

# *Available for Ground Lease*



## ***CARNIVAL PLAZA***

***17352-17364 HAWTHORNE BOULEVARD  
TORRANCE, CA 90504***

David A. Mensinger  
(310) 767-7800 ext. 11  
(310) 704-7843 cell  
CalBRE# 00862606  
[dave@theeverestgroup.net](mailto:dave@theeverestgroup.net)

 **THE EVEREST**  
GROUP, INC. *Real Estate & Investment Services*

The information contained herein is strictly confidential and obtained from sources we deem reliable but is not guaranteed. Owner and Brokers make no representation or warranty, either express or implied, about the accuracy or completeness of the information contained herein or about the legally permissible uses or physical condition of the property or about any other matter. Owner and Brokers shall not be liable for any information errors or omissions. Lessee is solely responsible for and is obligated to perform its own extensive due diligence investigation about all aspects of the property including but not limited to investigating and, in reliance upon same, approving or not entitlements, permissible uses, development or remodel/redevelopment rights, property physical condition and features, title, environmental, and demographics.

# OVERVIEW

Exceptional opportunity to redevelop a property at one of the premier intersections in the City of Torrance. Ideally located at the highly visible signalized intersection at the NEC of Hawthorne Blvd and Artesia Blvd, providing tremendous exposure to a strong surrounding population of 281,397 within a 3-mile radius and an average household income of \$136,122 within a 2-mile radius. Located within an affluent trade area, and adjacent to the nearly 1.272 million square foot South Bay Galleria and surrounded by the Beach Cities and Palos Verdes Peninsula.

The property is located on a major thoroughfare with proximity to the 405 and 110 Freeways, and within minutes of Del Amo Fashion Center, Marriott and Double Tree Hotels, Little Company of Mary Hospital, as well as numerous retail shops, restaurants, offices, and many other business establishments.

The property is currently improved as a single-story 10,300 square foot retail center. Property is now being offered as a long-term ground lease.



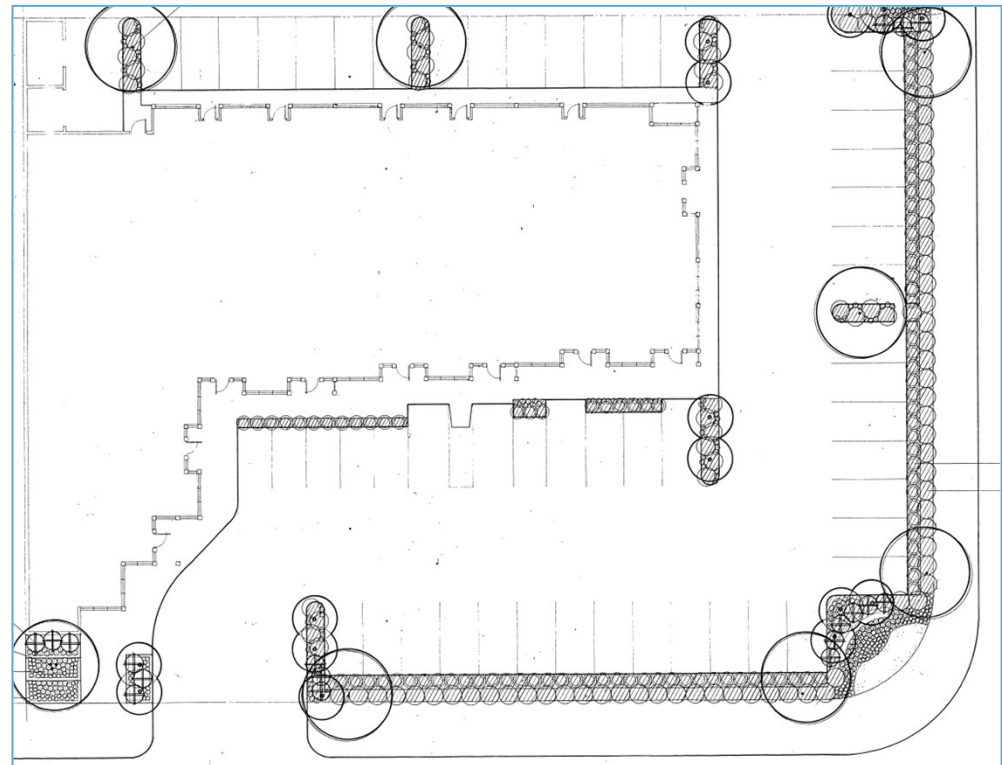
David A. Mensinger  
(310) 767-7800 ext. 11  
(310) 704-7843 cell  
CalBRE# 00862606  
[dave@theeverestgroup.net](mailto:dave@theeverestgroup.net)

 **THE EVEREST**  
GROUP, INC. *Real Estate & Investment Services*

The information contained herein is strictly confidential and obtained from sources we deem reliable but is not guaranteed. Owner and Brokers make no representation or warranty, either express or implied, about the accuracy or completeness of the information contained herein or about the legally permissible uses or physical condition of the property or about any other matter. Owner and Brokers shall not be liable for any information errors or omissions. Lessee is solely responsible for and is obligated to perform its own extensive due diligence investigation about all aspects of the property including but not limited to investigating and, in reliance upon same, approving or not entitlements, permissible uses, development or remodel/redevelopment rights, property physical condition and features, title, environmental, and demographics.

# SITE PLAN

- Available For Ground Lease
- Lot Area is ±29,708 SF (.68 AC)
- Gross Bldg Area is ±10,300 SF
- Zoning TOHC-GEN
- Located in the Hawthorne Blvd Corridor Specific Plan – NT District
- APN 4085-014-048
- Major Thoroughfare
- Highly Visible Corner Location
- Frontage is 216' on Hawthorne Blvd and 205' on Artesia Blvd



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	36,497	281,397	590,459
Average Income	\$114,179	\$127,803	\$121,320
Daytime Employees <small>2025 Demographics from CoStar</small>	7,647	124,051	322,907

David A. Mensinger  
 (310) 767-7800 ext. 11  
 (310) 704-7843 cell  
 CalBRE# 00862606  
[dave@theeverestgroup.net](mailto:dave@theeverestgroup.net)



The information contained herein is strictly confidential and obtained from sources we deem reliable but is not guaranteed. Owner and Brokers make no representation or warranty, either express or implied, about the accuracy or completeness of the information contained herein or about the legally permissible uses or physical condition of the property or about any other matter. Owner and Brokers shall not be liable for any information errors or omissions. Lessee is solely responsible for and is obligated to perform its own extensive due diligence investigation about all aspects of the property including but not limited to investigating and, in reliance upon same, approving or not entitlements, permissible uses, development or remodel/redevelopment rights, property physical condition and features, title, environmental, and demographics.

# AERIAL



#### Traffic Counts:

Hawthorne Blvd. at Artesia SE 52,214 CPD  
Hawthorne Blvd. at Artesia N 67,264 CPD  
Artesia Blvd. at Hawthorne W 29,415 CPD  
Artesia Blvd. at Hawthorne E 25,756 CPDD

David A. Mensinger  
(310) 767-7800 ext. 11  
(310) 704-7843 cell  
CalBRE# 00862606  
[dave@theeverestgroup.net](mailto:dave@theeverestgroup.net)



The information contained herein is strictly confidential and obtained from sources we deem reliable but is not guaranteed. Owner and Brokers make no representation or warranty, either express or implied, about the accuracy or completeness of the information contained herein or about the legally permissible uses or physical condition of the property or about any other matter. Owner and Brokers shall not be liable for any information errors or omissions. Lessee is solely responsible for and is obligated to perform its own extensive due diligence investigation about all aspects of the property including but not limited to investigating and, in reliance upon same, approving or not entitlements, permissible uses, development or remodel/redevelopment rights, property physical condition and features, title, environmental, and demographics.