

PRIME TORRANCE RETAIL SPACE FOR LEASE  
±2,155 SF

Retail **24/7.**

# NEC HAWTHORNE BOULEVARD & SEPULVEDA BOULEVARD

22150 HAWTHORNE BOULEVARD | TORRANCE, CA



## PROPERTY HIGHLIGHTS

- :: 2,155 square feet available
- :: Asking Rent: \$3.25 psf/mo.; NNN \$0.80 psf/mo.
- :: Great ingress and egress
- :: Ample parking

## AREA HIGHLIGHTS

- :: NEC of Hawthorne Boulevard and Sepulveda Boulevard, in the heart of the South Bay
- :: Adjacent to Del Amo Fashion Center (a high frequency regional mall)
- :: Major national retailers in close proximity include: Rite Aid, PetsMart, Sears, JC Penny, Toys "R" Us, Target, & Walgreens
- :: Just minutes from the San Diego (405) and Harbor (110) Freeways

**Current Tenant is Chic Wide Shoes, Please do not disturb tenant.**

2010 EST. DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION:</b>	9,154	78,971	181,034
<b>AVG. HH INCOME:</b>	\$76,004	\$75,538	\$75,030
<b>DAYTIME POPULATION:</b>	11,551	103,214	243,029

Source: Claritas

TRAFFIC COUNTS	CARS PER DAY
<b>SEPULVEDA BLVD (E/W)</b>	35,540
<b>HAWTHORNE BLVD (N/S)</b>	65,451

Source: City of Torrance

**FOR MORE  
INFORMATION  
PLEASE  
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**CBRE**  
CB RICHARD ELLIS





# NEC HAWTHORNE BLVD & SEPULVEDA BLVD

## 22150 HAWTHORNE BOULEVARD | TORRANCE, CA

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### AREA RETAILERS

Del Amo Fashion Center  
3 Del Amo Fashion Square

- |     |                        |                      |
|-----|------------------------|----------------------|
| 1.  | Rite Aid               | 3860 Sepulveda Blvd  |
| 2.  | Pets Mart              | 3855 Sepulveda Blvd  |
| 3.  | Sears                  | 22100 Hawthorne Blvd |
| 4.  | Target                 | 3433 Sepulveda Blvd  |
| 5.  | JC Penny               | 21840 Hawthorne Blvd |
| 6.  | Toys "R" Us            | 22035 Hawthorne Blvd |
| 7.  | Walgreens              | 2976 Sepulveda Blvd  |
| 8.  | Ralph's                | 3455 Sepulveda Blvd  |
| 9.  | Albertsons             | 21035 Hawthorne Blvd |
| 10. | Pavilions              | 4705 Torrance Blvd   |
| 11. | CVS                    | 4625 Torrance Blvd   |
| 12. | CVS                    | 3020 Sepulveda Blvd  |
| 13. | BevMo!                 | 21301 Hawthorne Blvd |
| 14. | Mervyns                | 22015 Hawthorne Blvd |
| 15. | Staples                | 22025 Hawthorne Blvd |
| 16. | Cost Plus World Market | 22929 Hawthorne Blvd |
| 17. | Sports Chalet          | 21305 Hawthorne Blvd |
| 18. | LA Fitness             | 3550 W Carson St     |
| 19. | Crate & Barrel         | 21710 Hawthorne Blvd |



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