



# 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).



**\$2.75- \$5.50 PSF**  
ASKING RENT



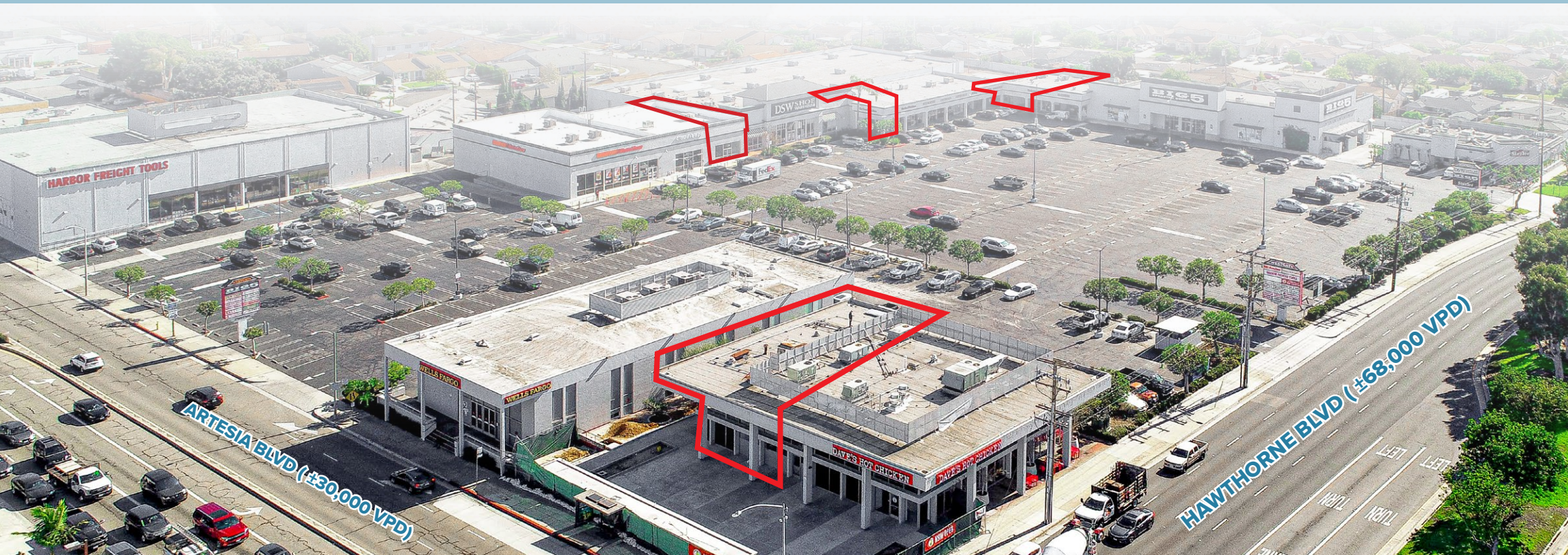
**\$0.75 NNN**  
ESTIMATED NNN



**±1,309- ±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 1,309 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 -
17528	AVAILABLE 1,476 SF / \$2.75 PSF / RETAIL
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**



YOUR SIGN  
HERE

DAVE'S HOT CHICKEN

17410

♿️  
PARKING  
ONLY  
MINIMUM  
TIME 30 MIN

♿️  
PARKING  
ONLY  
MINIMUM  
TIME 30 MIN

# SUITE 17948

**±2,106 SF**  
SPACE AVAILABLE

**\$3.25 PSF**  
ASKING RENT



# SUITE 17510

**±1,309 SF**

SPACE AVAILABLE

**\$3.25 PSF**

ASKING RENT



# SUITE 17528

**±1,476 SF**

SPACE AVAILABLE

**\$2.75 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** **T.J. MAXX**  
 FARMERS MARKET **NORDSTROM**  
**Total Wine & MORE** **rack**

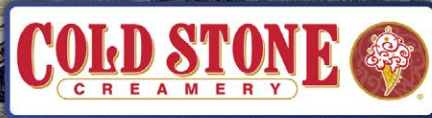
**AVAILABLE**

**AVAILABLE**

**AVAILABLE**

**AVAILABLE**





ARTESIA BLVD ± 30,000 VPD

AVAILABLE

AVAILABLE



AVAILABLE

AVAILABLE

HAWTHORNE BLVD ± 68,000 VPD





# WESTGATE CENTER

## CORNER OF HAWTHORNE AND ARTESIA



### EXCLUSIVELY LISTED BY

**HUNTER LAMBERT**  
ASSOCIATE

hunter.lambert@matthews.com  
DIR (310) 601-7705  
LIC # 02192921 (CA)

**MICHAEL PAKRAVAN**  
FVP & NATIONAL DIRECTOR

michael.pakravan@matthews.com  
DIR (310) 919-5737  
LIC # 01706065 (CA)

**DAVID HARRINGTON**  
BROKER OF RECORD  
LIC # 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of 6600 E Olympic Blvd, Los Angeles, CA 90022 ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.