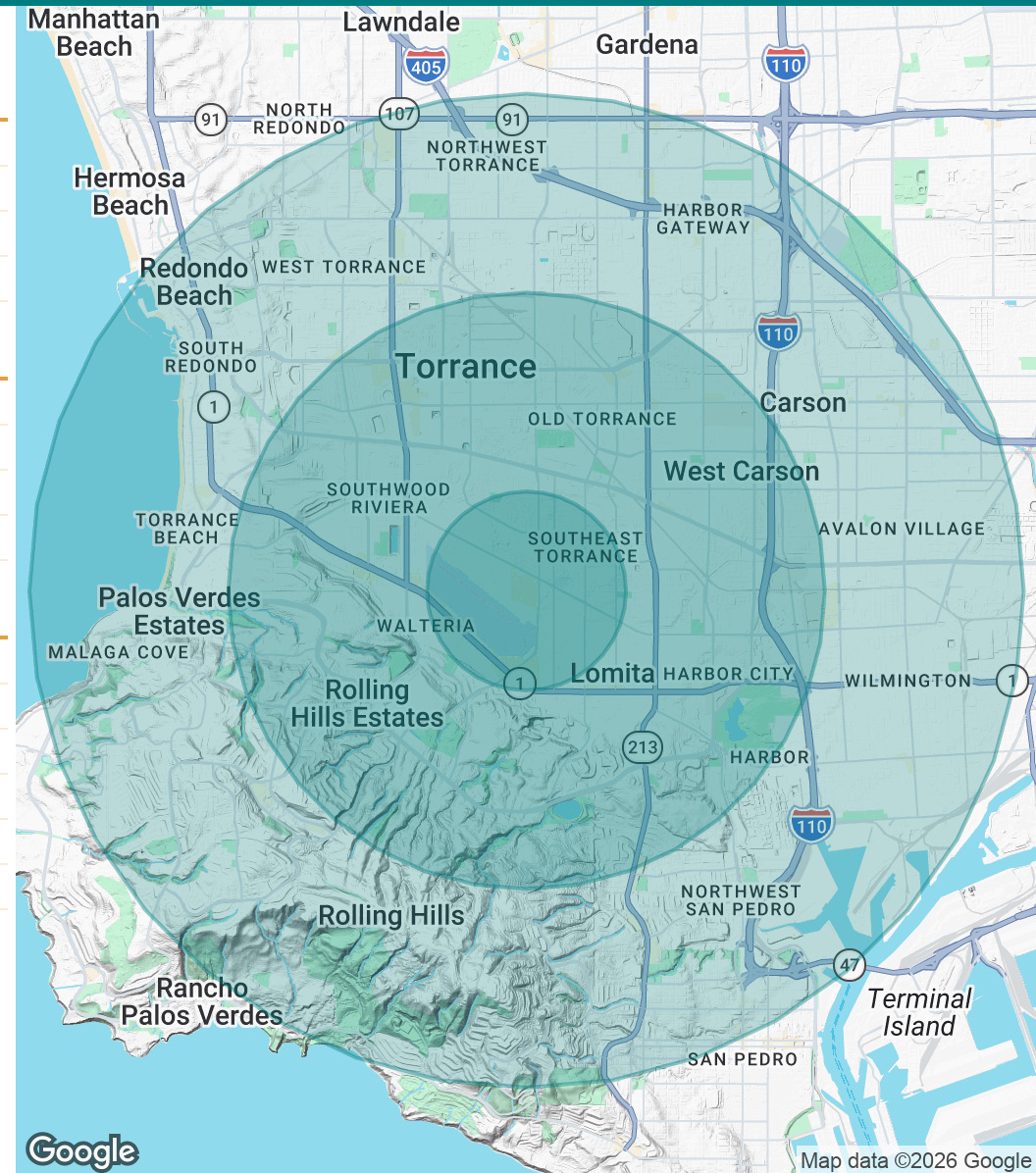
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,795	187,614	485,931
Average Age	41.4	39.2	38.5
Average Age (Male)	39.5	38.3	37.7
Average Age (Female)	43.4	40.1	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,625	69,072	169,591
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$90,137	\$89,950	\$94,996
Average House Value	\$531,245	\$615,106	\$640,328
RACE	1 MILE	3 MILES	5 MILES
% White	55.7%	51.9%	53.8%
% Black	1.8%	4.7%	4.0%
% Asian	28.2%	24.9%	23.7%
% Hawaiian	0.2%	0.9%	1.0%
% American Indian	0.0%	0.3%	0.6%
% Other	7.0%	11.9%	11.5%

2020 American Community Survey (ACS)



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LEASING CONTACT

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