



Retail Space for Sublease

3560 REDONDO BEACH BOULEVARD | TORRANCE, CA 90504

AVAILABLE

Size: ±2,500 SF
Rent: \$2.00 PSF/Mo., NNN
Term Through: August 31, 2029

PROPERTY HIGHLIGHTS

- Prime Torrance location off Redondo Beach Blvd. and Yukon Ave.
- Less than 1 mile to I-405 and less than 5 miles to I-110
- Property is located directly across the street from Alondra Park Golf Course and El Camino College and less than 2 miles to the South Bay Galleria Mall
- Strong traffic counts with ±24,965 CPD on Redondo Beach Blvd.

Prospective tenants are hereby advised that all uses are subject to City approval

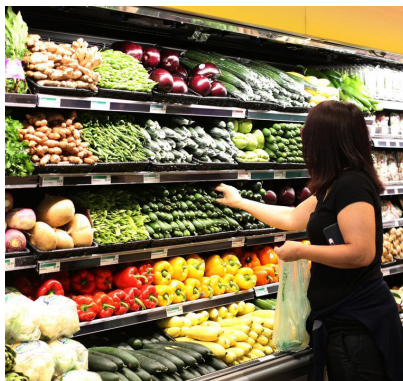
NEIGHBORING TENANTS



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
POPULATION			
2023 Estimated Population	27,741	132,053	653,902
2028 Projected Population	26,870	129,138	639,176
2010 Census Population	29,358	133,389	662,096
Projected Annual Growth 2010 to 2023	-3.14%	-2.21%	-2.25%
Historical Annual Growth 2023 to 2028	-5.51%	-1.00%	-1.24%
HOUSEHOLDS			
2023 Estimated Households	9,401	45,667	223,170
2028 Projected Households	9,090	44,614	217,815
2010 Census Households	9,970	46,113	226,466
Projected Annual Growth 2010 to 2023	-3.31%	-2.31%	-2.40%
Historical Annual Growth 2023 to 2028	-5.71%	-0.97%	-1.46%
RACE & ETHNICITY			
2023 Estimated White	14,978	71,862	382,289
2023 Estimated Black or African American	1,668	19,253	114,770
2023 Estimated Asian or Pacific Islander	9,238	32,338	119,491
2023 Estimated American Indian or Native Alaskan	265	1,710	7,535
2023 Estimated Other Races	1,373	5,677	24,857
2023 Estimated Hispanic	9,835	55,160	258,801
INCOME			
2023 Estimated Average Household Income	\$110,699	\$95,992	\$112,588
2023 Estimated Median Household Income	\$87,382	\$72,786	\$85,166



LOCATION

