

FOR LEASE

Madison Park Retail, Restaurant & Medical Space

3445, 3525 & 3511 PACIFIC COAST HWY, TORRANCE



NEWMARK | PACIFIC

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MADISON PARK - TORRANCE



South Torrance location adjacent to Zamperini Field with great visibility on PCH



Abundant free parking with ± 520 stalls = 6.7/1000 retail and 4.5/1,000 medical



Medical space available with immediate proximity to Torrance Memorial Hospital



Total of five ingress/egress driveways into the property on three different streets



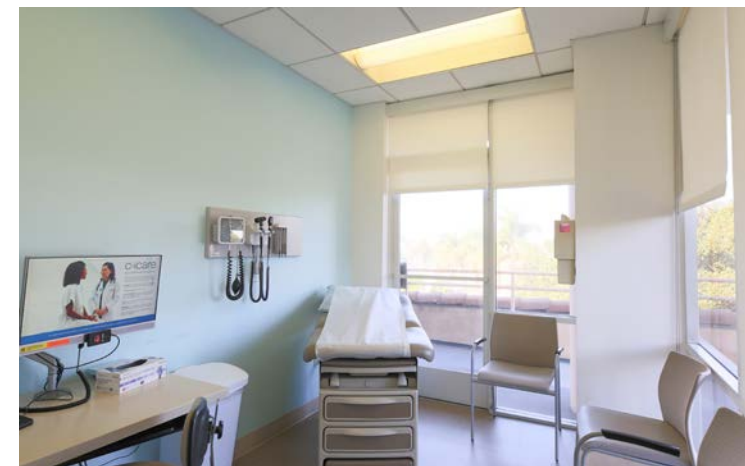
Retail signage opportunity for branding, plus two large monuments signs along PCH



Well-maintained neighborhood center with a curated mix of retail and medical tenants



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MADISON PARK - TORRANCE

3525 PCH

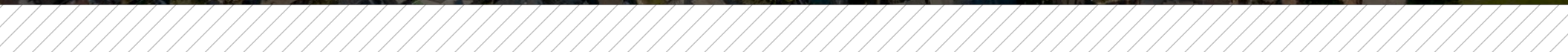
3511 PCH

3445 PCH

MADISON ST

PACIFIC COAST HWY

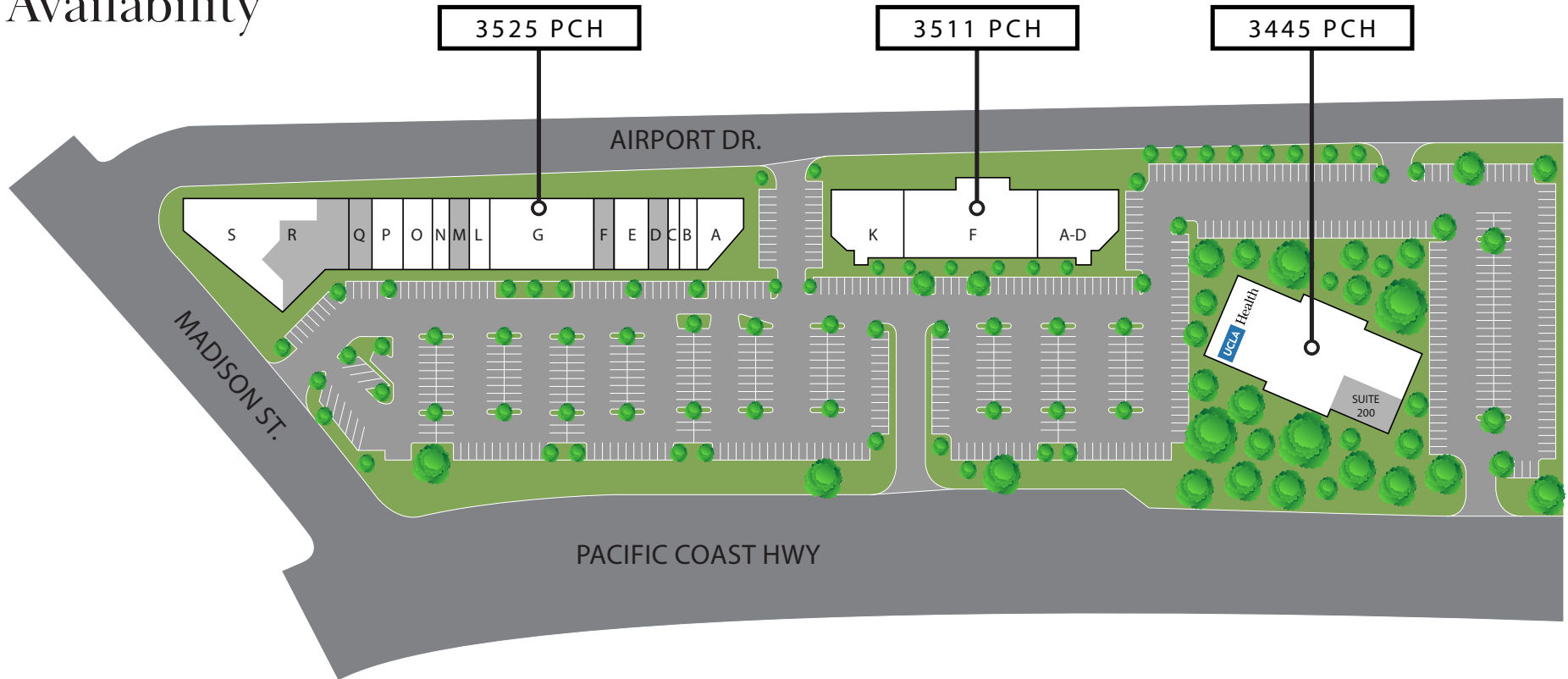
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MADISON PARK - TORRANCE



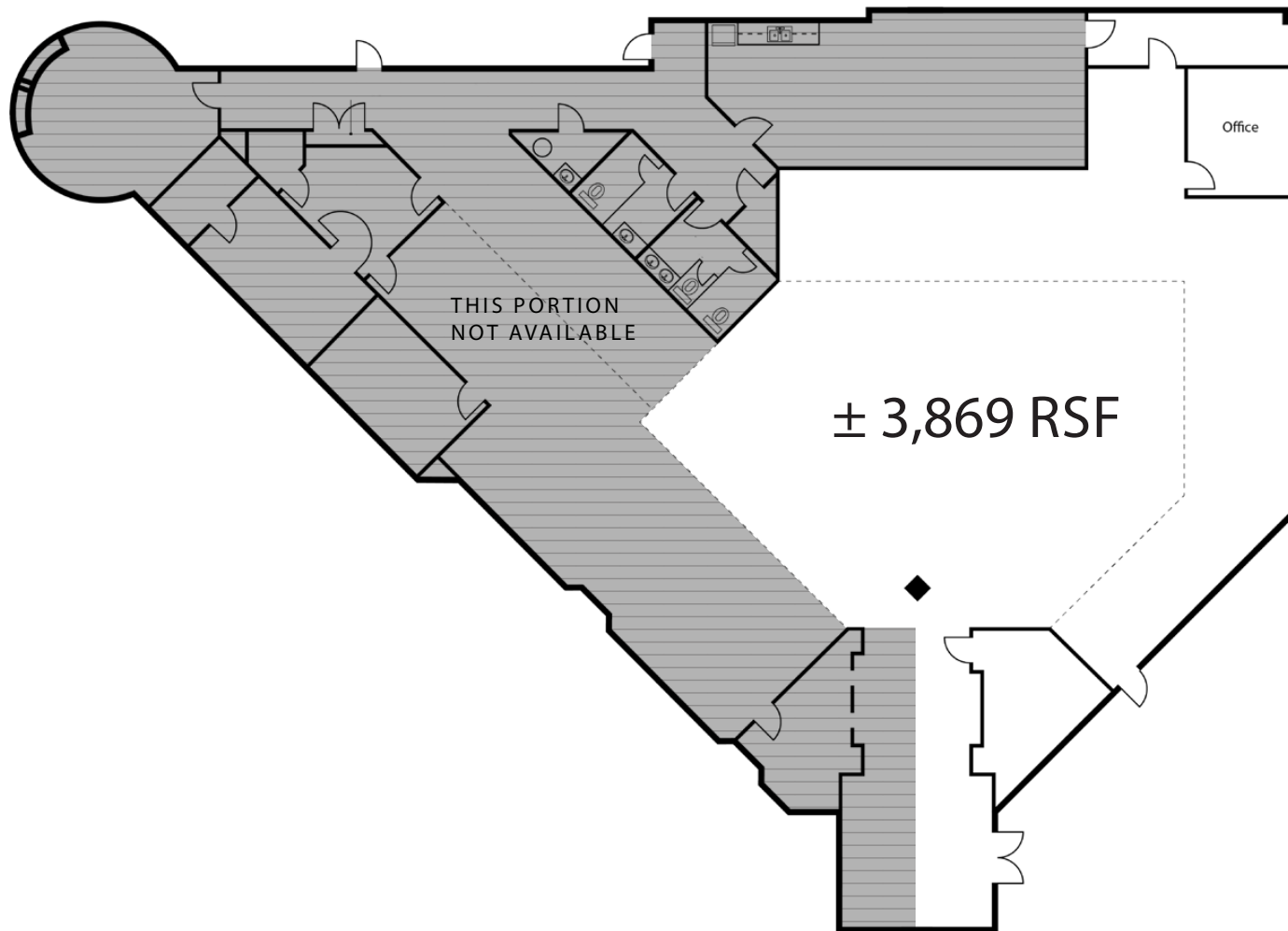
Availability



Bldg.	Suite	RSF	Rental Rate	Type
3525	D	± 870	\$3.00 - \$3.50 PSF NNN	Former Dental Office
3525	F	± 1,363	\$3.00 - \$3.50 PSF NNN	2nd Generation Restaurant
3525	M	± 1,356	\$3.00 - \$3.50 PSF NNN	Retail / Restaurant
3525	Q	± 1,235	\$3.00 - \$3.50 PSF NNN	Retail
3525	R	± 3,869	\$3.00 - \$3.50 PSF NNN	Retail / Medical
3445	200	± 3,550	\$4.45 Modified Gross	Medical
3445	230	± 1,218	\$4.45 Modified Gross	Medical

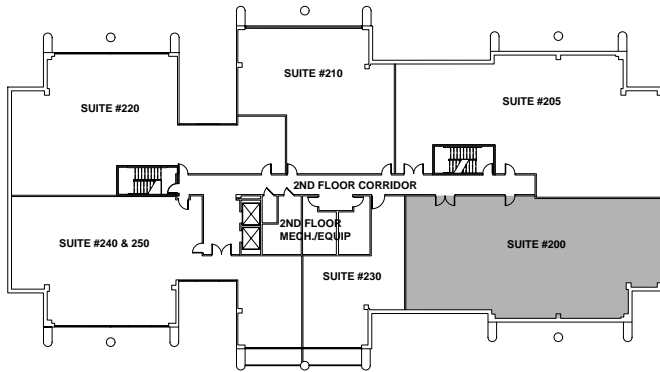
Floor Plan

3525 PCH - RETAIL/MEDICAL - SUITE R

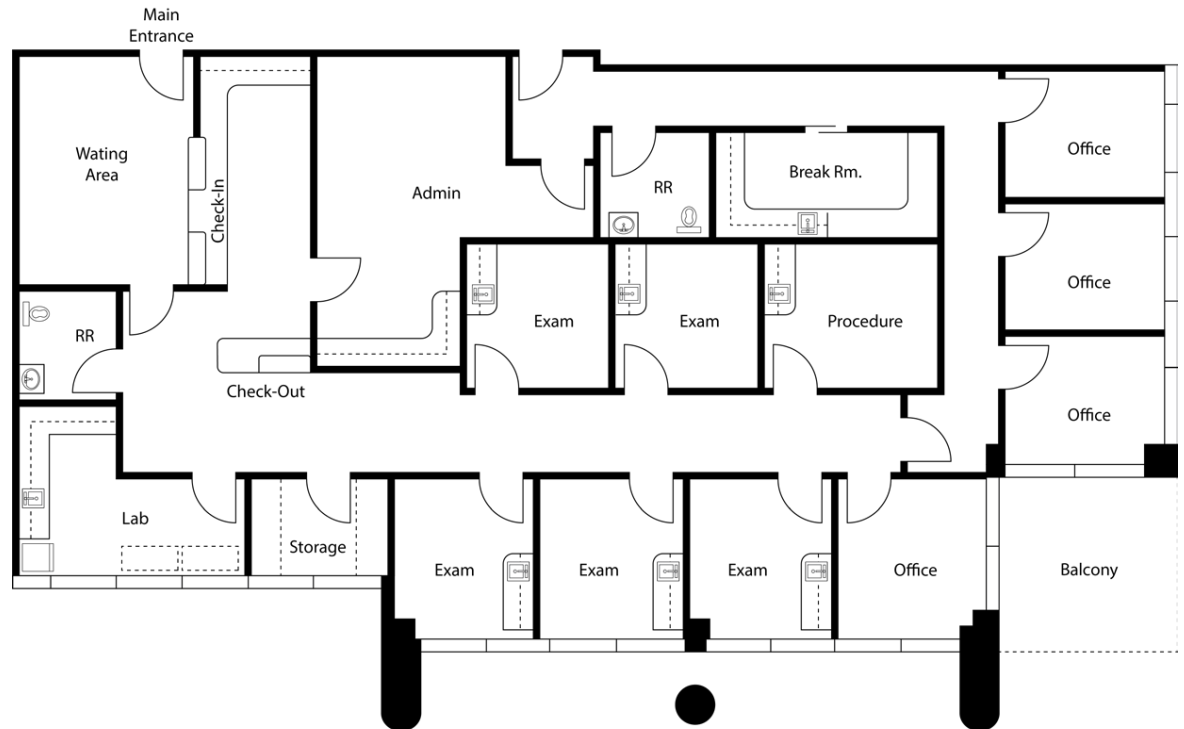


Floor Plan

3445 PCH - MEDICAL - SUITE 200



SUITE 200 HYPOTHETICAL LAYOUT ± 3,550 RSF



Amenities

MADISON PARK

TORRANCE MEMORIAL MEDICAL CENTER

Mercedes-Benz

LAND-ROVER

AutoNation Acura South Bay

Zamperini Field

Pollo Loco

DCH Toyota of Torrance

SAM'S CLUB

COSTCO WHOLESALE

Jack in the box

STAPLES

PET SMART

BIG 5 SPORTING GOODS

LOWE'S Home Improvement Warehouse

VONS

ISLANDS fine burgers & drinks

Smart & Final

THE HOME DEPOT

WING STOP

MENDOCINO FARMS sandwich market

KOHL'S

HomeGoods

L&L Hawaiian Barbecue

Peet's Coffee

Mimi's Cafe

4A JAPANESE BBQ Gyu-Kaku

jamba

BLAZE PIZZA

california PIZZA KITCHEN

SOUTH BAY LEXUS

IN-N-OUT BURGER

GEN KOREAN BBQ HOUSE

TRADER JOE'S

STONE FIRE GRILL

McDonald's

Chick-fil-A

Sidecar

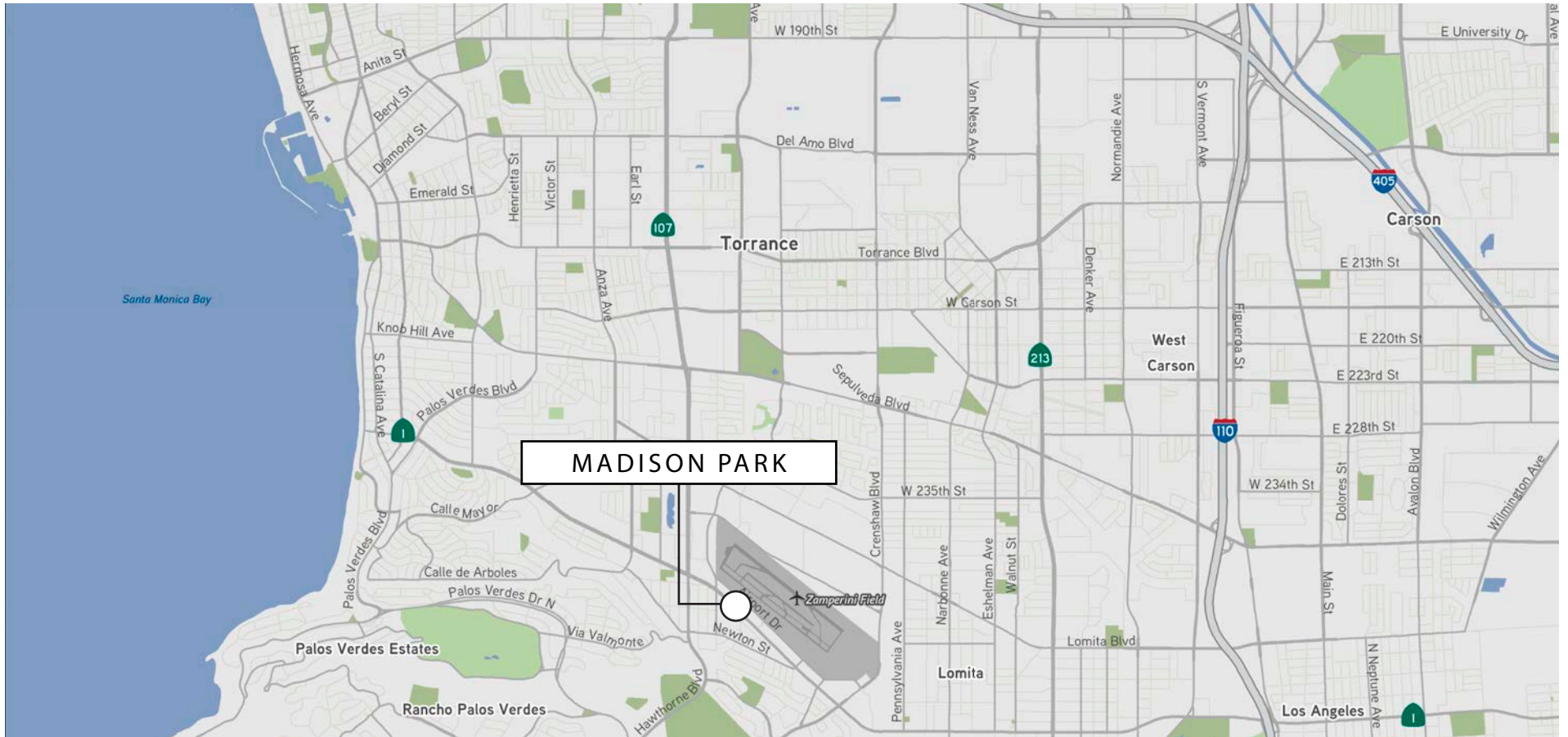
AMC

Rubio's

WHOLE FOODS MARKET



Location Map



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