

GABLE HOUSE



Gable House TORRANCE

GABLE HOUSE, DRAWING INSPIRATION FROM THE POST-MODERN GABLES OF THE FORMER, ICONIC BOWLING ALLEY

Located at 22501 Hawthorne Boulevard, the new community will feature 218 luxury apartment homes for rent, alongside approximately 8,940 square feet of retail, including future dining and shopping opportunities. Gable House will offer five stories of residential living and include an extraordinary amount of amenity space. Fashioned after LA's hottest rooftop decks, the pinnacle of this community will be a sky deck and pool lounge, a modern oasis and respite from life in the fast lane. Other best-in-class amenities will include state-of-the-art wellness center, view decks, social club, business center and much more. The highly curated interiors will be home to those seeking a uniquely soulful experience and patterned after LA's hottest hospitality environments.

Positioned within the urban core of Torrance, Gable House is close to numerous South Bay employers, and is close to the 405, 110 and 105 freeways, a short distance to Downtown Los Angeles.



PROPERTY HIGHLIGHTS



STATE OF THE ART MIXED USED DEVELOPMENT

- Gable House boasts 218 luxury apartments and approximately 8,940 square feet of high-profile retail space with ample parking, signage and service facilities.

100% LOCATION

- The project is across the street from the recently redeveloped Del Amo Fashion Center Mall. Anchored by Nordstrom and Macy's and comprised of over 2.5 million square feet of elevated retail offerings, Del Amo is the 7th largest mall in the country with sales exceeding \$1,000 per square foot.

AFFLUENT TRADE AREA/REGIONAL DRAW

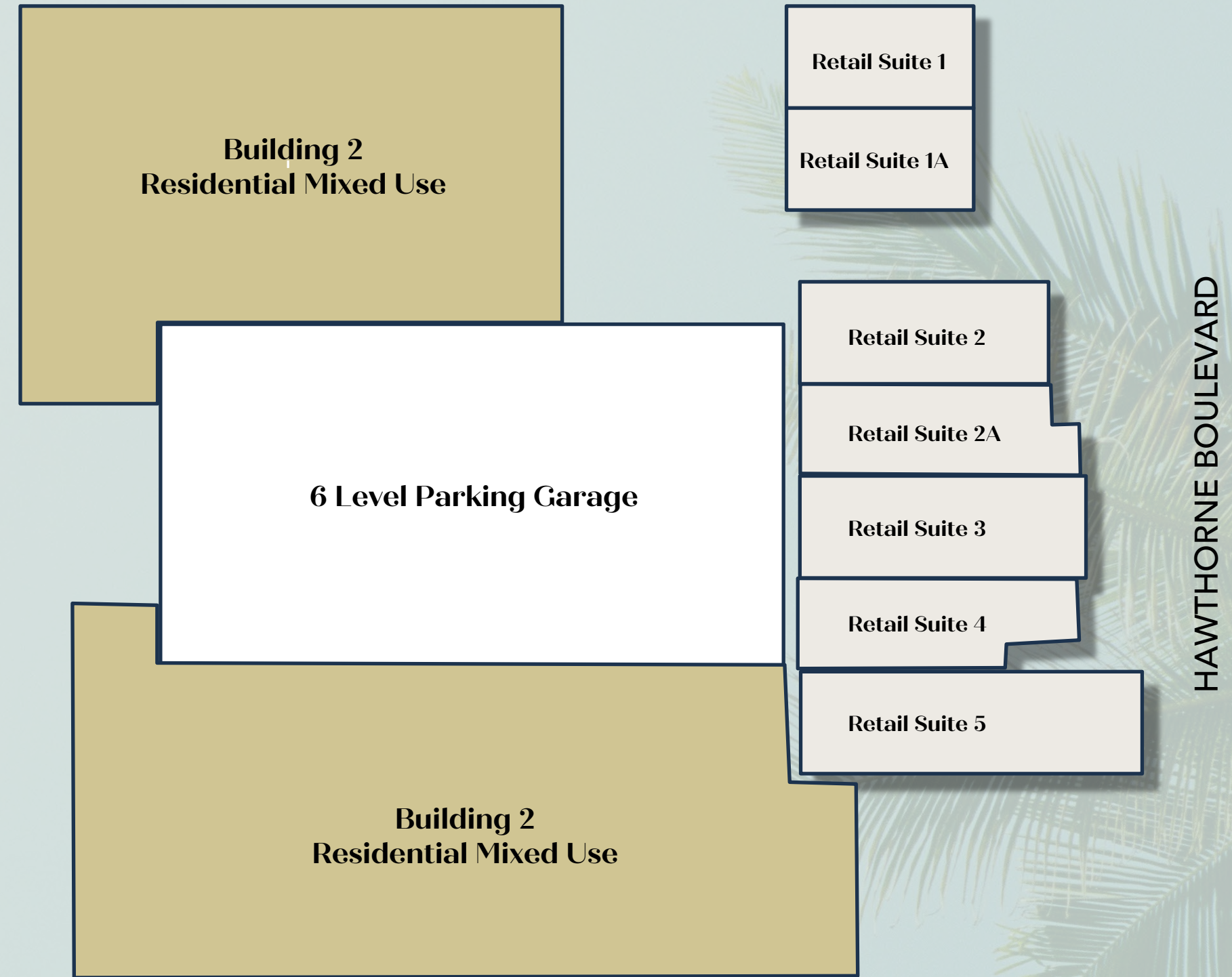
- Gable House is located in the heart of the South Bay and is well positioned to serve the affluent communities of Redondo Beach, Hermosa Beach and Manhattan Beach as well as the Palos Verdes peninsula. Visibility is stellar with over 200 feet of frontage on Hawthorne Blvd., the South Bay's dominant retail corridor with over 71,000 CPD. The site is also proximate to the 91, 405 and 110 freeways which deliver shoppers from throughout the region.

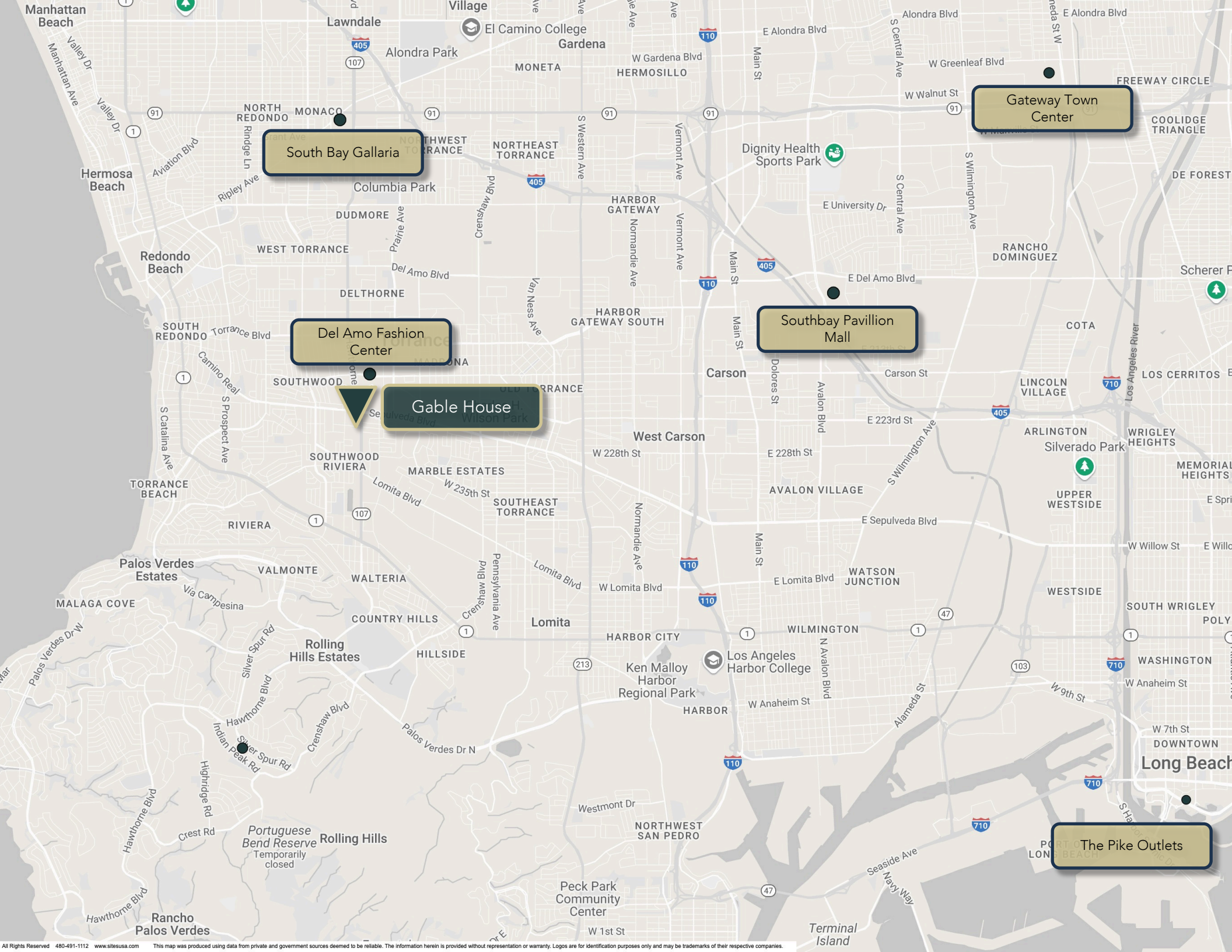
STRONG DAYTIME POPULATION:

- Torrance is one of the largest office markets in Los Angeles County with over 10 million square feet of space. Major employers in the immediate trade area include Honda, Honeywell and Torrance Memorial Hospital. The daytime employee population exceeds 100,000 people within 3 miles of the site.

RETAIL SUITE SUMMARY

- Retail Suite 1: 1,300 Square Feet (Can merge with Retail Suite 1A)
- Retail Suite 1A: 1,300 Square Feet (Can merge with Retail Suite 1)
- Retail Suite 2: 1,130 Square Feet (Can merge with Retail Suite 2A)
- Retail Suite 2A: 1,220 Square Feet (Can merge with Retail Suite 2)
- Retail Suite 3: 1,330 Square Feet
- Retail Suite 4: 1,330 Square Feet
- Retail Suite 5: 1,330 Square Feet





Close to the City, Surf & Sky

Gable House is your home in the heart of the South Bay with world-class beaches and first-class recreation.

A central address in the SOTO district of Torrance, close to the city and surf for those who want the best of both. Explore a world of retail and restaurants next door along the urban corridor. Savor a new vegan Pho and take in a post-modern art show. You can charge the waves or work just minutes away. Torrance is an epicenter of industry with an abundance of local businesses and access to everywhere from Long Beach to El Segundo and Fortune 500 companies. Here you can live with more culture, commerce and convenience closer to home.

43.1

MEDIAN AGE

8TH LARGEST

CITY IN LOS ANGELES
COUNTY, 33RD LARGEST IN
CALIFORNIA

30

PARKS THROUGHOUT
THE CITY

DEMOGRAPHICS

Torrance offers upscale, luxurious living in the gorgeous South Bay area of the city in Los Angeles County.

SOUTHBAYRESIDENTIAL.COM

\$1,208,176

MEDIAN REAL ESTATE PRICE

195,232

RESIDENTS WITHIN
3 MILES

81.3%

SOME COLLEGE OR
HIGHER

\$155,613

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

105,784

TOTAL EMPLOYEES WITHIN
3 MILES

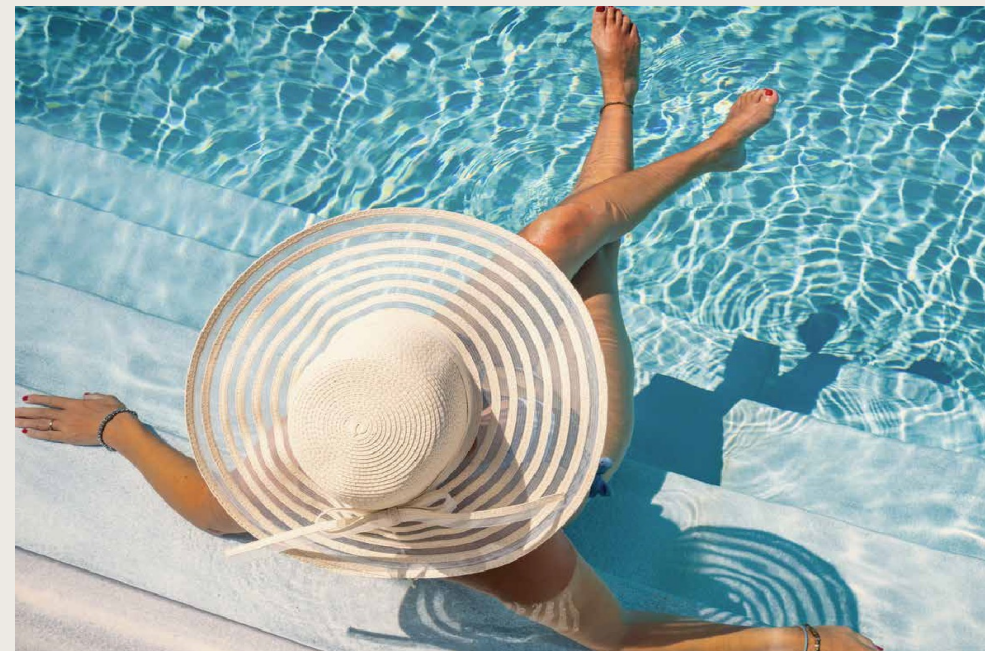
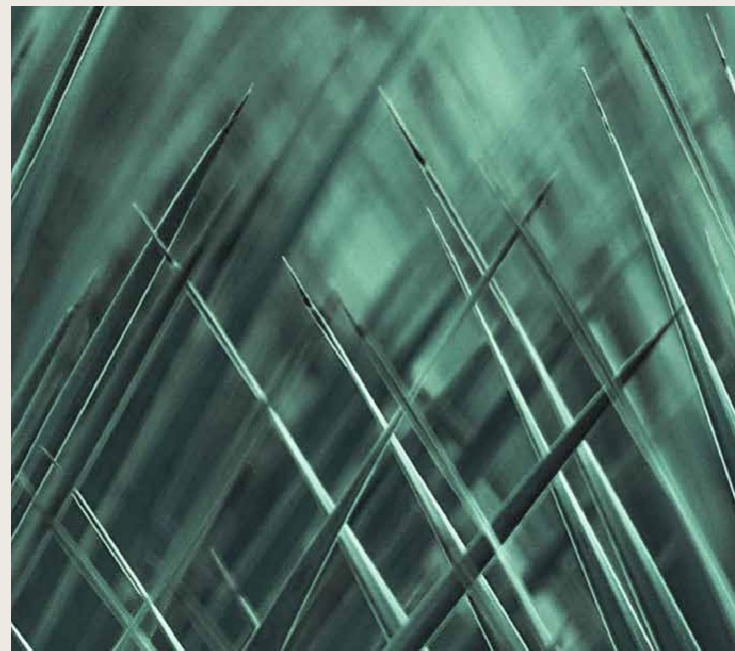
400+

RESTAURANTS
THROUGHOUT THE CITY

2,500+

HOTEL ROOMS
IN THE CITY





FOR MORE INFORMATION



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