

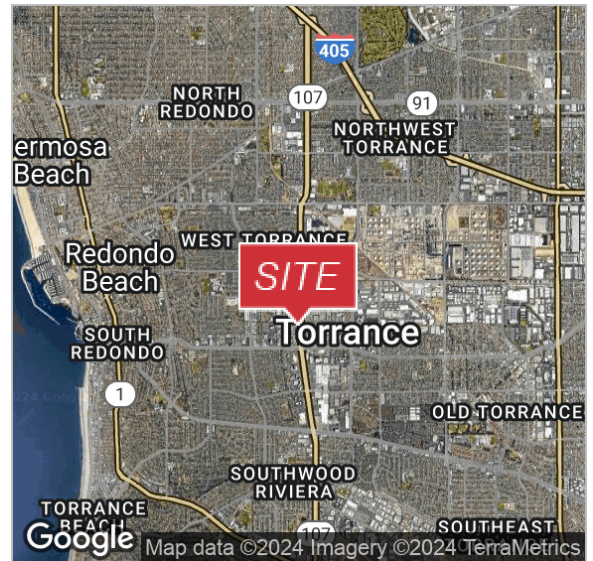


20821 Hawthorne Boulevard

Torrance, California 90503

Lease Highlights

- 8,500 Sq. Ft. (divisible)
- Prime Hawthorne Blvd Retail in Torrance
- Dynamic 'Auto Row' Location
- Perfect for Auto & Medical Users
- Ample, On-Site Parking (4.6/1000)
- ADT ±64,000 w/ Terrific Exposure
- High Foot Traffic; Walk Score - Very Walkable (82)
- High Income Demographics - \$163k AHHI (3 Mile)
- Less Than 1 Mile From Del Amo Fashion Center, 7th Largest Mall in U.S.



For more information

Steve Liu, Executive Vice President

O: 949.468.2385 | C: 714.349.3547
sliu@naicapital.com | CalDRE #01323150

Andrew Batcheller, Vice President

O: 949.468.2379 | C: 949.463.9881
andrewbatcheller@naicapital.com | CalDRE #02097603

Nikki Liu, Senior Associate

O: 949.468.2386 | C: 818.744.3398
nliu@naicapital.com | CalDRE #02038755

For Lease

20821 Hawthorne



Steve Liu

Executive Vice President
949.468.2385
C: 714.349.3547
sliu@naicapital.com
CalDRE #01323150

Andrew Batcheller

Vice President
949.468.2379
C: 949.463.9881
andrewbatcheller@naicapital.com
CalDRE #02097603

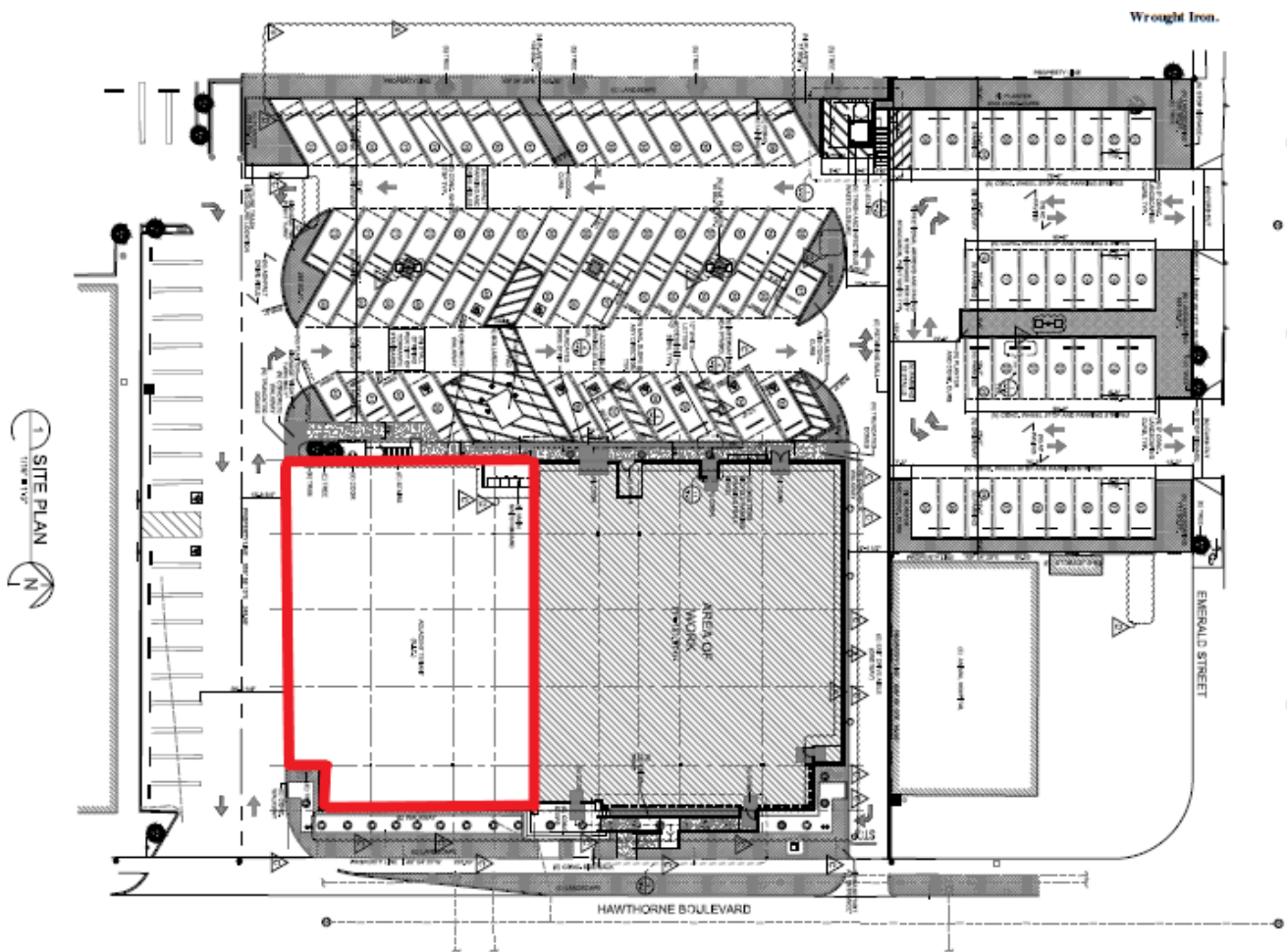
Nikki Liu

Senior Associate
949.468.2386
C: 818.744.3398
nliu@naicapital.com
CalDRE #02038755

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

20821 Hawthorne



SPACE

20821 Hawthorne Blvd

LEASE RATE:

\$2.40 SF/MONTH

LEASE TYPE

NNN, \$0.55

SIZE (SF)

8,500 SF

Steve Liu

Executive Vice President
949.468.2385
C: 714.349.3547
sliu@naicapital.com
CalDRE #01323150

Andrew Batcheller

Vice President
949.468.2379
C: 949.463.9881
andrewbatcheller@naicapital.com
CalDRE #02097603

Nikki Liu

Senior Associate
949.468.2386
C: 818.744.3398
nliu@naicapital.com
CalDRE #02038755

For Lease

20821 Hawthorne



Steve Liu

Executive Vice President
949.468.2385
C: 714.349.3547
sliu@naicapital.com
CalDRE #01323150

Andrew Batcheller

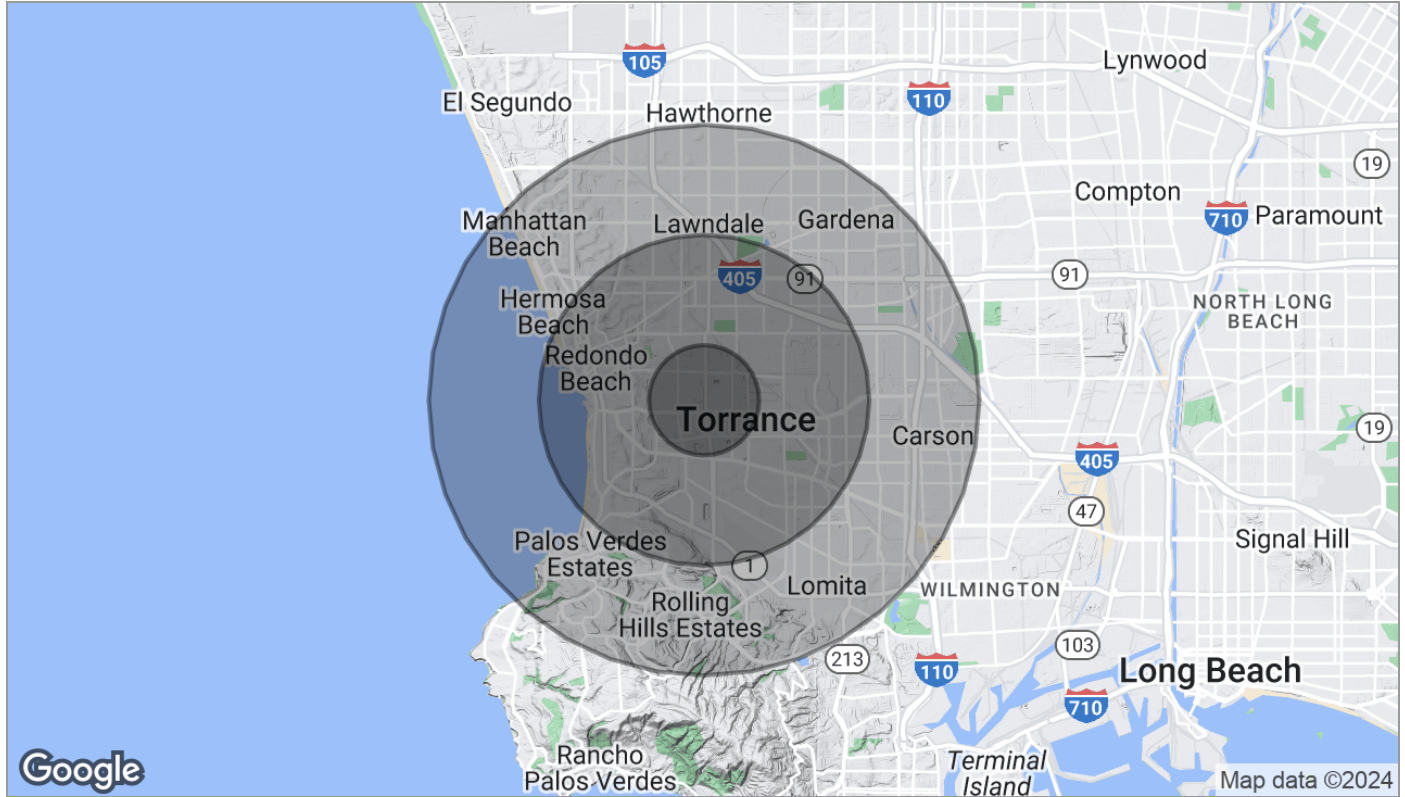
Vice President
949.468.2379
C: 949.463.9881
andrewbatcheller@naicapital.com
CalDRE #02097603

Nikki Liu

Senior Associate
949.468.2386
C: 818.744.3398
nliu@naicapital.com
CalDRE #02038755

For Lease

20821 Hawthorne



	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	25,499	214,418	502,197
MEDIAN AGE	42	42	42
MEDIAN AGE (MALE)	0	0	0
MEDIAN AGE (FEMALE)	0	0	0
Households & Income			
TOTAL HOUSEHOLDS	9,969	84,614	185,896
# OF PERSONS PER HH	2.6	2.5	2.7
AVERAGE HH INCOME	\$140,570	\$162,837	\$146,652
AVERAGE HOUSE VALUE	\$1,125,816	\$1,234,617	\$1,098,871
Race			
% WHITE	33.6%	44.0%	34.5%
% BLACK	5.4%	3.9%	7.9%
% ASIAN	39.2%	26.4%	24.5%
% HAWAIIAN	0.3%	0.4%	0.6%
% INDIAN	0.7%	0.7%	1.0%
% OTHER	7.8%	9.7%	17.1%
Ethnicity			
% HISPANIC	18.3%	23.3%	32.2%

* Demographic data derived from 2020 ACS - US Census

Steve Liu

Executive Vice President
949.468.2385
C: 714.349.3547
sliu@naicapital.com
CalDRE #01323150

Andrew Batcheller

Vice President
949.468.2379
C: 949.463.9881
andrewbatcheller@naicapital.com
CalDRE #02097603

Nikki Liu

Senior Associate
949.468.2386
C: 818.744.3398
nliu@naicapital.com
CalDRE #02038755

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE