

# BOX SPACE FOR LEASE

## Rolling Hills Plaza

PACIFIC COAST HWY & CRENSHAW  
TORRANCE / PALOS VERDES

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



**HIGHLY TRAFFICKED  
BEST-IN-CLASS  
CO-TENANCY**

**A+  
DEMOGRAPHICS**

## 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.

# 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 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, Veggie Grill, Sidecar Donuts and more.


The former Bed Bath and Beyond 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 100,000 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



# 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, Veggie Grill, Fish Bonz Grill and more.
- Over 90,800 cars per day at the intersection of PCH & Crenshaw Blvd.
- Nearly 480,200 daytime population and \$143,000 average household income within a 5-mile radius.
- Major retailers in close proximity include: Home Depot, Lowe's, Costco, Sam's Club, Kohl's, Best Buy, Howard's Appliances, and Home Goods.

## PHASED REDEVELOPMENT NEAR COMPLETION!

Recent building improvements designed to enhance the facade, exterior décor, common areas and landscaping throughout Rolling Hills Plaza. New tower elements have been added to upgrade the overall visual profile of the Plaza.



# Tenant Mix

### APPAREL

Friar Tux Shop  
Modern Jewelers  
Nike  
Tilly's

### BEAUTY

Sephora  
Drybar  
European Wax Center  
Fancy Nails  
Laser Sculpture  
Madison Reed  
Pia Hair Salon  
Polish by Sand Spa (coming soon)  
Rolling Hills Beauty Bar  
Victor Anthony's Hair Studio  
Verni Nails

### DRY CLEANING

Belton Cleaners

### ENTERTAINMENT

AMC Theatre

### FINANCIAL / BUSINESS SERVICES

Chase Bank  
JA Realty  
The Postal Mart

### GROCERY / SPECIALTY FOODS

BevMo!  
Chip Cookies (coming soon)  
Nekter Juice  
Nijiya Japanese Market  
Peet's Coffee  
Sidecar Doughnuts  
Starbucks  
Trader Joe's  
Whole Foods Market  
Yi Fang Fruit Tea

### HOME FURNISHINGS

Hitachiya

### MEDICAL / DENTAL SERVICES

Mylena Ji DDS  
Dr. M.F. Monzon, DDS  
Skinworks

### HEALTH & FITNESS

Arthur Murray Dance Studio  
Club Pilates (coming soon)  
Davita  
Exer Urgent Care  
PV Massage  
Stretch Lab (coming soon)  
The Joint Chiropractic  
24 Hour Fitness

### INSTRUCTIONAL SERVICES

Color Me Mine

### PET & GROOMING

Groomings Wonders

### RESTAURANTS

Blaze Pizza  
California Pizza Kitchen  
Fanoos Persian Restaurant  
Fish Bonz Grill  
Iccho Japanese Restaurant  
Ichimi An  
Islands Restaurant  
Joey's Smokin' Bbq  
Kabab Curry Of India  
Kozo Sushi  
Lunasia Dimsum  
Mashawi Lebanese Grill  
Mendocino Farms  
Nice Café  
Pinwheel Cafe Bakery  
Rubio's  
Stonefire Grill  
Tap Society by Hanky's  
Veggie Grill  
Yamaya  
Yokocho (coming soon)

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

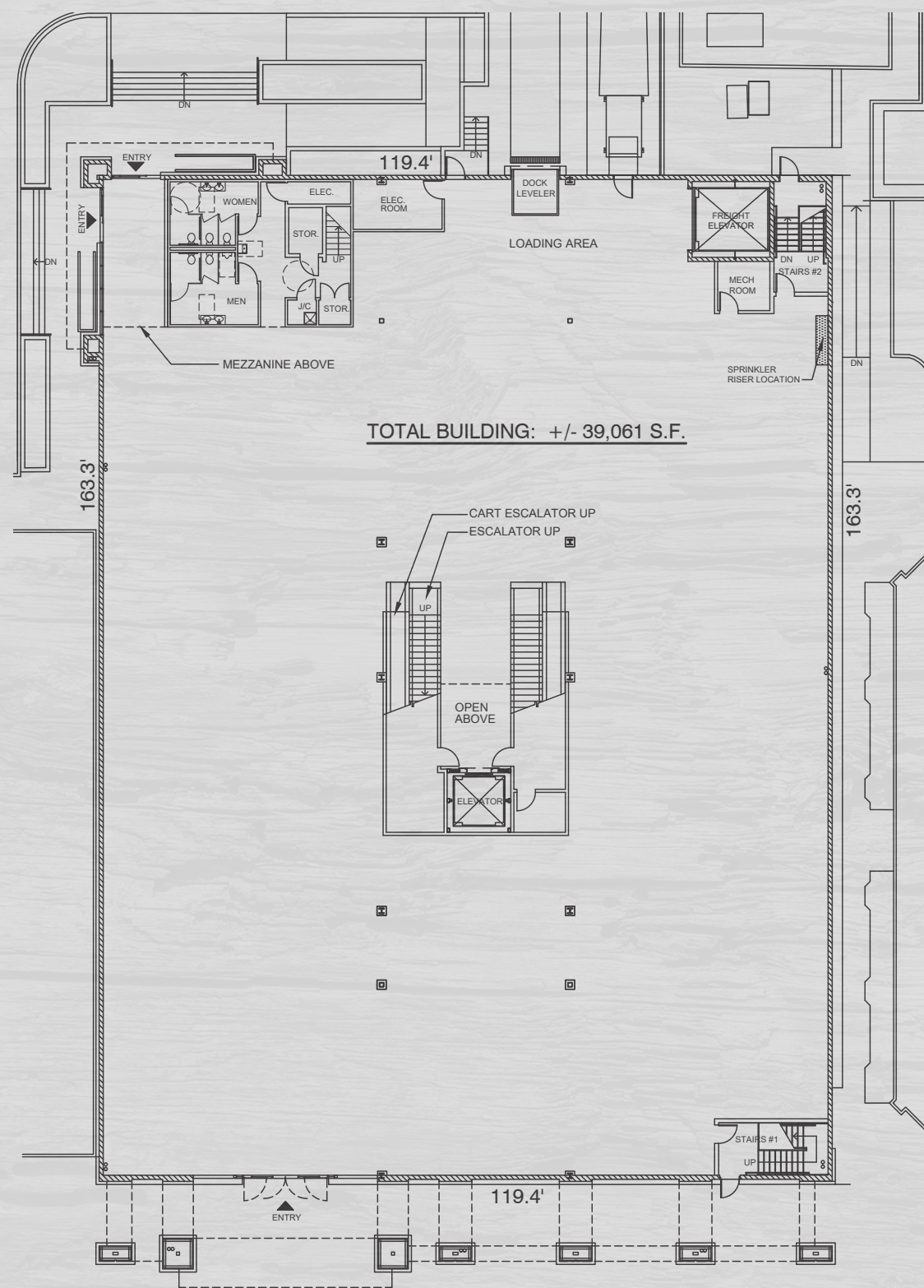
### — WELCOMING NEW TENANTS —

Sephora, Mendocino Farms, Lunasia (Now Open), Club Pilates, Chip Cookies, Stretch Lab, Polish by Sand Spa

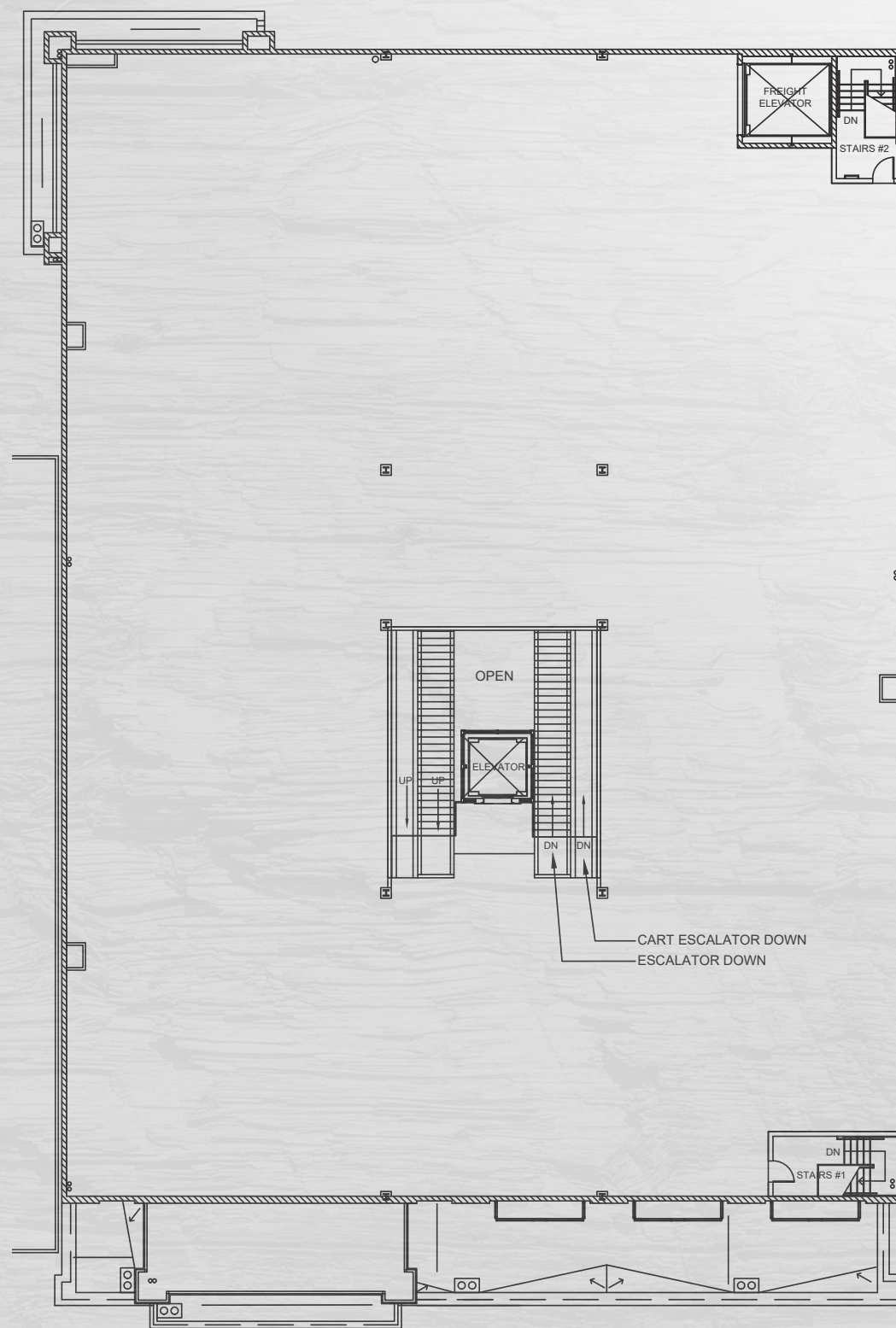
# VISITOR TRAFFIC



# FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# Torrance

## A rapidly growing hub of the South Bay

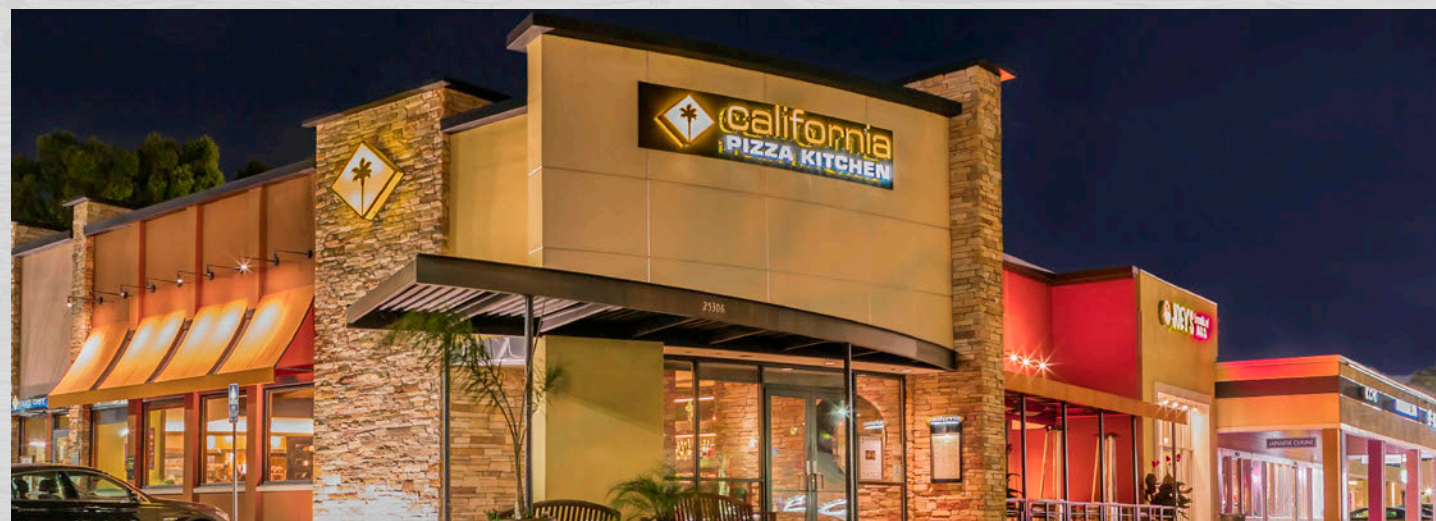
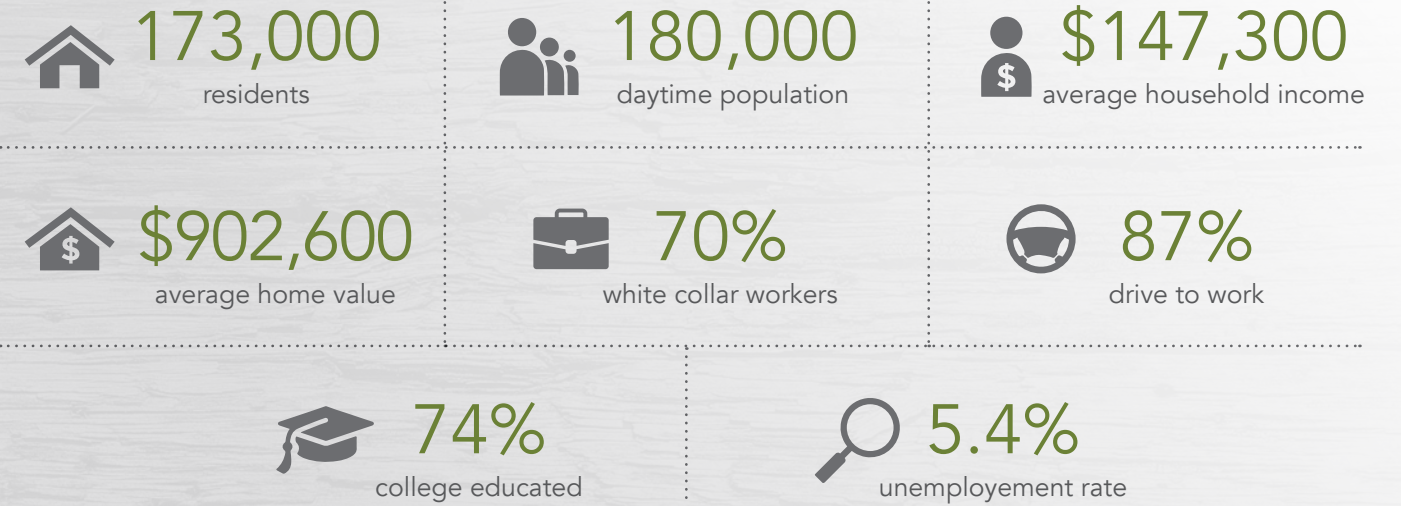
Steeped in colorful history and overflowing with local charm and vitality, Torrance is a vibrant city that remains a SoCal gem. From sun-kissed beaches to high-tech industry, Torrance is a vital and lively community in the South Bay. As one of the safest cities in Los Angeles County, with a business-friendly 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
2022 POPULATION	21,559	172,890	459,977
2022 DAYTIME POPULATION	24,885	179,746	480,222
2022 MEDIAN AGE	42.6	42.4	40.6
2022 AVERAGE HOUSEHOLD INCOME	\$125,626	\$147,324	\$143,380



## City of Torrance Demographics (3 Mile Radius)



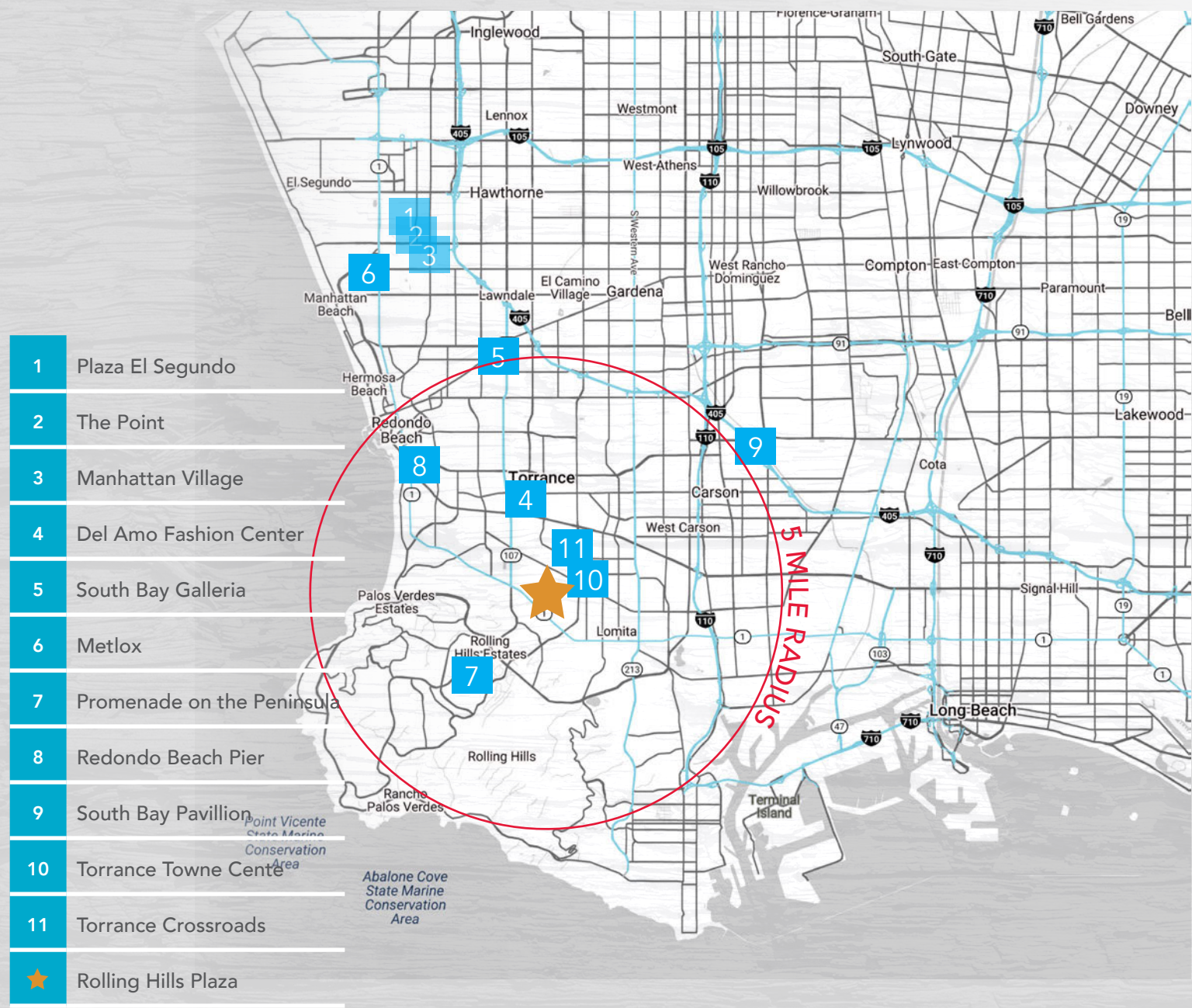
# South Bay

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                        | L3 Electron Devices       | Pelican Products                 |
| Alcoa Fastening Systems     | LA Chargers               | Phenomenex Inc.                  |
| Boeing                      | LA Lakers Training Camp   | Providence                       |
| Beyond Meat                 | LA Rams                   | Raytheon                         |
| DirecTV                     | Lisi/Hi-Shear Corporation | Robinson Helicopter Company      |
| Epson                       | Lockheed Martin           | Saatchi & Saatchi                |
| Fabletics                   | L'Oreal                   | SCAN Health Plan                 |
| Fisker                      | Mattel                    | Space X                          |
| Herbalife                   | Molina Healthcare         | Teledyne                         |
| Honda                       | NFL                       | Tesla                            |
| Honeywell Equipment Systems | Northrop Grumman          | Torrance Memorial Medical Center |
| Infinion                    | NVA                       | US Customs and Border Protection |







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