## C NEC HAWTHORNE BOULEVARD & SEPULVEDA BOULEVARD 22150 HAWTHORNE BOULEVARD | TORRANCE, CA



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

Source: Claritas

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.

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

Source: City of Torrance

www.cbre.com/elsegundo

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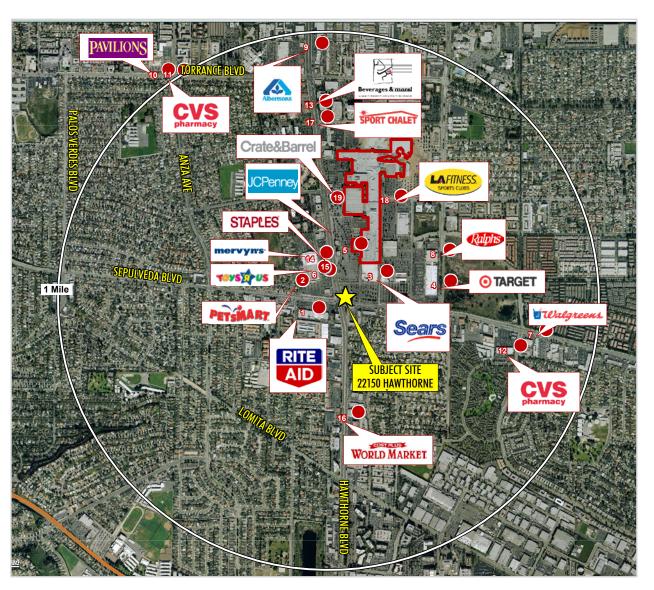
## NEC HAWTHORNE BLVD & SEPULVEDA BLVD 22150 HAWTHORNE BOULEVARD | TORRANCE, CA

PRIME TORRANCE RETAIL SPACE FOR LEASE ±2,155 SF

## **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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