

SUSGENIX



WESTERN GATEWAY

FOR LEASE

**23700 Western Ave
Harbor City, CA 90710**

Western Gateway is a neighborhood retail center located along Western Avenue in Torrance that is scheduled for a comprehensive exterior renovation and repositioning.

Upon completion, the property will feature modern coastal architecture, upgraded storefronts, outdoor dining opportunities, and prominent monument signage along one of the South Bay's busiest retail corridors.

For information on leasing opportunities call us to learn more!

Leasing Department



+1 (213) 516-4205 Ext. 103



PROPERTY HIGHLIGHTS

A well-located neighborhood retail center along Western Avenue serving the Harbor City and Torrance trade areas with strong visibility and daily traffic.

Current tenants include:

- Beauty Salon
- Culver Ice Production
- Happy Hounds Olea (pet and Grooming retailer)
- Restaurant (Three Brothers)

This stable lineup supports a steady mix of service-oriented and specialty commercial users serving the surrounding residential community.



www.susgenix.com



leasing@susgenix.com

AVAILABLE SPACES

Suite 23700 - VACANT Former Escape Room

Size: 1,750 SF
Lease Type: NNN Lease
Total SF of the Building: 9,7830 SF
Condition: Ready-for-Buildout
Available: Ready for Leasing

Suite 23702 - VACANT Former Escape Room

Size: 2,000 SF
Lease Type: NNN Lease
Total SF of the Building: 9,783 SF
Condition: Ready-for-Buildout
Available: Ready for Leasing

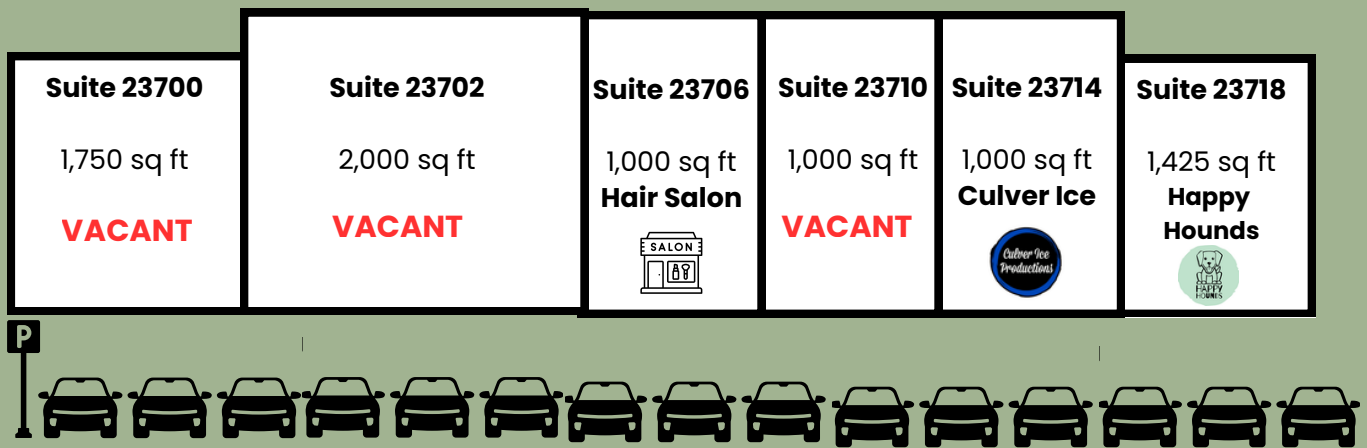
Suite 73722 - VACANT

Restaurant second gen pad with good kitchen freezer and refrigerator

Size: 1,764 SF
Lease Type: NNN Lease
Total SF of the Building: 9,783 SF
Condition: Ready-for-Buildout
Available: Ready for Leasing

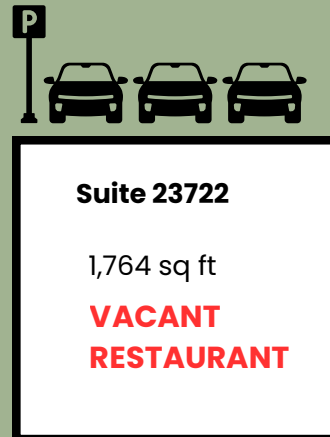
Key Features

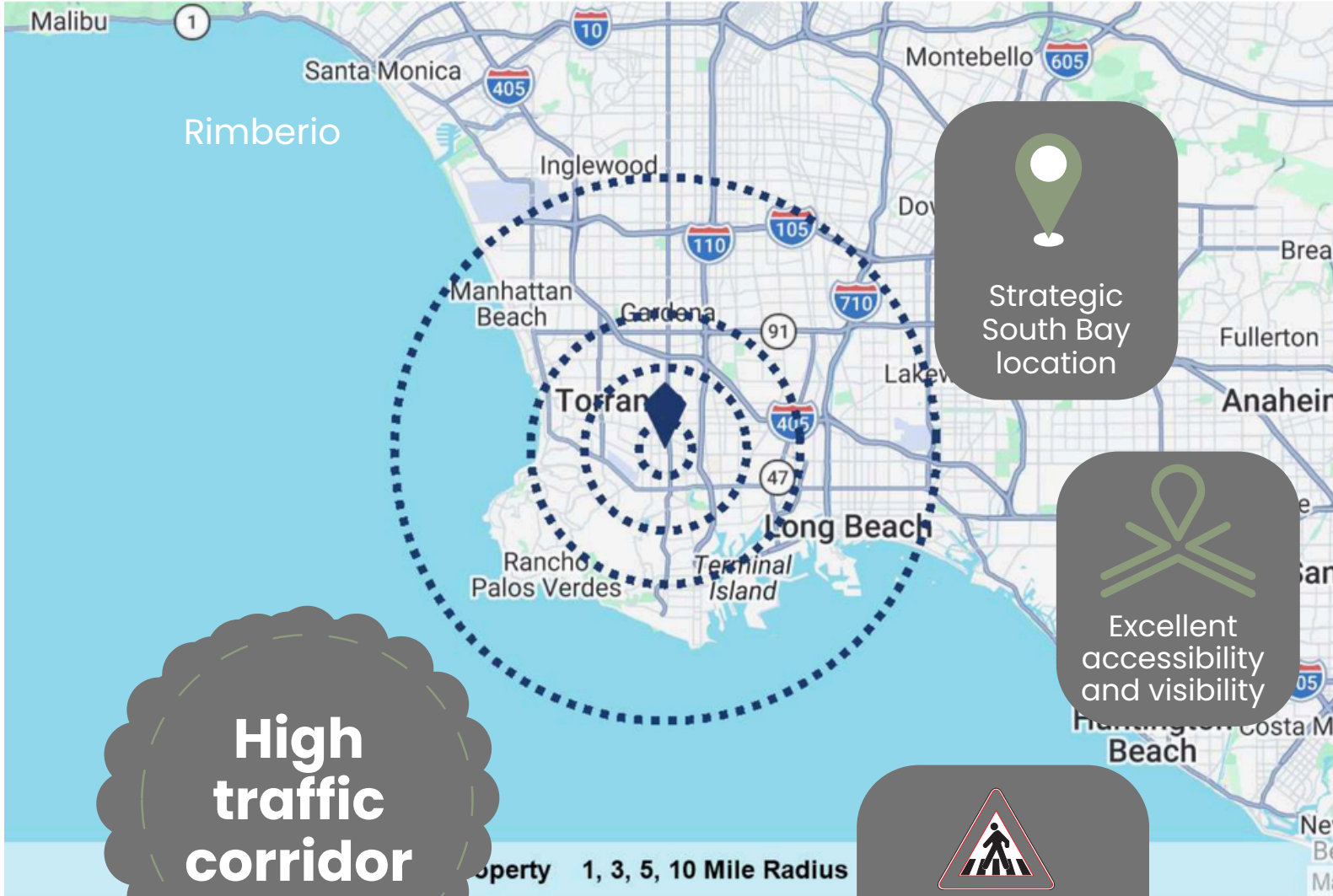
- ✓ Renovations Coming Soon
- ✓ Restaurant pad with outdoor patio
- ✓ Prominent monument signage
- ✓ Excellent street visibility
- ✓ Ample on-site parking



DRIVEWAY

DRIVEWAY





High traffic corridor

DEMOGRAPHICS

Western Gateway is positioned within a dense South Bay trade area with 223,000 residents within 3 miles and over 462,000 within 5 miles. Strong household incomes average \$110K+, with median incomes near \$88K and over \$6.5B in buying power. The surrounding community includes over 74,000 households, supporting consistent demand for neighborhood retail and service-oriented businesses.



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