



TORRANCE CIVIC PLAZA
AND
Medical Center

**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**

PROPERTY HIGHLIGHTS

- 8-building multi-tenant office and medical campus in the heart of the Central Torrance Business District
- Identity opportunity on existing monument signage
- Responsive property management & engineering
- Free parking proportionate for medical and office uses
- Wireless after-hours access control system
- On-site conference facility and fitness center

RENOVATIONS COMPLETE

- Exterior painting and façade update
- Outdoor break areas with seating
- Interior restroom upgrades

LOCATION HIGHLIGHTS

- Amenity rich epicenter near Del Amo Fashion Center
- Central to major medical facilities in the Torrance area

For information, please contact:

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Associate Director
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nmrk.com

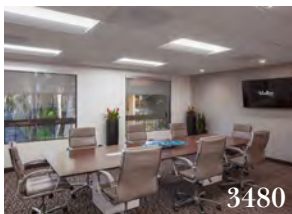
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ON-SITE TENANT AMENITIES

Click Photo Below for Virtual Tour



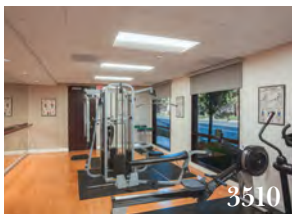
3480

CONFERENCE ROOM



3528

BREAK / VENDING ROOM



3510

FITNESS CENTER



3528

BREAK / VENDING ROOM



SITE PLAN

Corporate License #01355491

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
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**

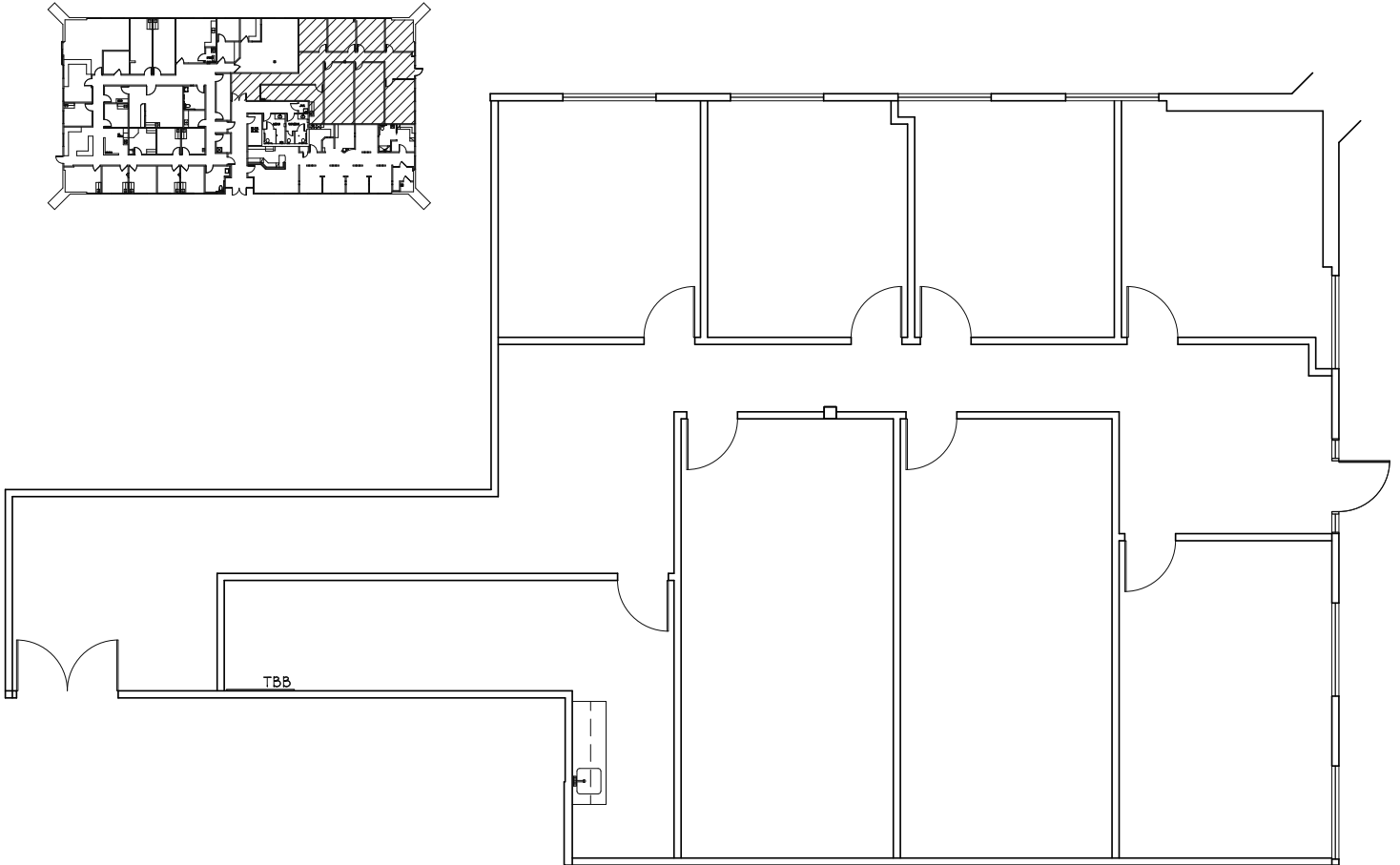
BLDG / SUITE	SQ FT	DESCRIPTION	RENTAL RATE	CLICK FLOOR PLAN	CLICK VIRTUAL TOUR
3440 / 104	2,714 sf	4 offices, reception, kitchen, 3 large rooms.	\$2.85 PSF Full Service Gross		
3460 / 225	2,201 sf	4 offices, conference, utility room, open space.	\$2.85 PSF Full Service Gross		
3480 / 220	2,507 sf	Build to suit concept: 2 offices, reception, conference, kitchenette.	\$2.85 PSF Full Service Gross		
3480 / 221	1,310 sf	Medical space built out as a dental suite.	MEDICAL RATE \$3.50 PSF Modified Gross		
3480 / 226	1,888 sf	1 office, reception, conference, kitchen, open space.	\$2.85 PSF Full Service Gross		
3480 / 300	3,934 sf	5 private offices, kitchen, storage, large conference room.	\$2.85 PSF Full Service Gross		
3480 / 301	3,070 sf	3 offices, reception, conference, kitchen, copy/storage, open space.	\$2.85 PSF Full Service Gross		
3510 / 100	1,366 sf	Unique therapy space with reception, kitchenette, 2 large rooms, and a restroom.	MEDICAL RATE \$3.50 PSF Modified Gross		
3510 / 209	1,796 sf	3 offices, reception, kitchenette, storage, open space.	\$2.85 PSF Full Service Gross		
3510 / 216	893 sf	2 offices, storage, open space.	\$2.85 PSF Full Service Gross		--
3510 / 303	1,984 sf	Medical space built out as a dental suite.	MEDICAL RATE \$3.50 PSF Modified Gross		
3510 / 305	1,884-5,473 sf	13 offices, reception, conference, open space, storage.	\$2.85 PSF Full Service Gross		
3528 / 100	4,195 sf	Mostly open plan with unobstructed windowline and external entrance.	\$2.85 PSF Full Service Gross		
3528 / 214	2,336 sf	Corner unit, 2 offices, kitchen/break room, open space.	\$2.85 PSF Full Service Gross		--
3528 / 215	2,246 sf	2 private offices, kitchen, conference, open space.	\$2.85 PSF Full Service Gross		

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3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



3440 Torrance Blvd.
Torrance, CA 90503

SUITE 104

SCALE: N.T.S.
DATE: 01-03-25
2,714 RSF

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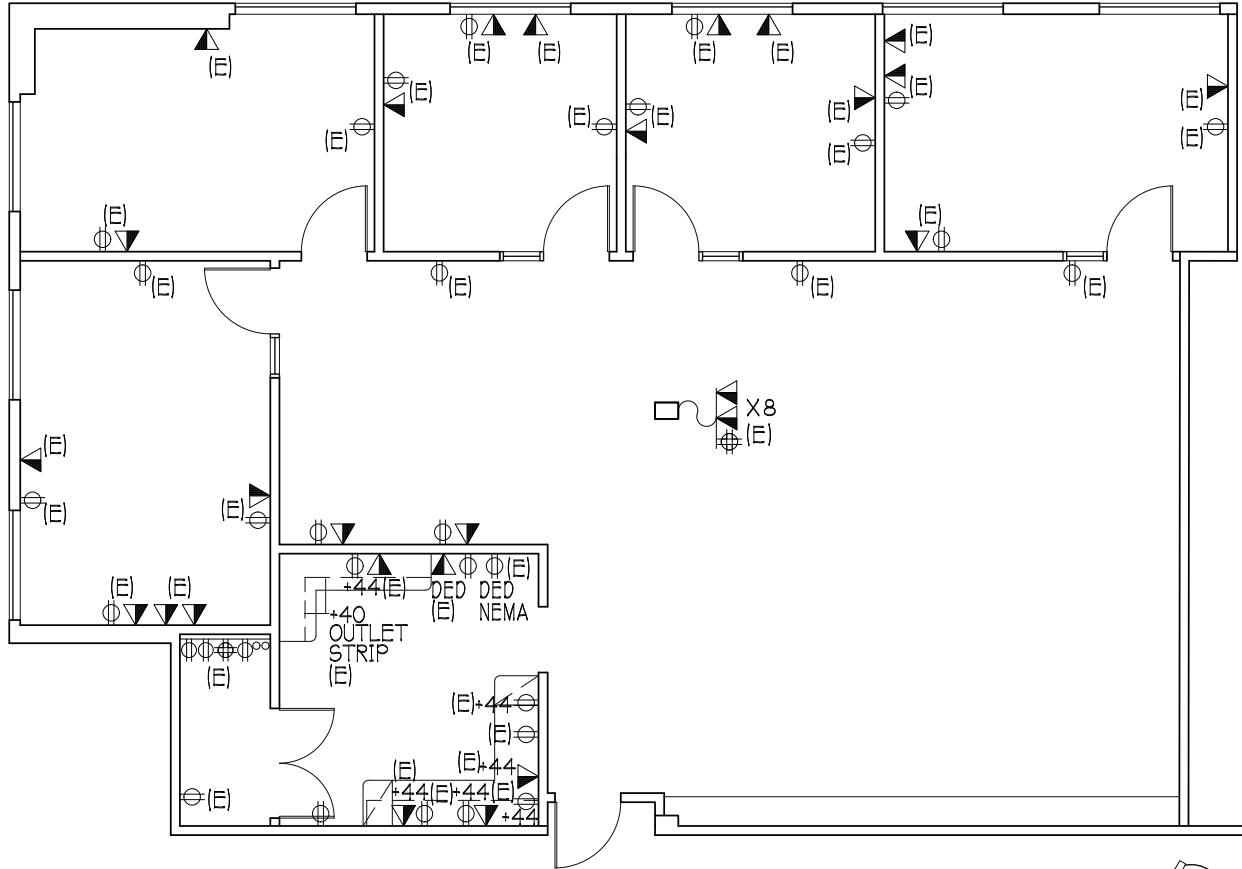
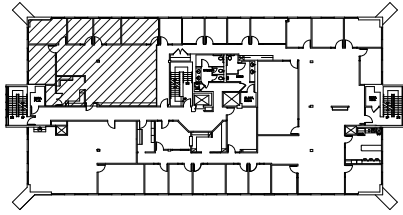
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TORRANCE CIVIC PLAZA
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



3460 Torrance Blvd.
Torrance, CA 90503

SUITE 225
SCALE: 1/8"=1'-0"
DATE: 02-26-25
RSF 2,201

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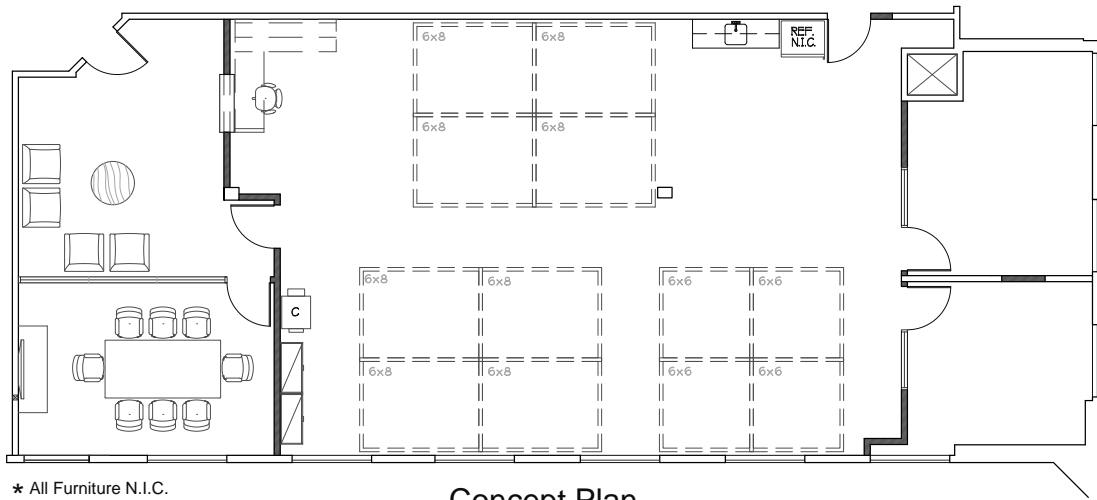
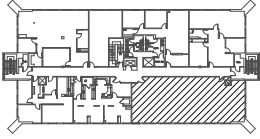
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3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



* All Furniture N.I.C.

Concept Plan



SUITE 220

SCALE: N.T.S.

DATE: 07-23-21

3480 Torrance Blvd.
Torrance, CA 90503

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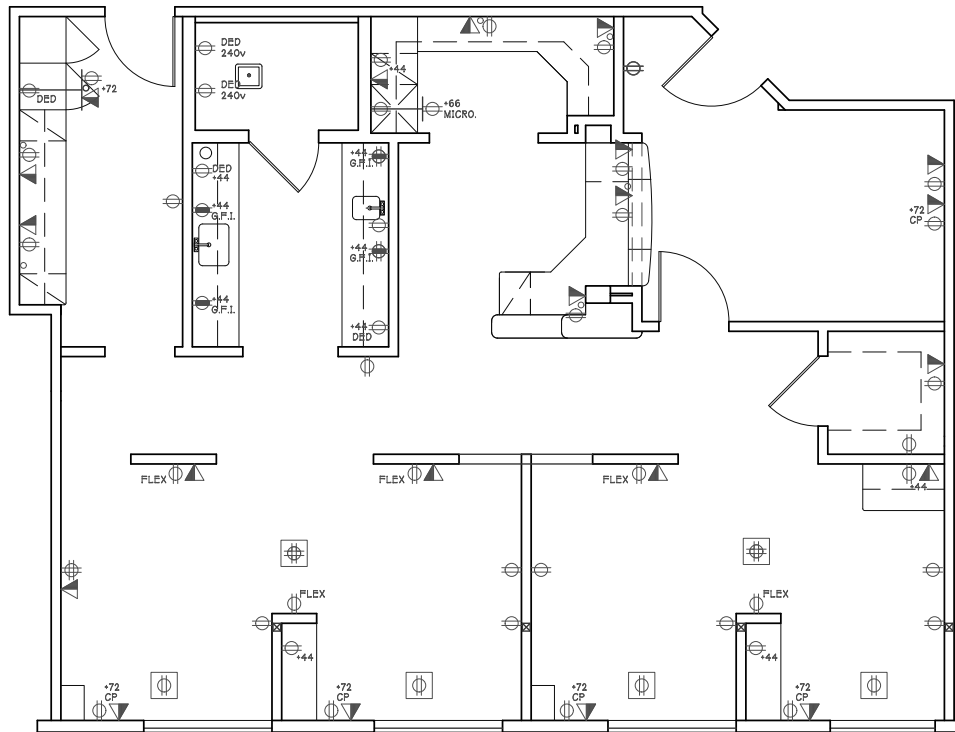
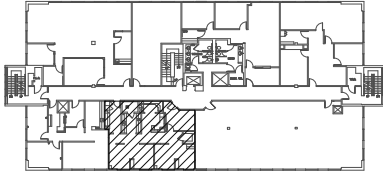
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TORRANCE CIVIC PLAZA
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



3480 Torrance Blvd.
Torrance, CA 90503

SUITE 221
SCALE: 1/8"=1'-0"
DATE: 04-07-2025
1,310 RSF

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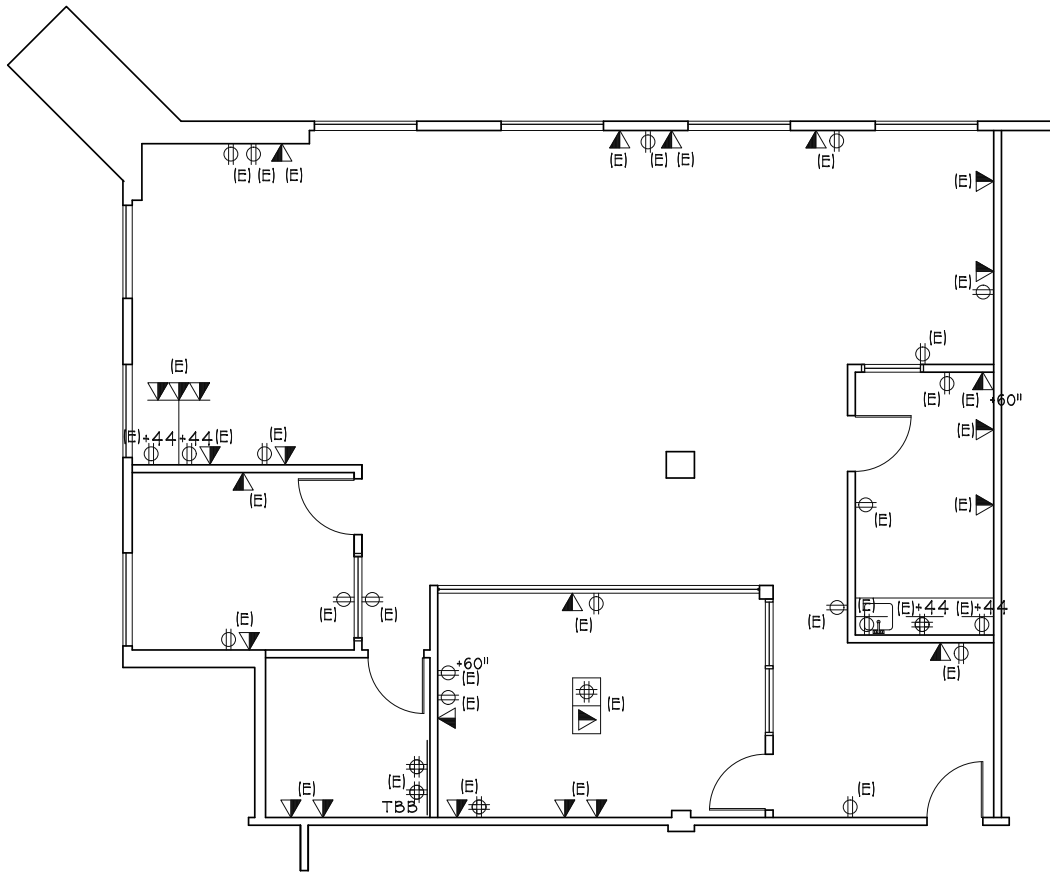
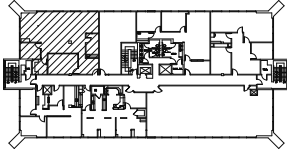
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3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



3480 Torrance Blvd.
Torrance, CA 90503

N 
SUITE 226
SCALE: N.T.S.
DATE: 07-14-2023
1,888 RSF

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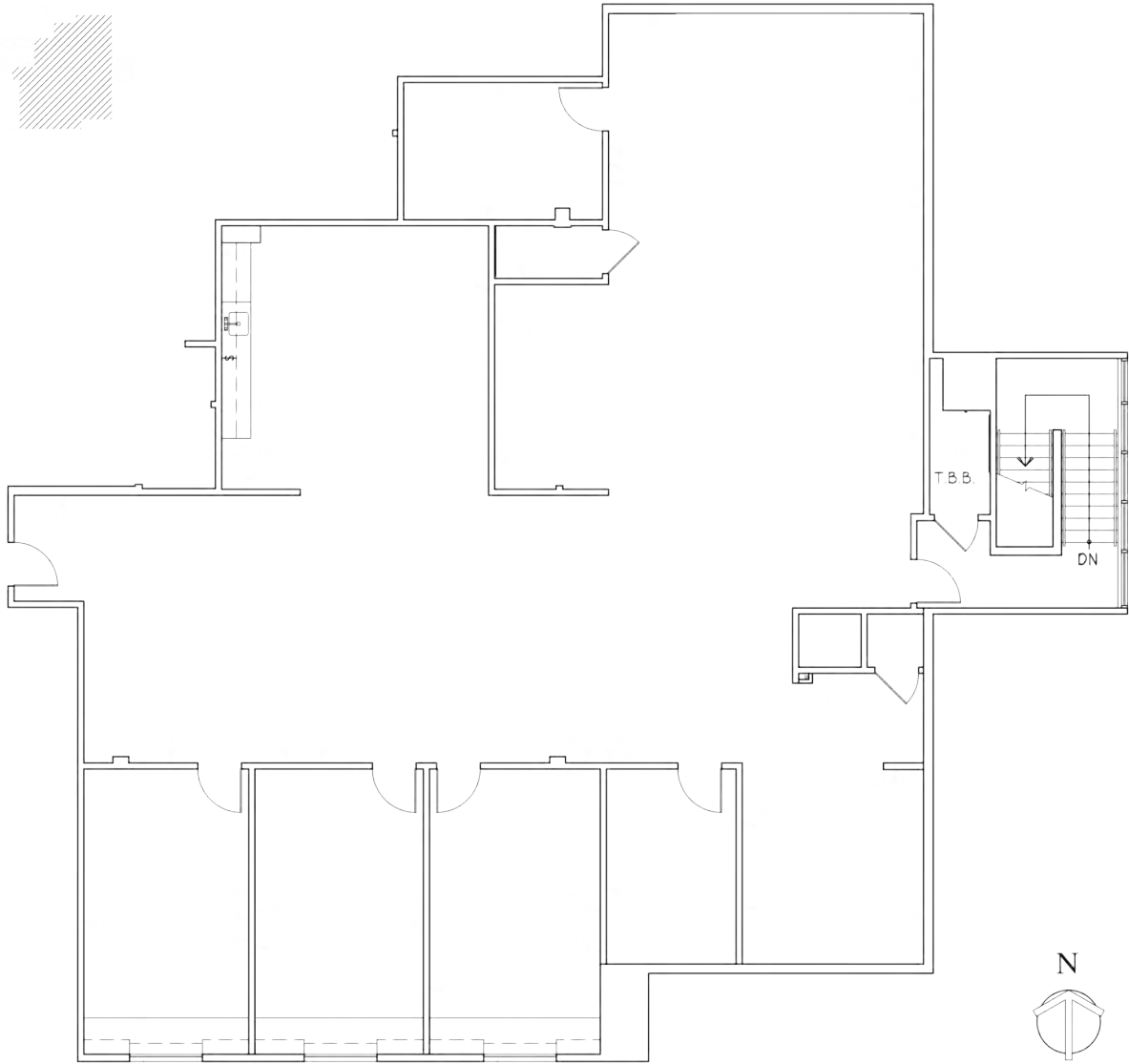
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TORRANCE, CALIFORNIA**



3480 Torrance Blvd.
Torrance, CA 90503

SUITE 300
SCALE: N.T.S.
DATE: 12-26-24
3,934 RSF

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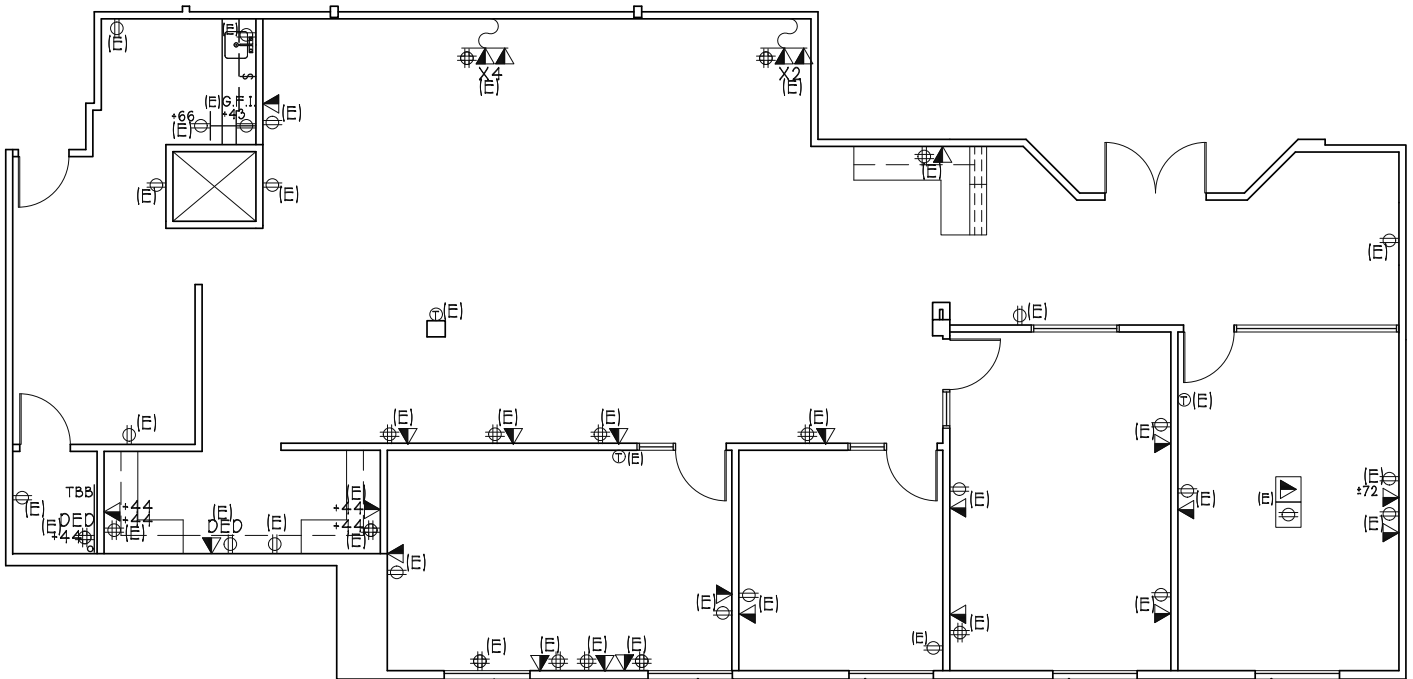
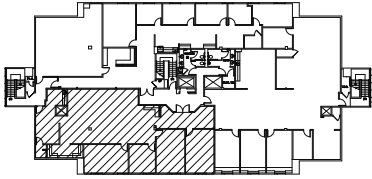
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TORRANCE, CALIFORNIA**



3480 Torrance Blvd.
Torrance, CA 90503

SUITE 301
SCALE: 3/32"=1'-0"
DATE: 05-01-24
3,070 RSF

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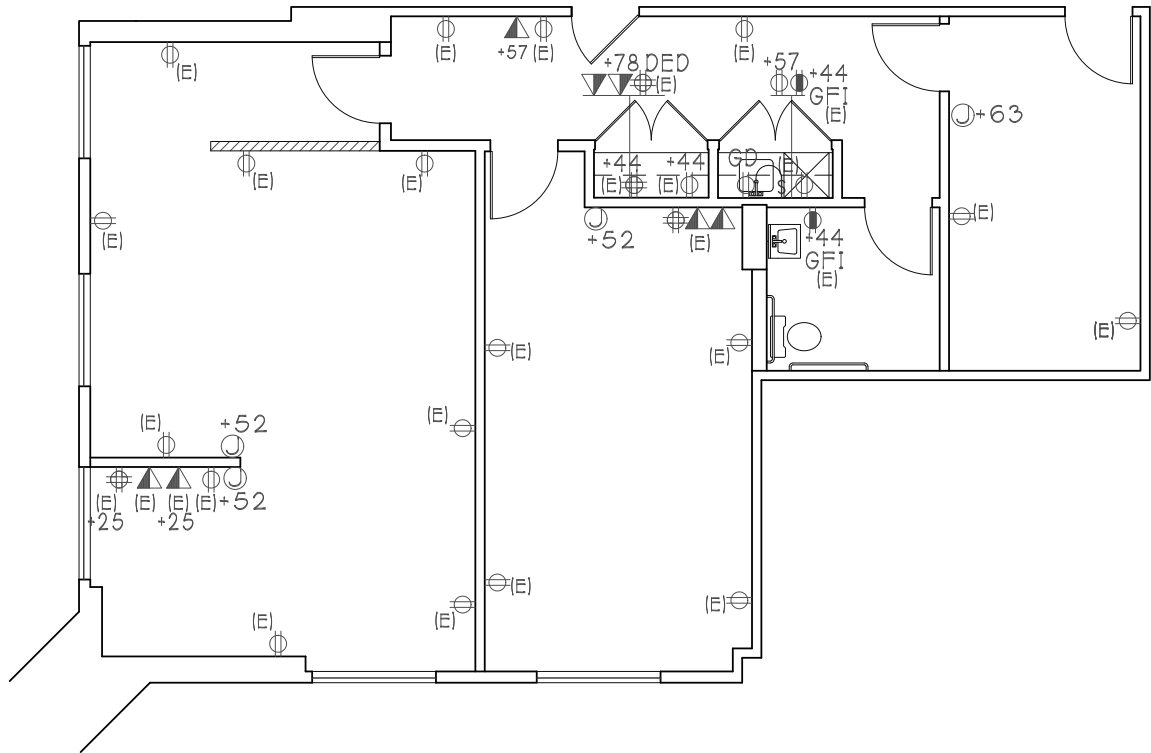
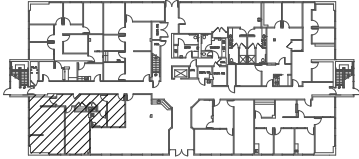
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3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



3510 Torrance Blvd.
Torrance, CA 90503

SUITE 100
SCALE: 1/8"=1'-0"
DATE: 03-05-25
1,366 RSF

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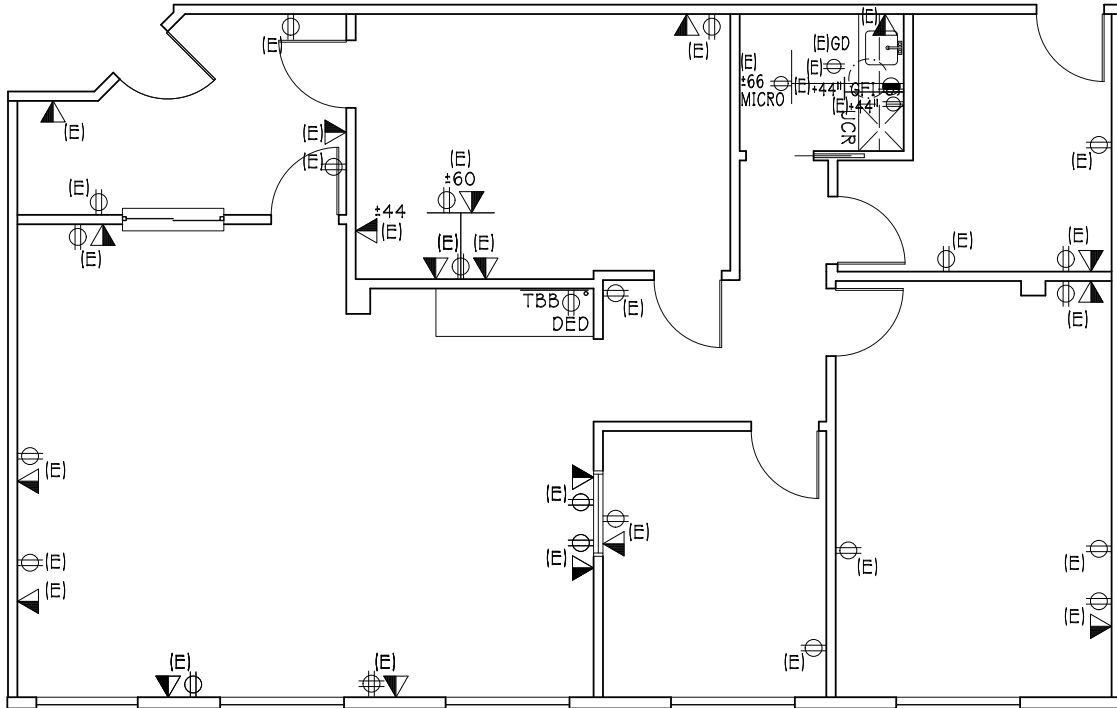
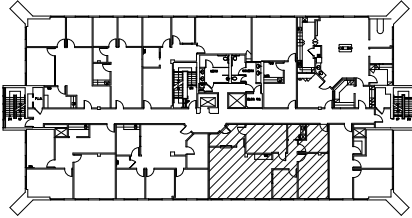
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TORRANCE CIVIC PLAZA AND Medical Center

3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA



SUITE 209
SCALE: 1/8"=1'-0"
DATE: 08-27-2024
1,796 RSF

3510 Torrance Blvd.
Torrance, CA 90503

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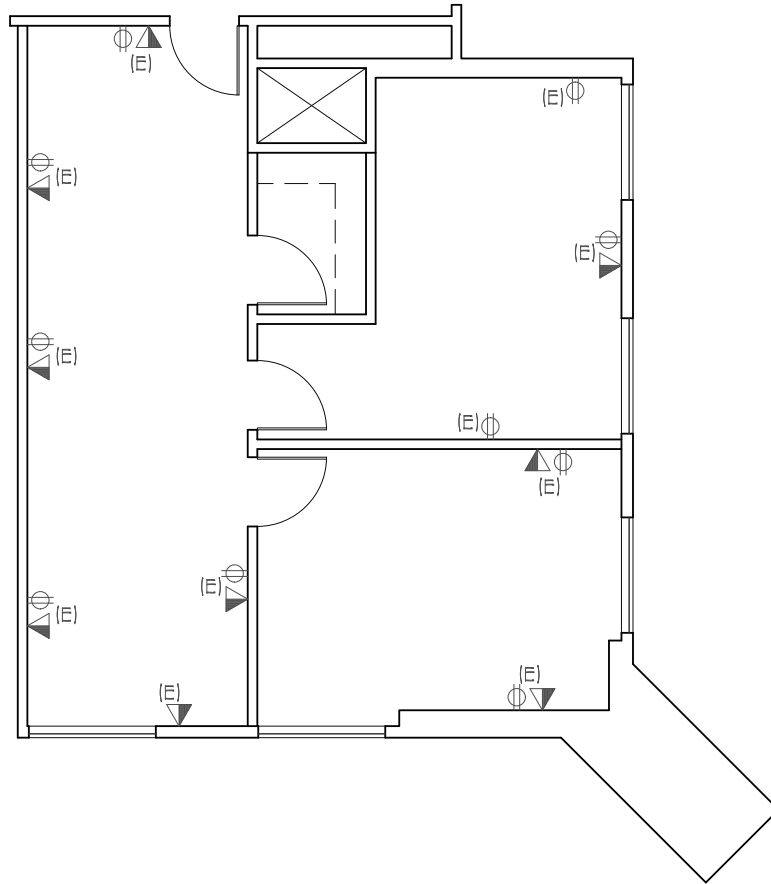
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TORRANCE, CALIFORNIA



3510 Torrance Blvd.
Torrance, CA 90503

SUITE 216

SCALE: 1/8"=1'-0"

DATE: 12-21-18

893 RSF

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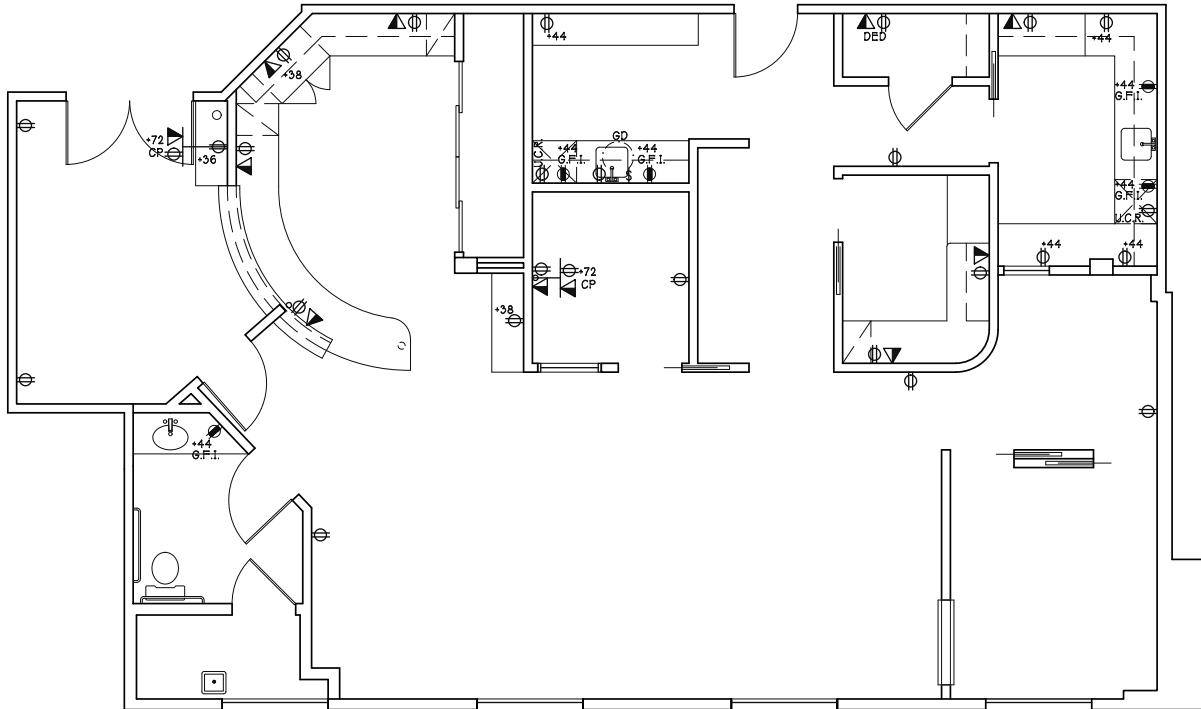
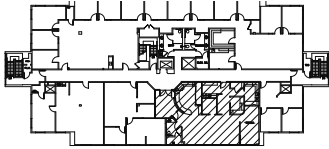
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TORRANCE, CALIFORNIA**



3510 Torrance Blvd.
Torrance, CA 90503

SUITE 303
SCALE: 1/8"=1'-0"
DATE: 05-02-24
1,984 RSF

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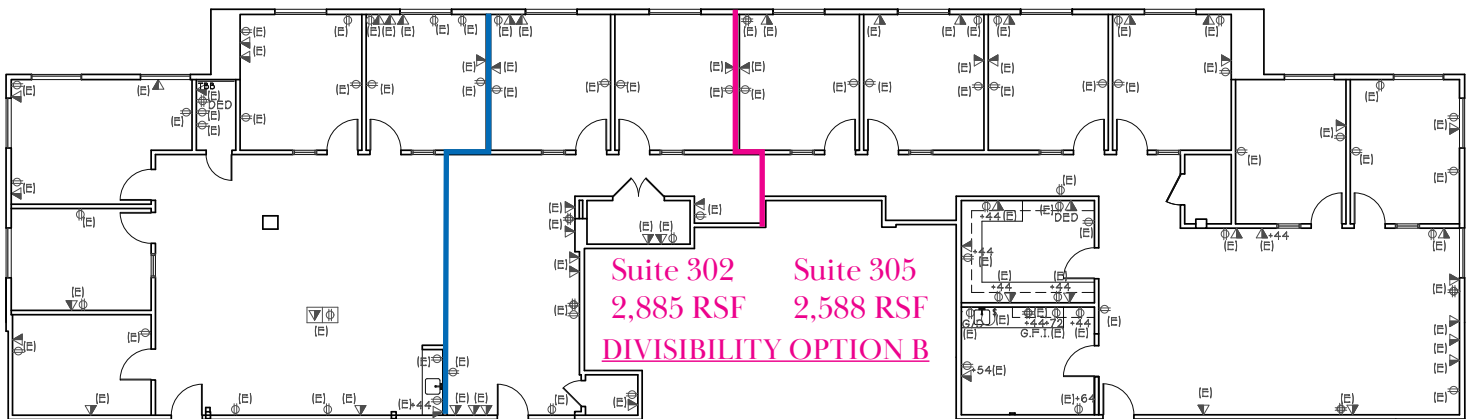
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TORRANCE CIVIC PLAZA
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**3400-3528 TORRANCE BLVD.
TORRANCE, CALIFORNIA**



Suite 302
1,884 RSF
Suite 305
3,589 RSF
DIVISIBILITY OPTION A

Suite 302
2,885 RSF
Suite 305
2,588 RSF
DIVISIBILITY OPTION B



3510 Torrance Blvd.
Torrance, CA 90503

SUITE 305
SCALE: N.T.S.
DATE: 08-01-19
5,473 RSF

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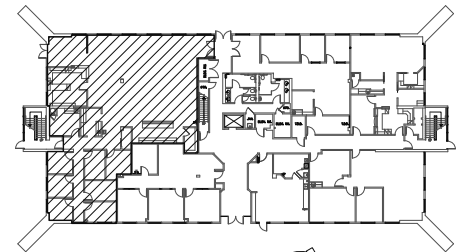
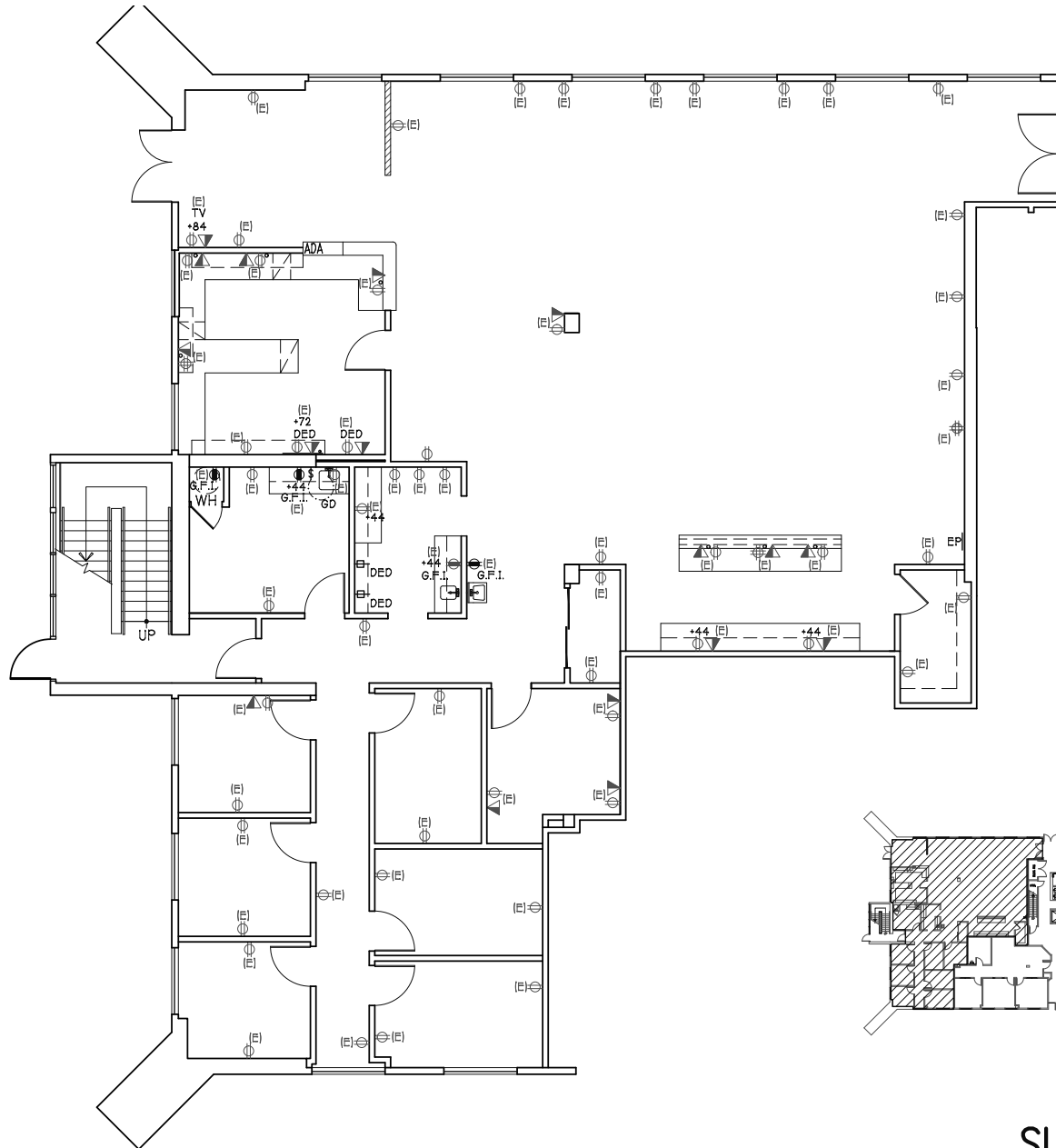
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TORRANCE, CALIFORNIA



3528 Torrance Blvd.
Torrance, CA 90503

SUITE 100

SCALE: N.T.S.
DATE: 09-08-23
4,195 RSF

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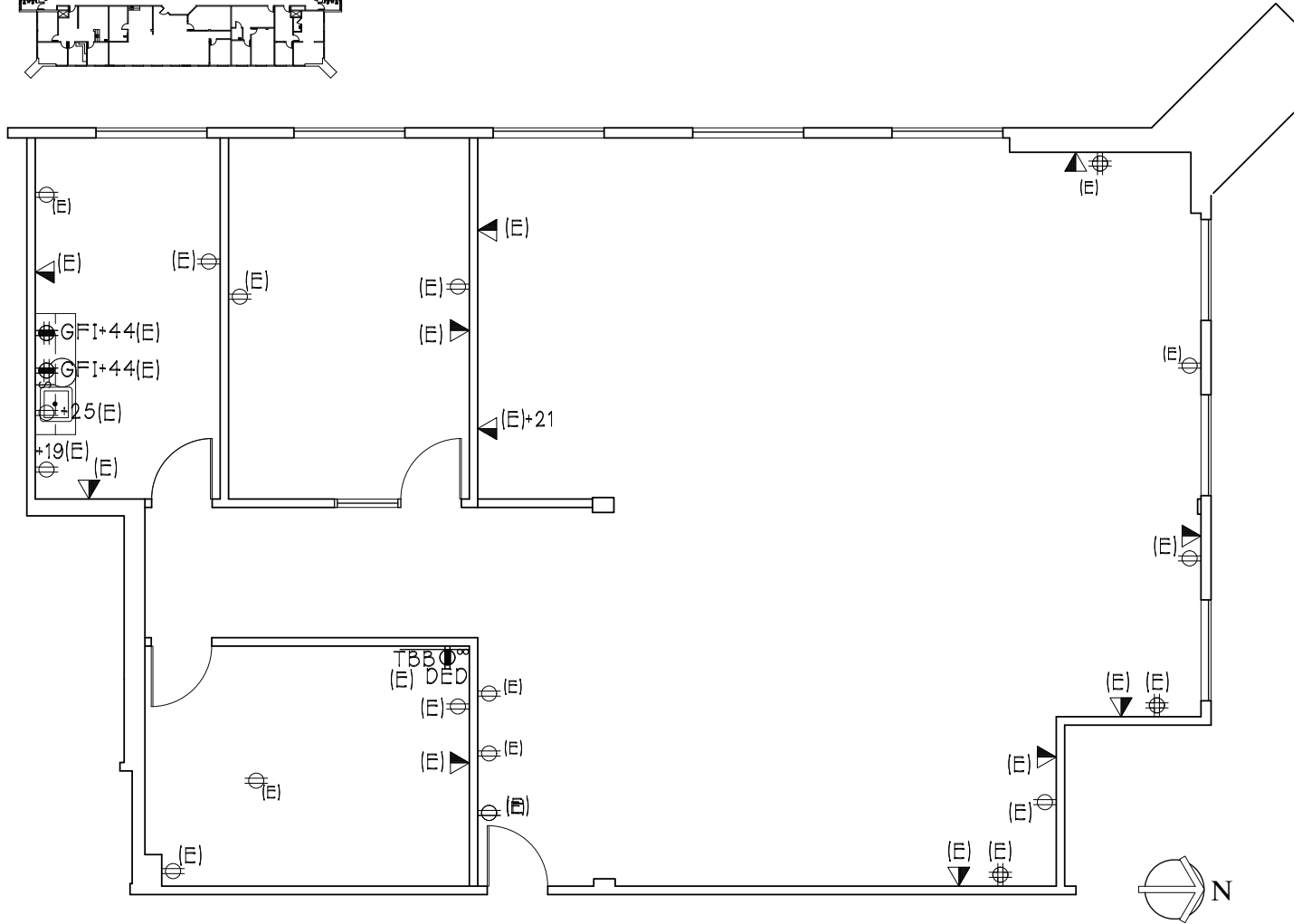
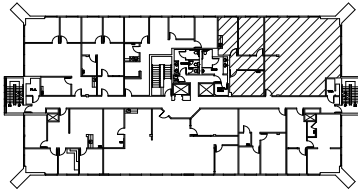
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TORRANCE, CALIFORNIA**



3528 Torrance Blvd.
Torrance, CA 90503

SUITE 214
SCALE: 1/8"=1'-0"
DATE: 05-06-2025
2,336 RSF

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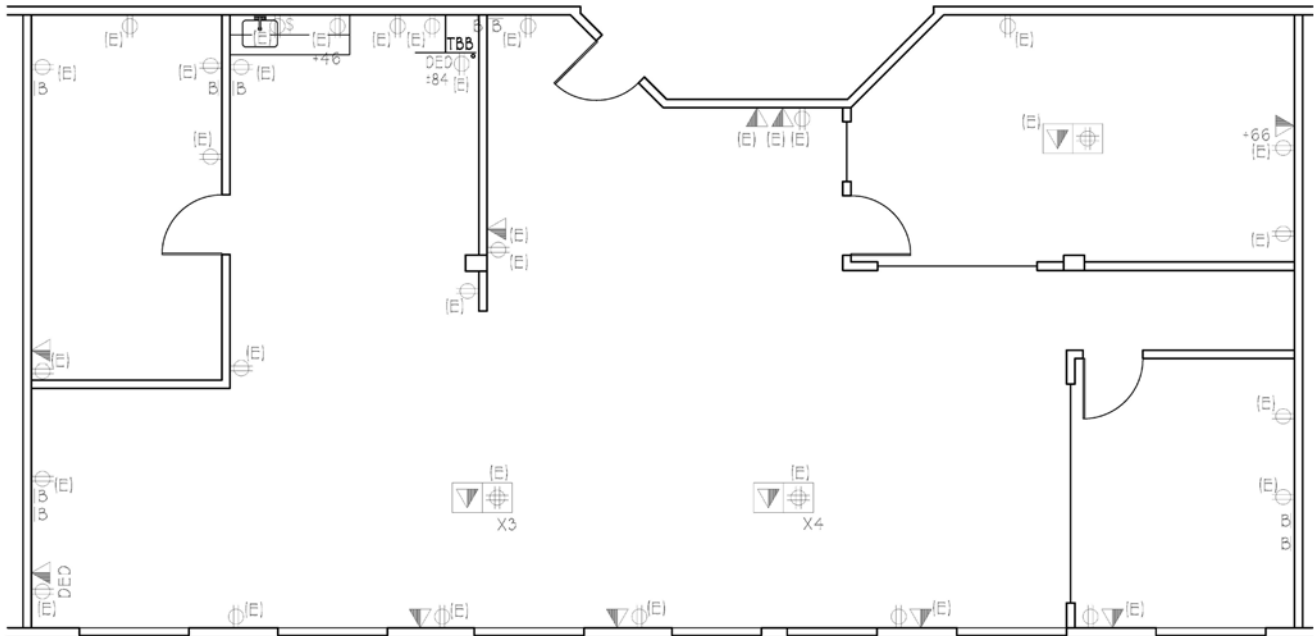
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TORRANCE, CALIFORNIA



3528 Torrance Blvd.
Torrance, CA 90503

SUITE 215
SCALE: 1/8"=1'-0"
DATE: 01-25-24
2,246 RSF

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