

FOR LEASE

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DRONE VIDEO



AVISON  
YOUNG

TORRANCE  
PLAZA

MEDICAL DENTAL

19000

19000

# Torrance Medical Plaza

PRIME MEDICAL OFFICE AVAILABLE IN  
TORRANCE, CALIFORNIA





# LEASING OVERVIEW

|                 |                    |
|-----------------|--------------------|
| SQUARE FOOTAGE: | ±616 to ±2,623 RSF |
| ASKING RENT:    | Negotiable         |
| TERM:           | 5 - 10 Years       |
| DATE AVAILABLE: | Available          |

**19000 Hawthorne Boulevard**  
**Torrance, California**

## Highlights

- » Benefits from the synergy of the abundance of nearby commercial assets, including Providence Little Company of Mary Medical Center (Torrance) and Torrance Memorial
- » Excellent location on hard corner of Hawthorne Boulevard & W 190th Street capturing high traffic counts with ±69,835 VPD
- » Great street visibility with excellent frontage & pylon signs
- » Ample parking with 108 free surface spaces; Ratio of 4.50/1,000 SF
- » One of the only Medical Office buildings along the Hawthorne Boulevard Corridor located within the City of Torrance.
- » Easy access to Interstate-405 (San Diego Fwy), Interstate-110, and Pacific Coast Highway
- » The Hawthorne Boulevard Corridor is a prominent South Bay neighborhood with a thriving corporate presence and abundant retail amenities
- » Ownership is remodeling the lobby







# AVAILABLE SUITES

| UNIT | TENANT    | RSF   |
|------|-----------|-------|
| 110  | AVAILABLE | 643   |
| 130  | AVAILABLE | 616   |
| 200  | AVAILABLE | 1,828 |
| 300  | AVAILABLE | 2,623 |

TOTAL FAMILY DENTAL SPECIALISTS  
ORAL SURGERY | ENDODONTICS | PERIO | PEDIATRIC  
Torrance, CA Dental Specialists

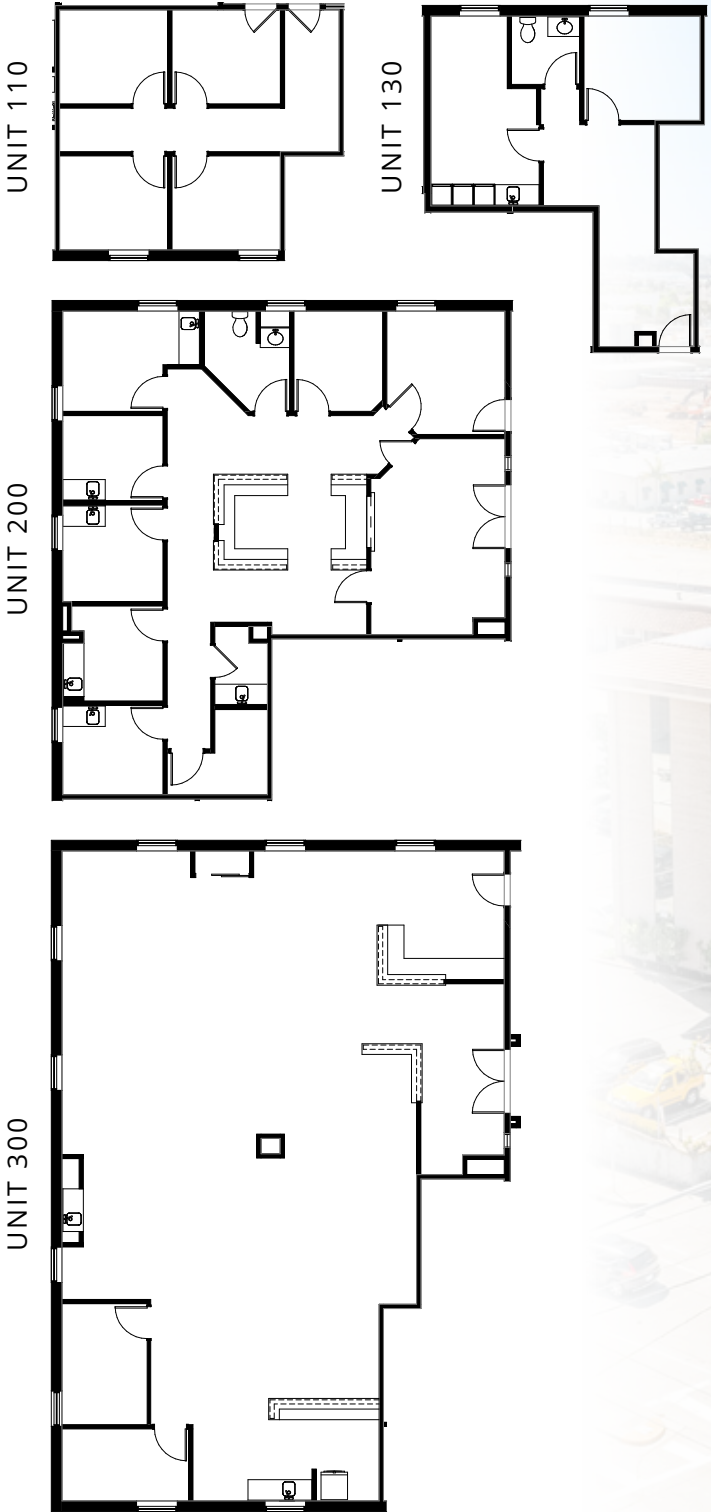


HAND THERAPY CENTER  
of the SOUTH BAY



TORRANCE  
PHYSICAL THERAPY

F.I.R.S.T. Health





# TORRANCE, CALIFORNIA

Torrance is a coastal city in the South Bay (southwestern) region of Los Angeles County, California, in the Los Angeles metropolitan area. The city has 1.5 miles (2.4 km) of beaches on the Pacific Ocean and a moderate year-round climate, with warm temperatures, daily sea breezes, low humidity, and an average rainfall of 12.55 inches per year.[8] It is immediately bordered by Lomita to the east, Gardena and Lawndale to the north, Redondo Beach and the Pacific Ocean to the west, and Rolling Hills and Palos Verdes Estates to the south.



## 1-MILE RADIUS DEMOGRAPHICS



**38,402**  
POPULATION

**\$123,628**  
AVERAGE HOUSEHOLD INCOME

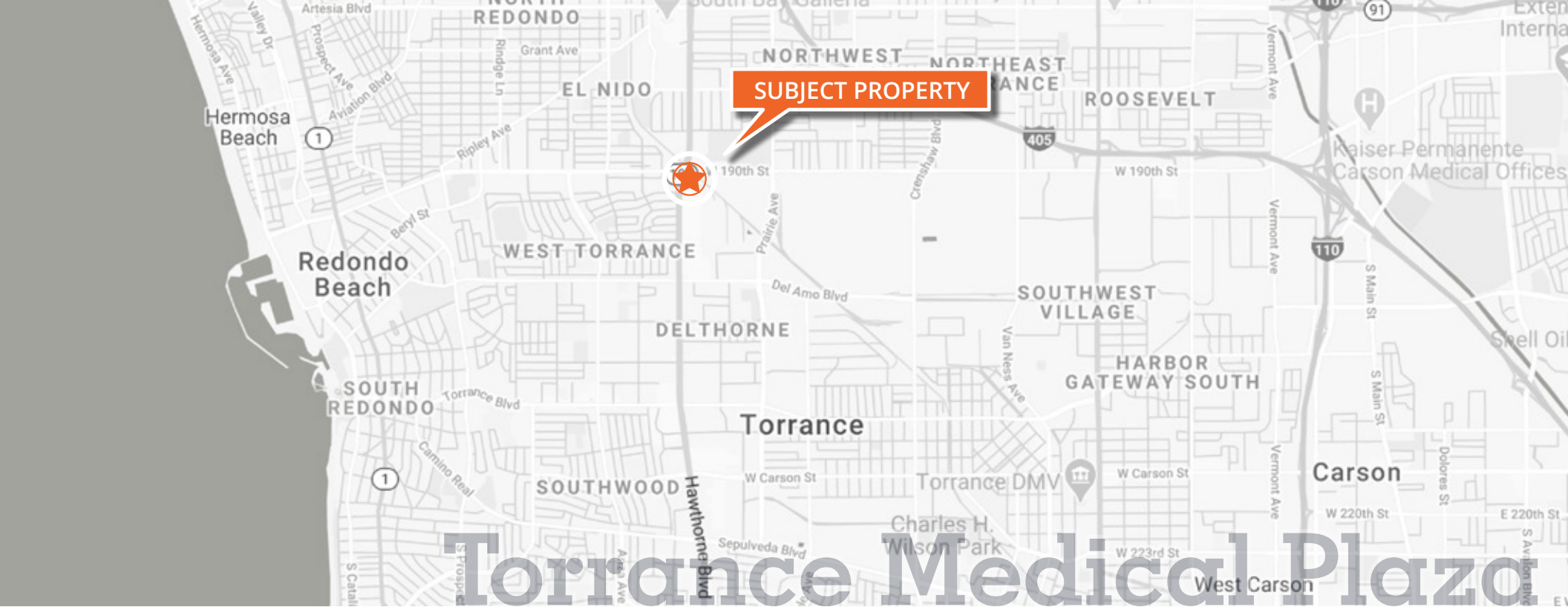
**2.26%**  
UNEMPLOYMENT RATE

**8,398**  
HOUSEHOLDS

**10,200** | **23,507**  
WORKERS | RESIDENTS  
DAYTIME EMPLOYMENT

**57.82%** | **42.18%**  
OWNER | RENTER  
OCCUPIED HOUSING UNITS





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