

FOR LEASE

AVISON
YOUNG

TORRANCE
PLAZA

MEDICAL DENTAL

19000

19000

Torrance Medical Plaza

4TH FLOOR DENTAL SPACE DIVISIBLE ±3,230 TO 6,460 SF
TORRANCE, CALIFORNIA

Torrance Medical Plaza

19000 HAWTHORNE BLVD | TORRANCE, CA

LEASING OVERVIEW

SPACE	SUITE 400 / 4TH FLOOR
SQUARE FOOTAGE:	±3,230 TO ±6,460 RSF
ASKING RENT:	NEGOTIABLE
TERM:	5 - 10 YEARS
DATE AVAILABLE:	AVAILABLE

HIGHLIGHTS

- » Benefits from the synergy of the abundance of nearby commercial assets, including Providence Little Company of Mary Medical Center (Torrance) and Torrance Memorial
- » Excellent location on hard corner of Hawthorne Boulevard & W 190th Street capturing high traffic counts with ±69,835 VPD
- » Great street visibility with excellent frontage & pylon signs
- » Ample parking with 108 free surface spaces; Ratio of 4.50/1,000 SF
- » One of the only Medical Office buildings along the Hawthorne Boulevard Corridor located within the City of Torrance.
- » Easy access to Interstate-405 (San Diego Fwy), Interstate-110, and Pacific Coast Highway
- » The Hawthorne Boulevard Corridor is a prominent South Bay neighborhood with a thriving corporate presence and abundant retail amenities
- » Ownership is remodeling the lobby



TORRANCE, CALIFORNIA

Torrance is a coastal city in the South Bay (southwestern) region of Los Angeles County, California, in the Los Angeles metropolitan area. The city has 1.5 miles (2.4 km) of beaches on the Pacific Ocean and a moderate year-round climate, with warm temperatures, daily sea breezes, low humidity, and an average rainfall of 12.55 inches per year.[8] It is immediately bordered by Lomita to the east, Gardena and Lawndale to the north, Redondo Beach and the Pacific Ocean to the west, and Rolling Hills and Palos Verdes Estates to the south.



1-MILE RADIUS DEMOGRAPHICS



38,402
POPULATION

\$123,628
AVERAGE HOUSEHOLD INCOME

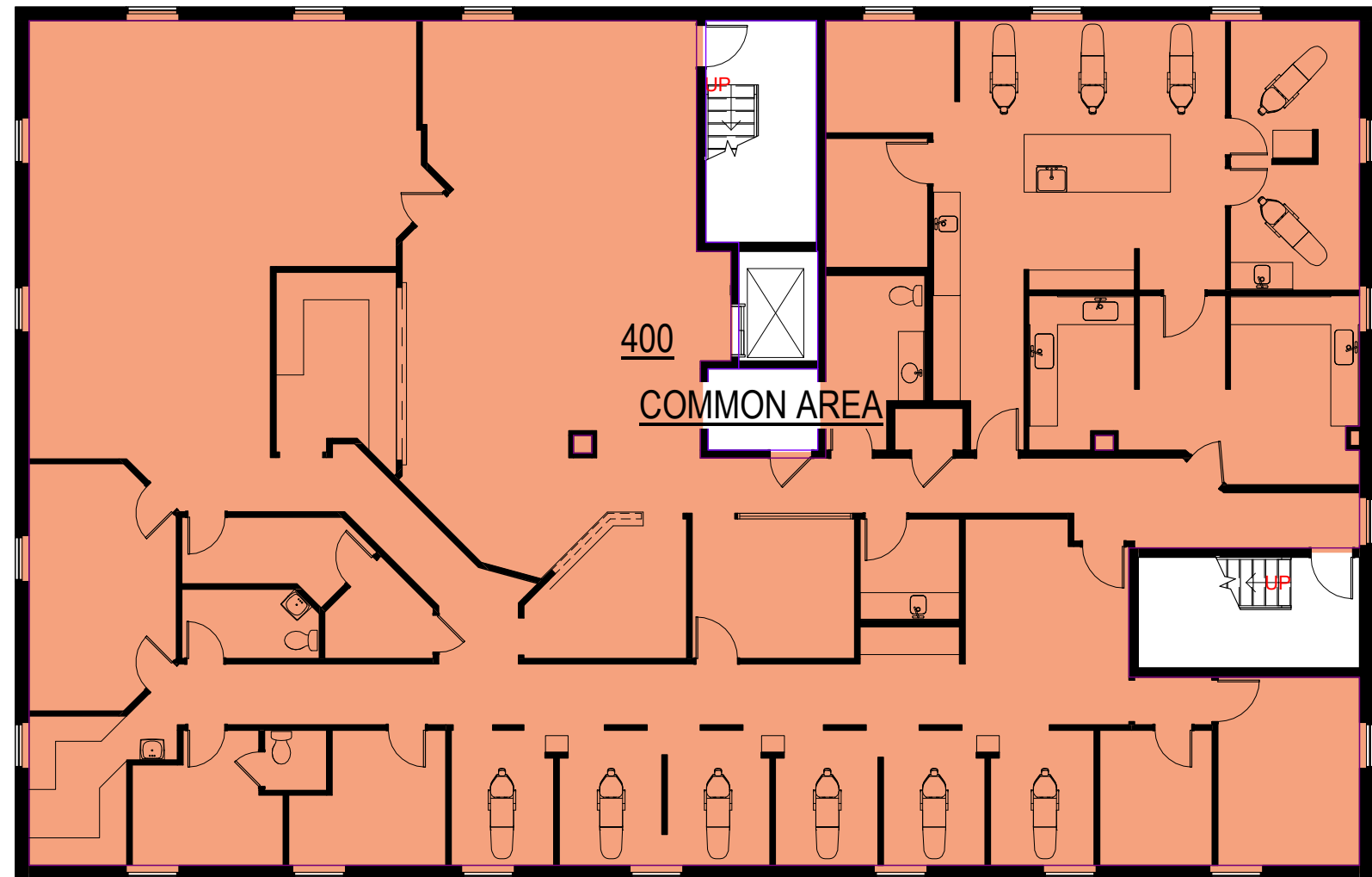
2.26%
UNEMPLOYMENT RATE

8,398
HOUSEHOLDS

10,200 | **23,507**
WORKERS | RESIDENTS
DAYTIME EMPLOYMENT

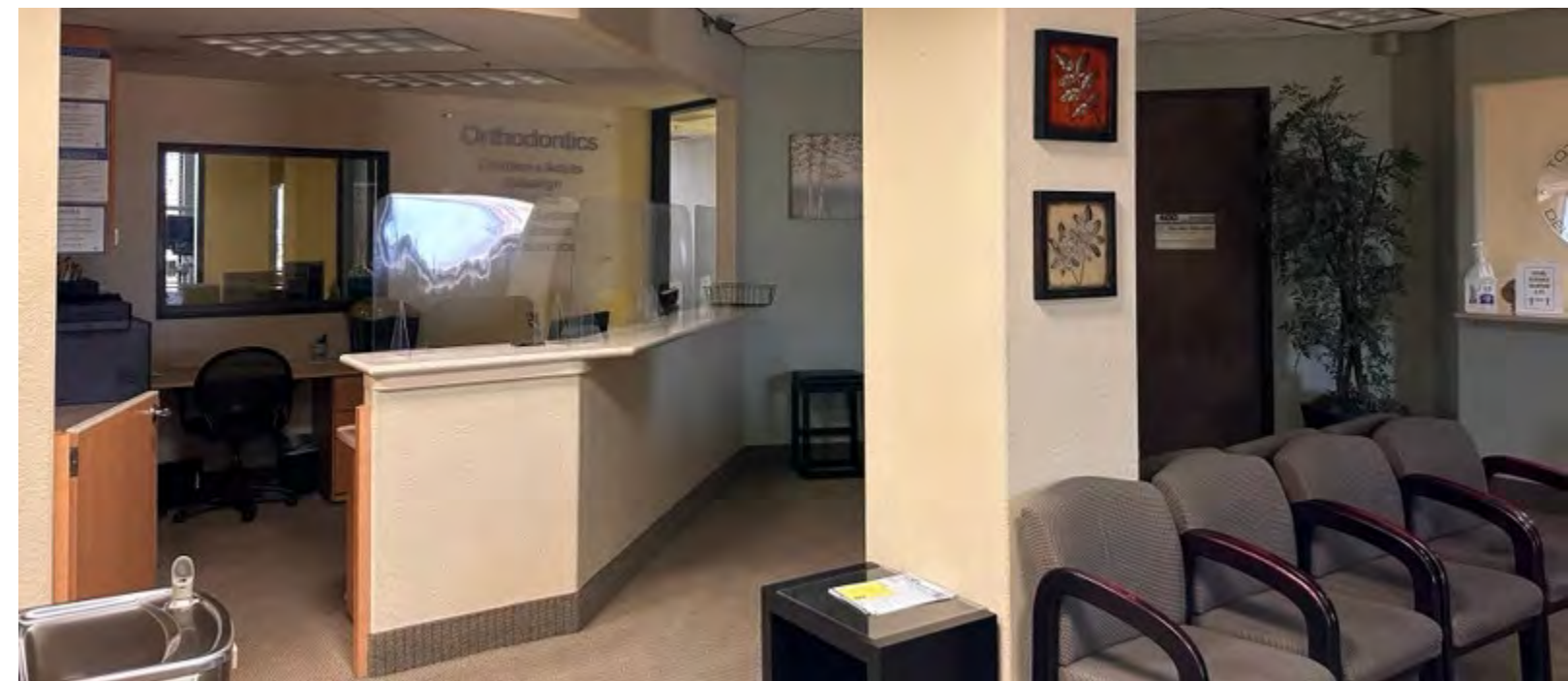
57.82% | **42.18%**
OWNER | RENTER
OCCUPIED HOUSING UNITS

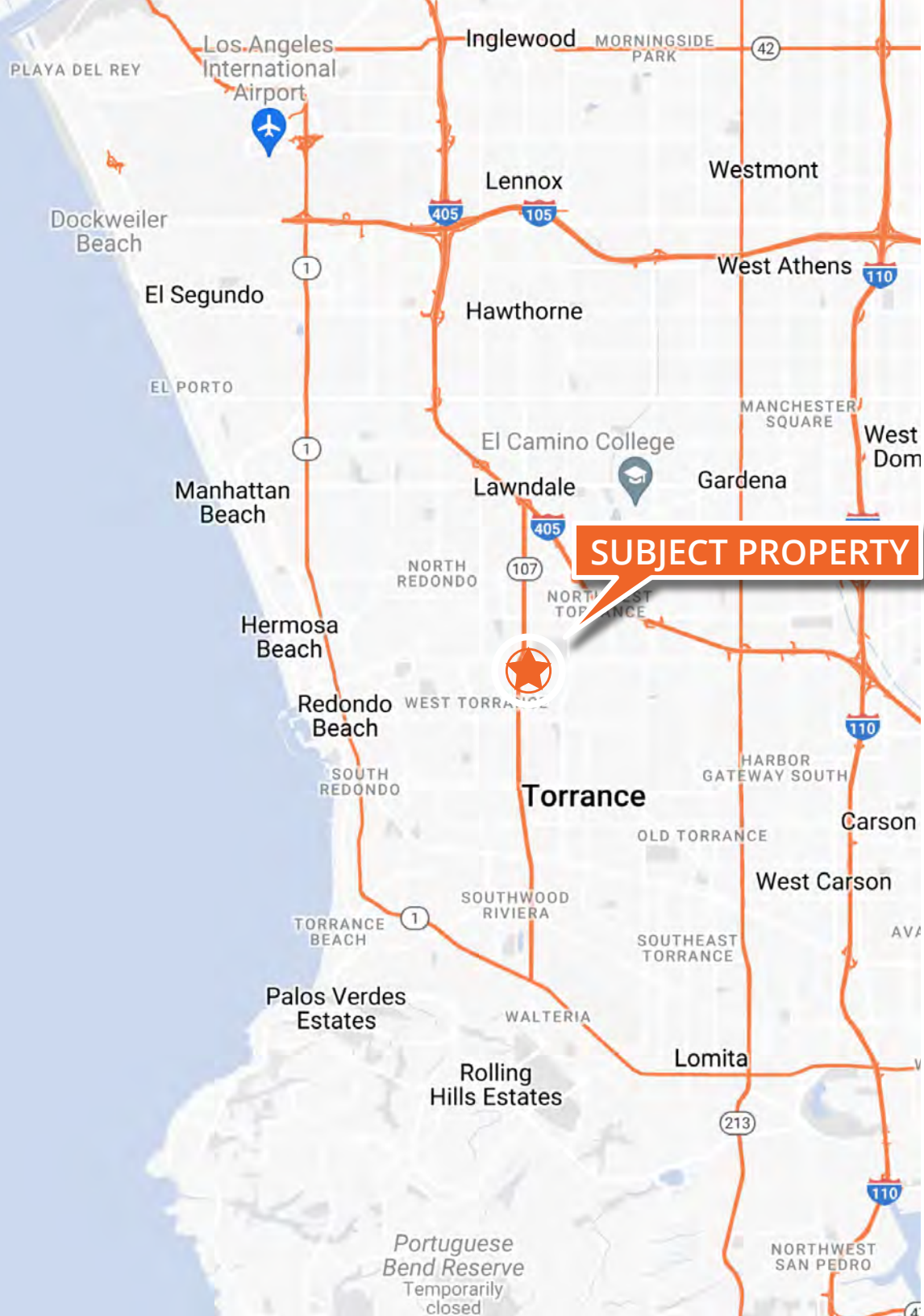
FLOOR 4



UNIT 400 - FULLY BUILT-OUT DENTAL

Divisible 3,230 SF to 6,460 SF





SUBJECT PROPERTY

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