

±977 SF FOR LEASE

TORRANCE CROSSROADS

24427-24451 CRENSHAW BLVD | TORRANCE, CA 90505-5346



AARON GUIDO

CALDRE #01924252

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LEASING

BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$4.50 SF/month (NNN)
Building Size:	480,394 SF
Available SF:	977 SF
Year Built:	1992
Submarket:	Torrance

PROPERTY OVERVIEW

Approx. 977 SF Retail/Office space next to HomeDepot available in a Home Depot & Vons Grocery anchored power center. Additional A+ national and regional co-tenants include Home Goods, Sam's Club, Wells Fargo, Office Depot, In-N-Out Burger & IHOP. Located in the densely populated City of Torrance, the center draws a steady stream of consumer traffic from two of the area's largest commuter corridors -- Crenshaw + Lomita.

PROPERTY HIGHLIGHTS

- Approx. 977 SF Retail/Office space next to HomeDepot
- 480,000 SF Power Center Home Depot, Vons, HomeGoods, Sam's Club, Wells Fargo, Office Depot, In-N-Out Burger + IHOP
- Crenshaw Boulevard + Lomita Boulevard
- Multiple Entrances
- Crenshaw Blvd - 45,961 CPD | Lomita Blvd - 34,039 CPD | Skypark Dr - 19,072 CPD

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AVAILABLE SPACES

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(Not to Scale)



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
■ 24427-A	Available	977 SF	NNN	\$4.50 SF/month	-	-

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SITE PLAN

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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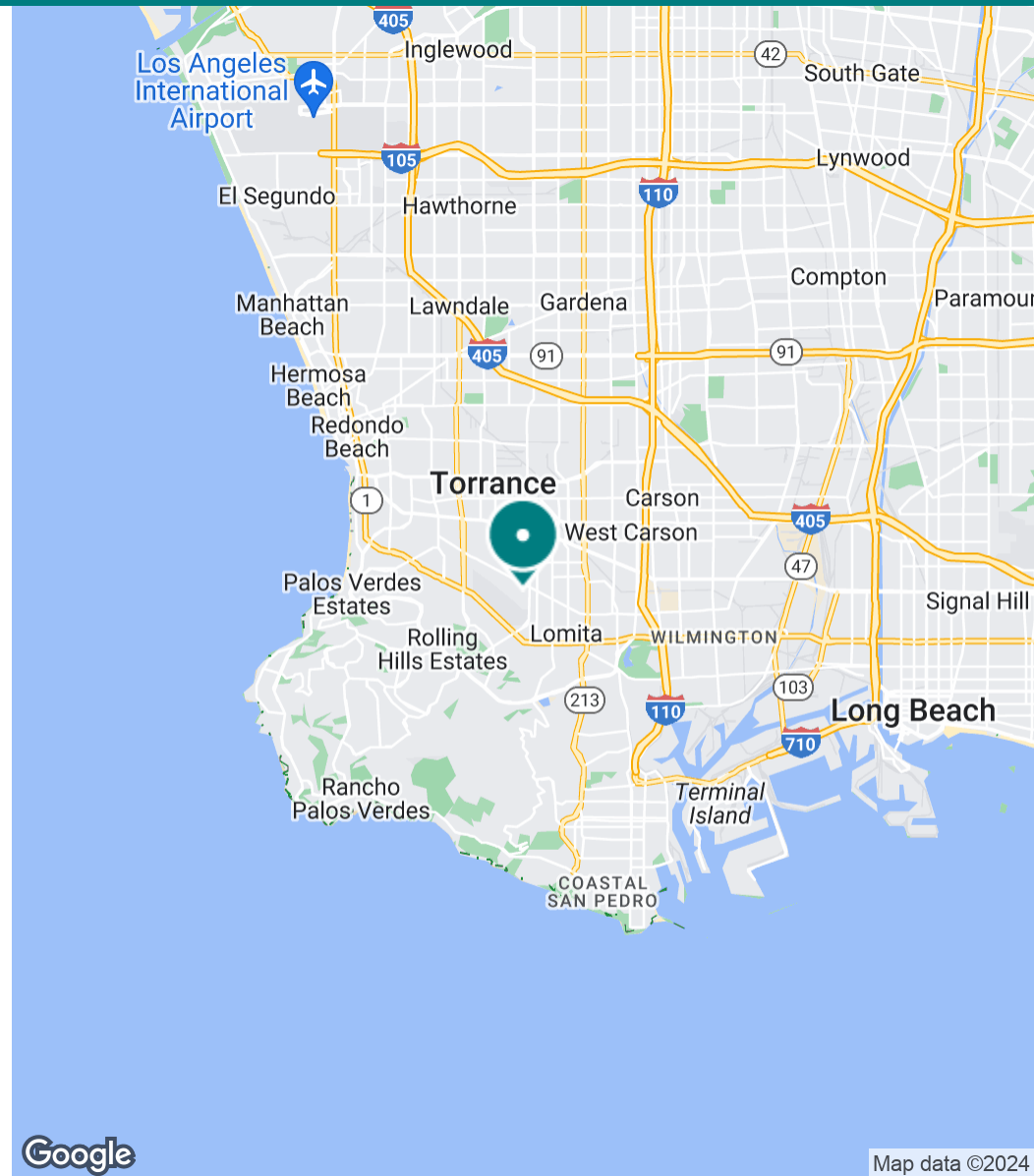
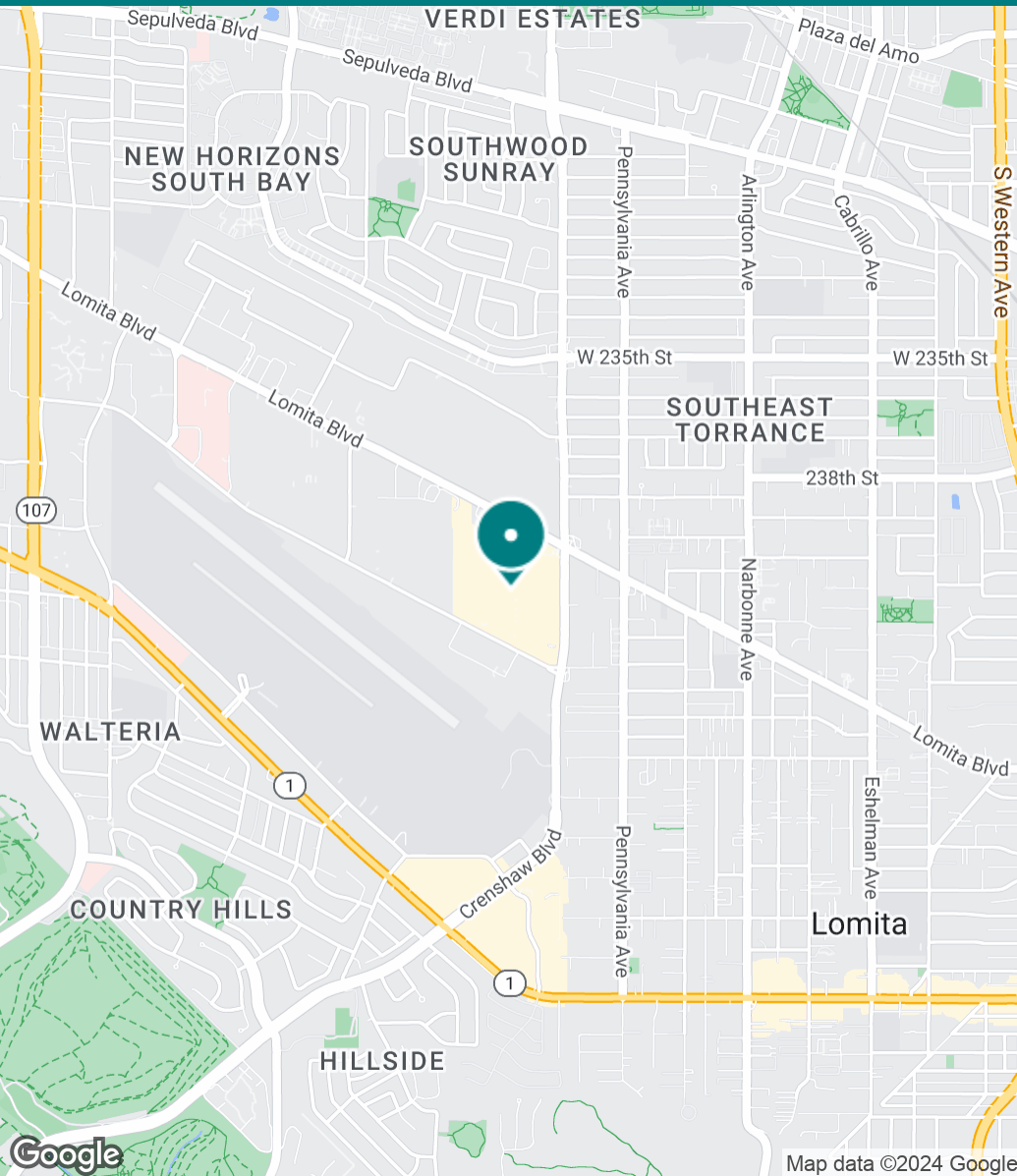
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LOCATION MAP

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RETAILER MAP

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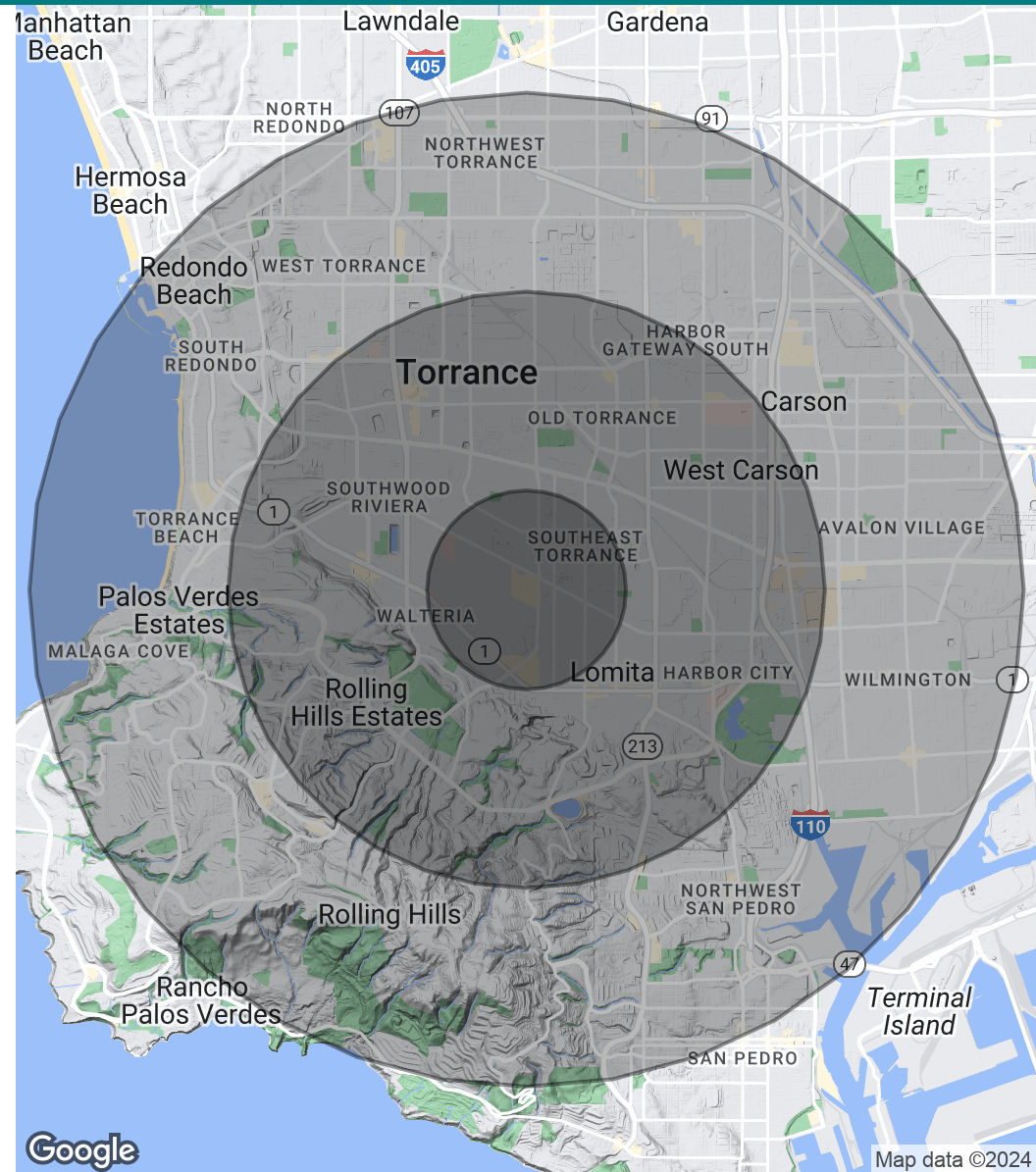
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,795	187,614	485,931
Average Age	41.4	39.2	38.5
Average Age (Male)	39.5	38.3	37.7
Average Age (Female)	43.4	40.1	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,625	69,072	169,591
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$90,137	\$89,950	\$94,996
Average House Value	\$531,245	\$615,106	\$640,328
RACE	1 MILE	3 MILES	5 MILES
% White	55.7%	51.9%	53.8%
% Black	1.8%	4.7%	4.0%
% Asian	28.2%	24.9%	23.7%
% Hawaiian	0.2%	0.9%	1.0%
% American Indian	0.0%	0.3%	0.6%
% Other	7.0%	11.9%	11.5%

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

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AARON GUIDO

Senior Vice President

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PROFESSIONAL BACKGROUND

Aaron specializes in investment sales and leasing, with an emphasis on Landlord representation. He joined CBM in 2012, is based out of CBM's Orange County office, and leases properties primarily in Southern California markets, as well as investment sales locally and nationally. Aaron represents over 2 Million square feet of RBA for his investment clients. Client type range from international and national REIT's to regionally based investors.

EDUCATION

Graduate of the California State University at Long Beach, with a Bachelors of Arts in Communications.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)

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