

Retail Space FOR LEASE

1521 Cabrillo Blvd
Torrance, CA 90501

Monthly Rent \$2.50/SF MG



Highlights

- ~1,700 SF Retail Space
- Corner Spot Off of Cabrillo & Gramercy
- Large open space
- 3 Built Out Offices
- Access To Back Parking Lot
- Zoning C2



Description

Excellent opportunity to lease a highly visible corner retail space at 1521 Cabrillo Avenue in the heart of Old Torrance, at the signalized intersection of Cabrillo and Gramercy.

Previously occupied as a Brazilian market, the flexible floor plan features a large open retail/showroom area along with three built-out private offices, making it ideal for a variety of retail, showroom, service, wellness, or specialty business uses (subject to city approval).

The prominent corner location offers outstanding street visibility, abundant natural light, and excellent signage potential. Situated in a trendy neighborhood with convenient access to nearby shops, restaurants, and major thoroughfares, this space provides an excellent opportunity for businesses looking to establish or expand their presence in the South Bay.



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2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year

DnG is the key
DG Real Estate
Needs

Gulshen Kaur

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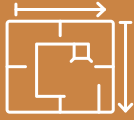
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525 S. Douglas St.
Suite 270
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Unit A - 100 TO 1243 SQ.FT - AVAILABLE FOR PRIVATE OFFICES AS WELL



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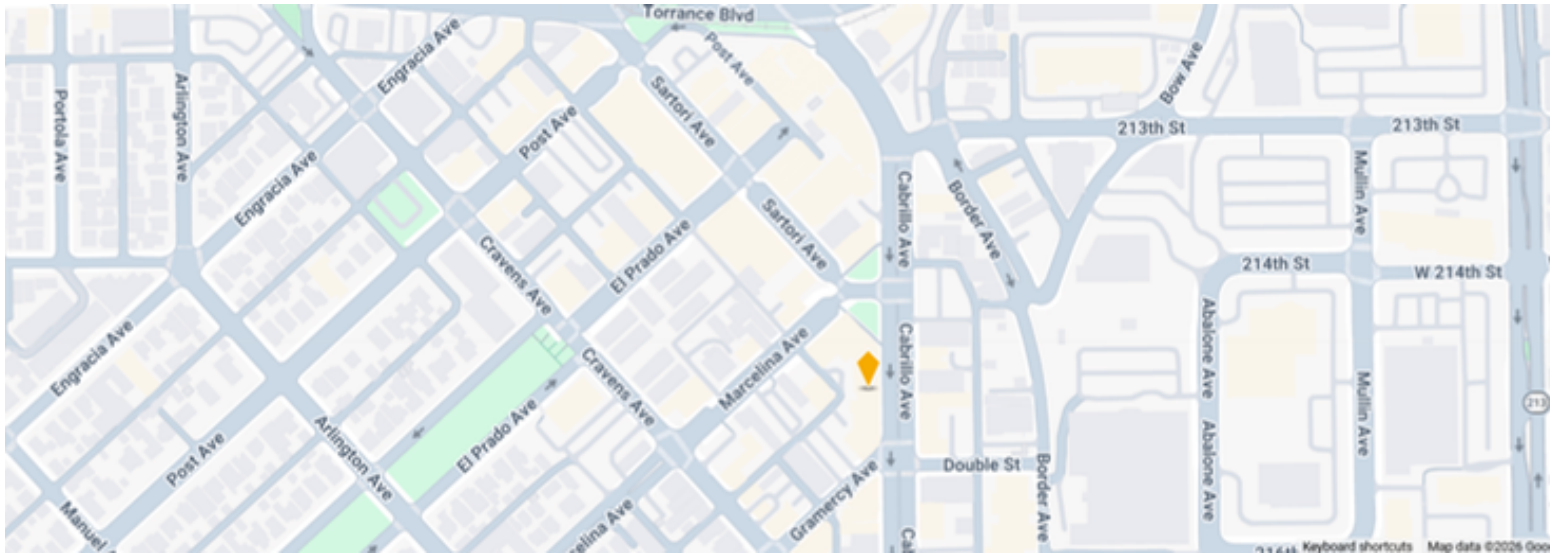
No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease and availability are subject to change without notice. References to square footage are approximate.

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Location



Key Demographics

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	49,942	6,678	7	215,932	30,036	7	603,712	78,616	8
Trade Transportation & Utilities	10,891	1,014	11	49,151	4,488	11	115,048	11,884	10
Information	1,480	119	12	5,420	531	10	18,252	1,596	11
Financial Activities	4,085	645	6	16,587	3,174	5	49,339	8,698	6
Professional & Business Services	10,987	1,106	10	34,849	4,734	7	85,802	12,216	7
Education & Health Services	9,699	2,683	4	51,964	10,618	5	149,007	26,064	6
Leisure & Hospitality	5,691	439	13	32,405	2,655	12	95,863	7,042	14
Other Services	3,191	606	5	16,739	3,587	5	52,205	10,285	5
Public Administration	3,918	66	59	8,817	249	35	38,196	831	46
Goods-Producing Industries	17,909	693	26	44,483	2,957	15	106,949	7,126	15
Natural Resources & Mining	18	6	3	195	45	4	662	123	5
Construction	3,291	309	11	10,384	1,504	7	25,079	3,671	7
Manufacturing	14,600	378	39	33,904	1,408	24	81,208	3,332	24
Total Daytime Employment	67,851	7,371	9	260,415	32,993	8	710,661	85,742	8



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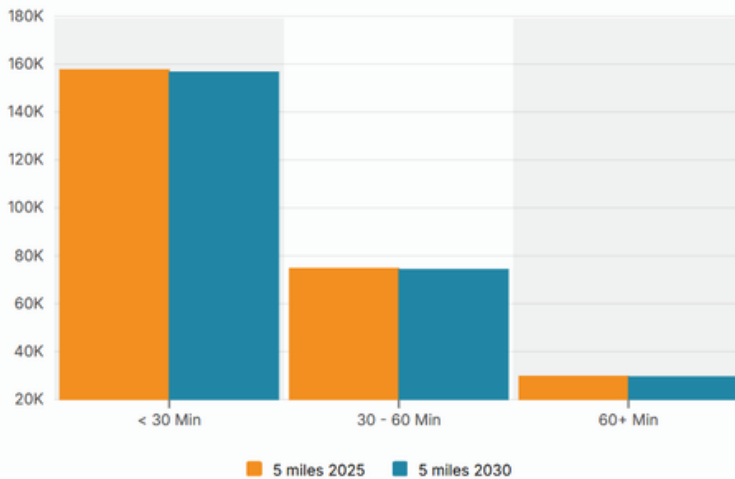
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Key Demographics

Population By Race

	2 miles	5 miles	10 miles
White	22,326	160,652	399,840
Black	5,223	53,012	294,644
American Indian/Alaskan Native	842	6,201	29,663
Asian	33,863	137,020	234,282
Hawaiian & Pacific Islander	766	3,872	10,821
Two or More Races	32,125	210,566	918,086
Hispanic Origin	32,403	214,027	972,323

Population Travel To Work



Households

	2 miles	5 miles	10 miles
2020 Households	34,180	205,141	639,305
2025 Households	33,388	198,282	611,859
2030 Household Projection	33,169	196,494	604,874
Annual Growth 2020-2025	1.2%	0.8%	0.6%
Annual Growth 2025-2030	-0.1%	-0.2%	-0.2%
Owner Occupied Households	17,381	103,565	273,458
Renter Occupied Households	15,788	92,929	331,416
Avg Household Size	2.7	2.8	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.2B	\$7.5B	\$21.1B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$129,844	\$133,154	\$114,103
Median Household Income	\$104,306	\$103,099	\$85,300
< \$25,000	3,279	20,405	89,088
\$25,000 - 50,000	4,651	25,274	93,902
\$50,000 - 75,000	4,364	27,057	92,113
\$75,000 - 100,000	3,830	23,878	74,823
\$100,000 - 125,000	3,315	20,388	60,873
\$125,000 - 150,000	3,367	16,393	45,268
\$150,000 - 200,000	4,485	24,124	63,260
\$200,000+	6,099	40,764	92,534



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Key Demographics

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Cabrillo Ave	Double St S	11,783	2025	0.02 mi
Cravens Ave	Gramercy Ave NW	1,481	2025	0.10 mi
W Carson St	Cabrillo Ave W	27,170	2025	0.15 mi
Not Available	Not Available No	12,005	2020	0.16 mi
Cabrillo Avenue	-	11,452	2023	0.16 mi
W Carson St	Andreo Ave E	28,634	2025	0.17 mi
Sartori Ave	Post Ave NW	3,758	2025	0.17 mi
W Carson St	Abalone Ave E	24,865	2025	0.20 mi
Abalone Ave	216th St N	2,102	2025	0.20 mi
Van Ness Ave	Torrance Blvd SE	13,871	2025	0.21 mi



Active For Lease Old Torrance

Listings	Spaces								
	Address	Space Use	Avail SF	Floor	Rent/SF/year	Building Contig SF	Services	Divisible	Postcode
✓	1321 Post Ave	Office/Retail & ...	400 - 2,820	1-2	\$33.00 - 45.00	1,250	Modified Gross	No	90501
✓	1321 Sartori Ave, Suite D	Office/Retail	600 - 3,452	2	\$24.00	3,452	Modified Gross	Yes	90501
✓	1725-1757 W Carson St	Retail & Office/...	858 - 17,346	1	\$49.20	3,916	Triple Net		90501
✓	1622-1636 Gramercy Ave, Suite 1634	Retail	200	1	\$60.00	200	Full Service	No	90501
✓	1215-1227 El Prado Ave	Retail & Office/...	956 - 4,573	1	\$39.00 - 48.00	2,499	Triple Net	No	90501
✓	1409 Marcelina Ave, Suite 1409	Office/Retail	816	1	\$36.00	816	Triple Net	No	90501
✓	2171 Torrance Blvd, Suite 8	Office/Retail	711	2	\$24.47	711	Plus Utilities	No	90501
✓	2103 Torrance Blvd	Office/Retail	5,811	1	\$18.00	5,811	Triple Net	No	90501
✓	1303 El Prado Ave	Retail	1,400	1	\$42.00	1,400	Triple Net	No	90501



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Leased Last Year Old Torrance

	Signed	Address	SF Leased	Space Use	Rent/SF/Year	Services	Lease Type	Term	Floor
✓	Jul 2026	1424 Marcelina Ave	3,577	Retail	\$23.48	Triple Net	Direct	5 Years	1, MEZZ
✓	May 2026	1860 W Carson St	2,855	Retail	\$22.20	Modified Gross	Direct		1
✓	May 2026	1215-1227 El Prado A...	1,063	Retail	\$3.75	Triple Net	Direct		1
✓	Aug 2025	1305 Sartori Ave	1,040	Retail	\$36.00	Triple Net	Direct	10 Years	1



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