



WESTGATE CENTER

17490 HAWTHORNE BLVD | TORRANCE, CA 90504



RETAIL SPACE AVAILABLE FOR LEASE

±109,083 RSF SHOPPING CENTER LOCATED IN THE SOUTH BAY

- Westgate Center, located on the border of Torrance and Redondo Beach, has over 1.2M annual visitors (Source: Placer.ai).
- Adjacent to South Bay Galleria, which sees over 3.1M annual visitors (source: Placer.ai) and is planned for the South Bay Social District Mall redevelopment.
- Opportunity to join national and well-know co-tenants such as Harbor Freight Tools, AutoZone, Big 5 Sporting Goods, DSW, and more.
- Located on one of the city's main intersection with Hawthorne Blvd (±68,000 VPD) and Artesia Blvd (±30,000 VPD).



\$3.25- \$5.50 PSF
ASKING RENT



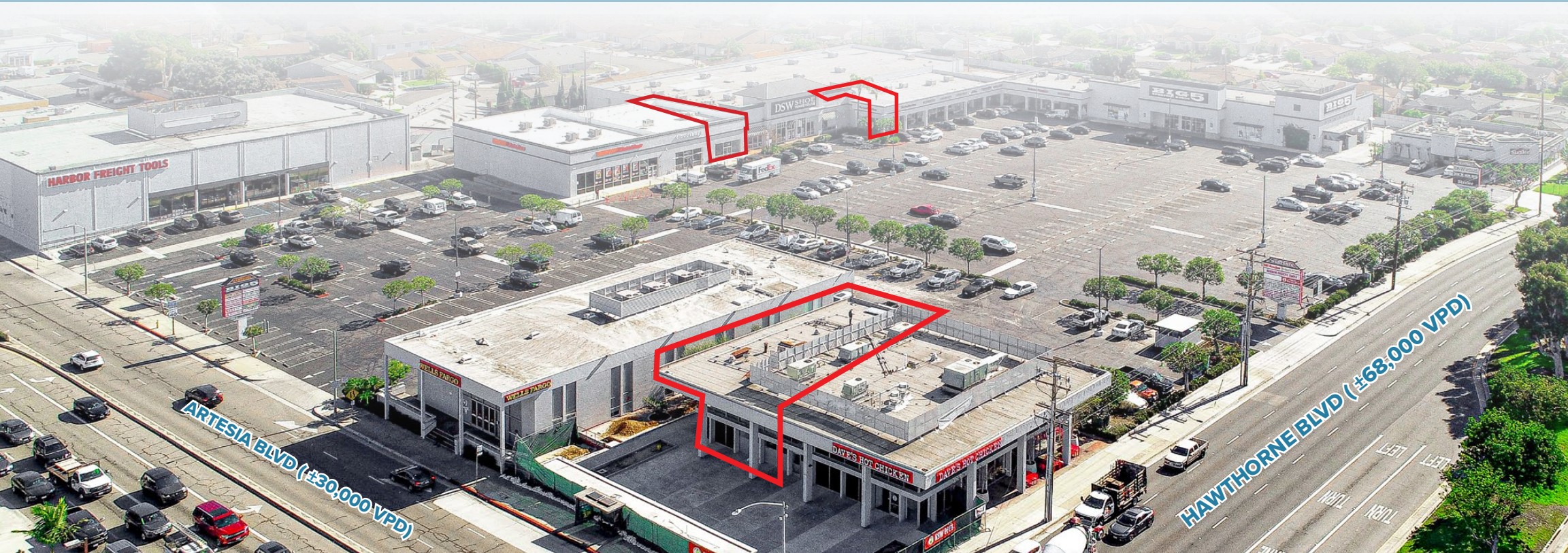
\$0.75 NNN
ESTIMATED NNN



±1,470 - ±2,786 SF
SIZE AVAILABLE



4
SPACES AVAILABLE



TENANT	SIZE/ASKING PSF/USE
17400	DAVE'S HOT CHICKEN -
17410	AVAILABLE 2,785 SF / \$5.50 PSF / RETAIL
4340	WELLS' FARGO -
4310	HARBOR FREIGHT TOOLS -
17490	AUTOZONE -
17494	CLOUDSCAPE -
17498	AVAILABLE 2,106 SF / \$3.25 PSF / RETAIL
17502	DSW SHOE WAREHOUSE -
17510	AVAILABLE 1,470 SF / \$3.25 PSF / RETAIL
17510 B	SWAN THREADING -
17512	NAIL FASHIONS -
17516	SHAVER SHOP -
17520	MARTIN'S JEWELRY -
17522	SERENITY DENTAL SPA -
17526	BARBER SHOP -
17530	WELLCARE PHARMACY -
17532	SPRING VALLEY CLEANERS -
	BIG 5 SPORTING GOODS -
17544	SIZZLER -



SITE PLAN

SUITE 17410

±2,785 SF
SPACE AVAILABLE

±857 SF
MEZZANINE AVAILABLE

\$5.50 PSF
ASKING RENT



**YOUR SIGN
HERE**

DAVE'S HOT CHICKEN

17410

♿
PARKING
ONLY
MINIMUM
FINE \$2.50

♿
PARKING
ONLY
MINIMUM
FINE \$2.50

SUITE 17948

±2,106 SF
SPACE AVAILABLE

\$3.25 PSF
ASKING RENT



SUITE 17510

±1,470 SF

SPACE AVAILABLE

\$3.25 PSF

ASKING RENT



TORRANCE, CALIFORNIA

Nestled along the picturesque Southern California coastline, Torrance, California, beckons entrepreneurs to embark on a rewarding journey. This charming city, strategically located near affluent neighborhoods and major business hubs, presents a golden opportunity for both retailers and restaurateurs. With easy access to key highways and the bustling Los Angeles International Airport (LAX), Torrance serves as a gateway to a diverse and enthusiastic customer base.

Torrance's thriving economy, which spans automotive, aerospace, and technology sectors, ensures a steady influx of potential patrons. The city's low unemployment rate and strong median income levels speak to its residents' substantial purchasing power. Its rich cultural diversity is an added advantage, offering an open-minded and adventurous population ready to embrace new tastes, shopping experiences, and products. Whether you're planning to launch a retail store offering diverse products or a restaurant that caters to a global palate, Torrance's community is a receptive audience. Proximity to attractions such as the Palos Verdes Peninsula, Manhattan Beach, Hermosa Beach, Redondo Beach, and the South Bay Galleria guarantees a constant stream of visitors eager to explore culinary delights and unique shopping opportunities. Torrance's commitment to community engagement and business-friendly policies, combined with its high quality of life, has established a nurturing environment where your business can flourish. It's a city that takes pride in its outstanding schools, parks, and recreational facilities, cultivating a stable customer base with disposable income. In summary, Torrance, California is your canvas for entrepreneurial success, where strategic location, economic vitality, cultural diversity, and a thriving tourism scene converge to create the ideal destination for your retail or restaurant venture. Secure your place in this flourishing city and be part of the ever-evolving Torrance story.

AREA OVERVIEW



±276,457 POPULATION
WITHIN 3-MILE OF SUBJECT PROPERTY

\$122,607 HOUSEHOLD INCOME
WITHIN 3-MILE OF SUBJECT PROPERTY

±101,828 HOUSEHOLDS
WITHIN 3-MILE OF SUBJECT PROPERTY





**SOUTH BAY
SOCIAL DISTRICT
(PLANNED REDEVELOPMENT)**



ARTESIA BLVD ± 30,000 VPD

HAWTHORNE BLVD ± 68,000 VPD



Ralphs LIVING SPACES
SPROUTS FARMERS MARKET
TJ-maxx NORDSTROM
Total Wine & MORE rack

AVAILABLE

AVAILABLE

AVAILABLE





ARTESIA BLVD ± 30,000 VPD

AVAILABLE

AVAILABLE



AVAILABLE

HAWTHORNE BLVD ± 68,000 VPD





WESTGATE CENTER

CORNER OF HAWTHORNE AND ARTESIA



EXCLUSIVELY LISTED BY

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