

# 9,562 SF AVAILABLE

## NEW GROCERY OUTLET DEVELOPMENT

### PROMINENT 100,000+ CPD SOUTH BAY INTERSECTION

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

#### Proposed New Elevation



## 2515 Torrance Blvd., Torrance CA

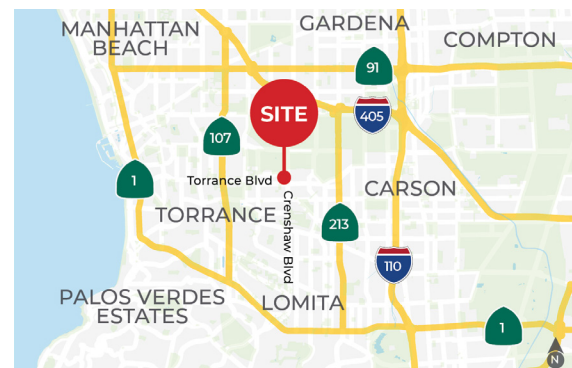
NWC of Torrance Blvd. and Crenshaw Blvd.

### Property Highlights:

- New Grocery Outlet Projected to Open 1<sup>st</sup> - 2<sup>nd</sup> Qtr. of 2025
- 9,562 SF of Co-Tenancy Space Available
- Excellent Access and Visibility from Both Streets
- Parking Ratio in Excess of 4.5 / 1000 (131 Spaces)
- Pylon Signage Available
- Contact Broker Regarding Economics

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	19,577	88,330	212,731
AVG. HH INCOME	\$144,300	\$144,574	\$149,881
NO. OF EMPLOYEES	18,439	71,542	131,963

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### Traffic Count

TORRANCE BLVD	47,026
CRENSHAW BLVD	53,314
TOTAL	100,340

### FOR MORE INFORMATION:

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# 2515 Torrance Blvd

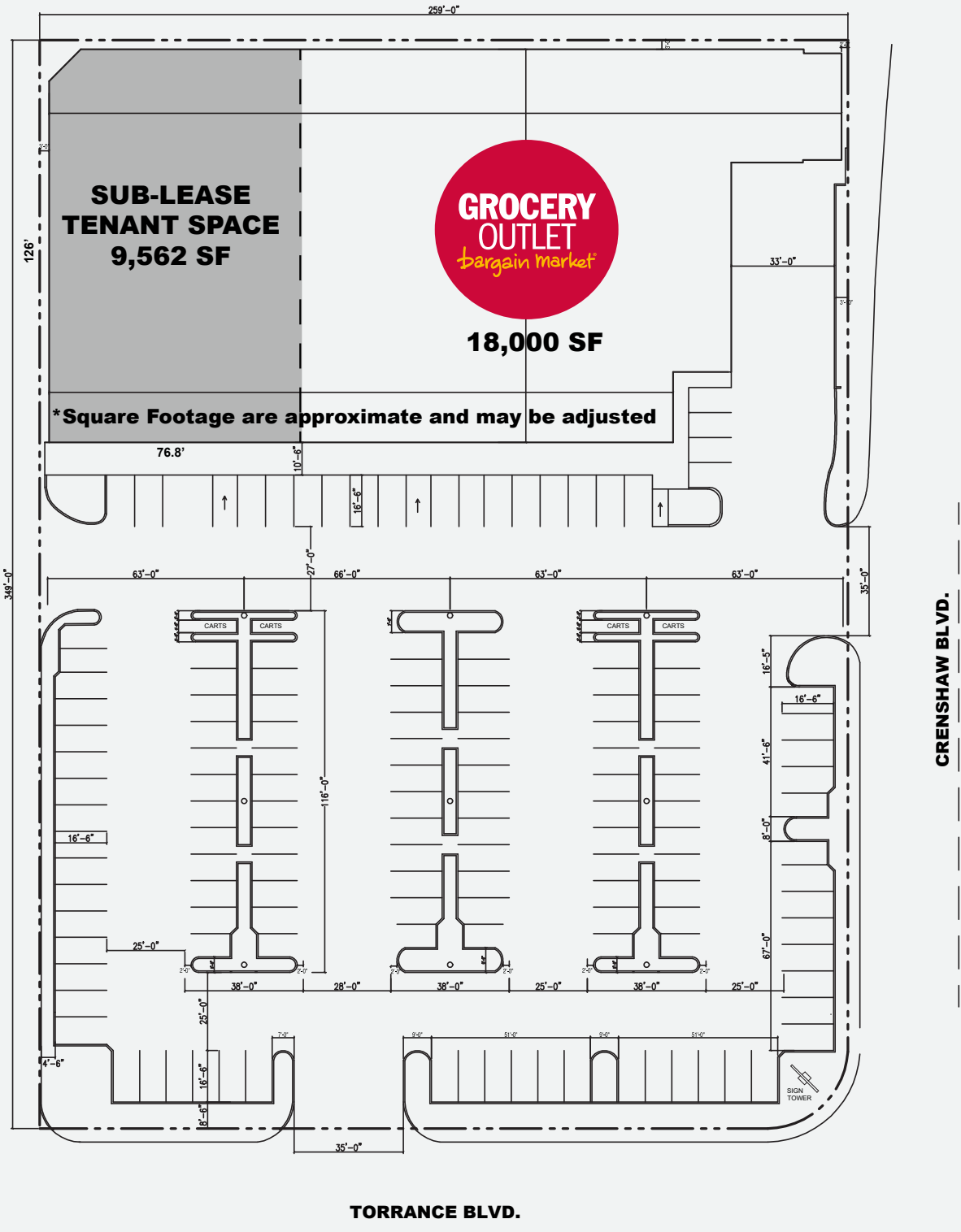
Torrance, California

## Site Plan

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