

1029 FOR LEASE W CARSON STREET

TORRANCE, CA 90502

**DRIVE-THRU
RESTAURANT
BUILD TO
SUIT**

504 SF

High Traffic Street

Signalized Corner

Across from Main
Entrance to Harbor-
UCLA Medical Center



Michael Gordon, MBA

Vice President

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DRE #01318101

WESTMAC

Commercial Brokerage Company

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S Sepulveda Boulevard, Los Angeles, CA 90025

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PROPERTY FEATURES

ADDRESS: 1029 W Carson Street, Torrance, CA 90502
Signalized corner

AVAILABLE SPACE: Up to 504 SF available to be built

RENTAL RATE: TBD

AVAILABLE: 2022

LEASE TERM: Ten [10] years + options

PARKING: Six [6] parking spaces

ZONING: MU1 Mixed Use Zoning - West Carson TOD

Use:

- Drive-Thru Location
- Perfect for Coffee, Doughnuts, Specialty Foods
- Brand New Build to Suit

Service Areas:

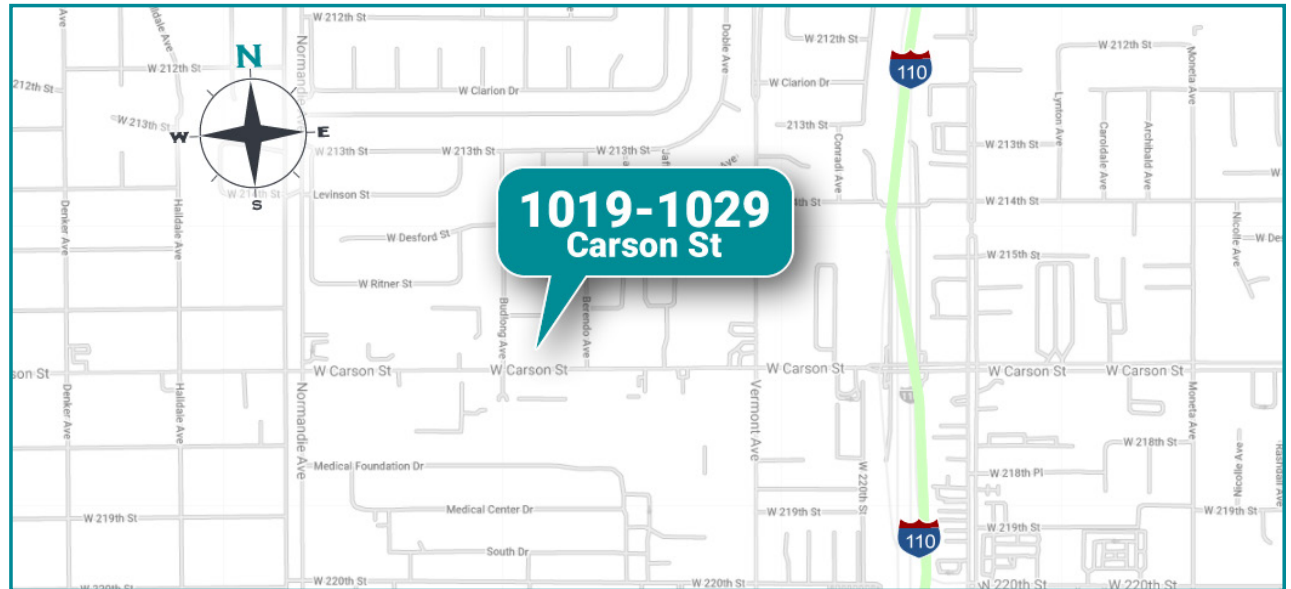
Accross from UCLA Medical Center.

Heavy foot traffic.

Torrance, Carson, Redondo Beach, Gardena, Long Beach, and Hawthorne.

Property Features:

- Across from Harbor UCLA Medical Center.
- Excellent location.
- Busy street.
- Ample parking.
- ± 33,500 vehicles per day.
- ½ mile from the 110 Freeway.
- Signalized corner.
- Adaptable to many kinds of usages.

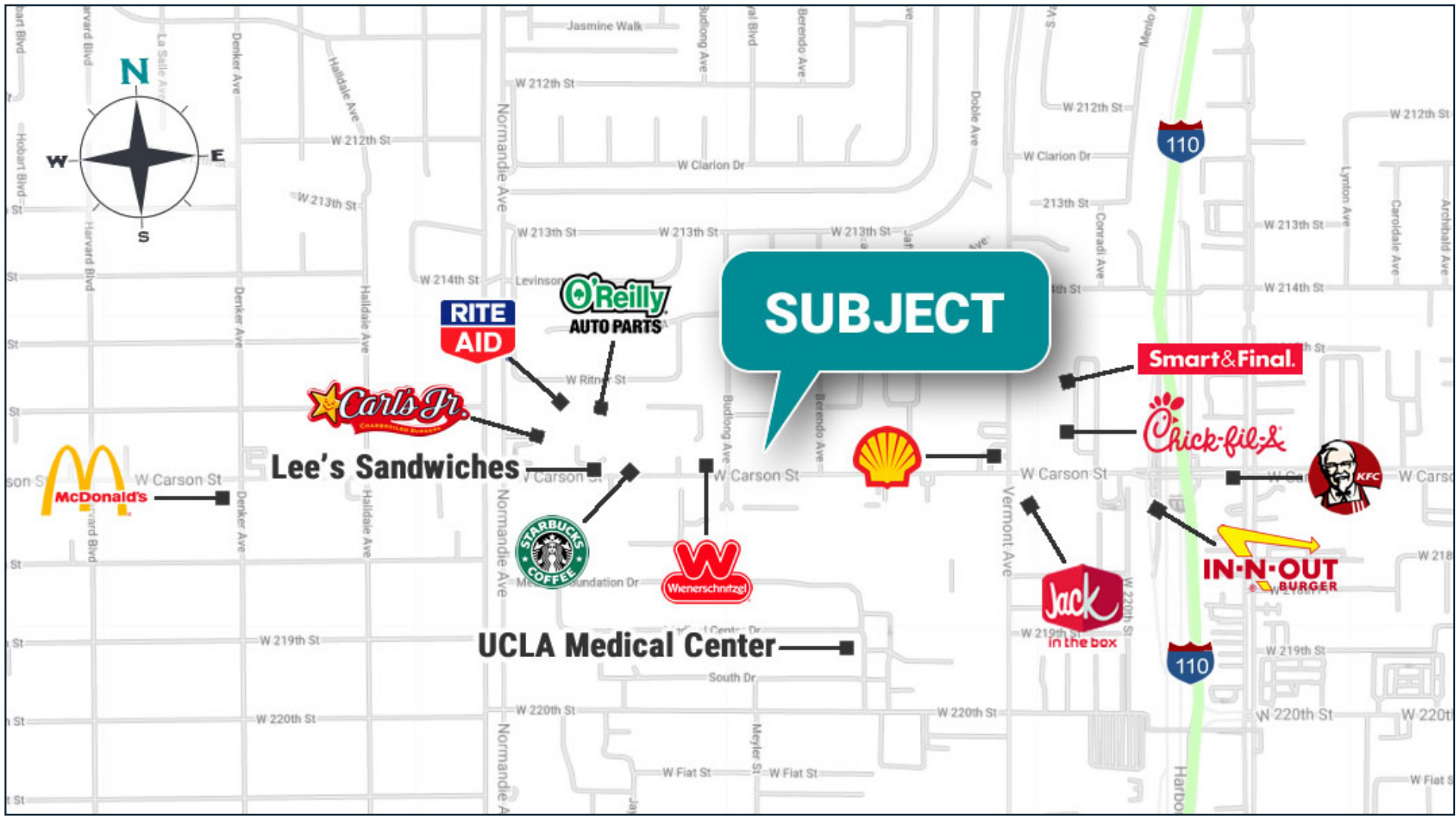


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PROPERTY OVERVIEW



AMENITIES



AREA SUMMARY



\$97,153,640

Total Consumer Spending
Food and Beverage Away
from Home (2020)

Torrance is known for its quaint residential neighborhoods and light high-tech industry. Located in the South Bay region of Los Angeles County, Torrance has 1.5 miles (2.4 km) of beaches on the Pacific Ocean. 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.

Since its incorporation in 1921, Torrance has grown in population to 143,912 (2020). The city consistently ranks one of the safest cities in Los Angeles County. As of 2014 the City of Torrance has the second largest concentration of ethnic Japanese people of any U.S. city, after Honolulu. The city is home to headquarters of Japanese automakers and offices of other Japanese companies. Japanese schools, banks, grocery outlets, and restaurants fill the area to service its residents and neighbors.



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