



±808 SF FOR LEASE

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CBM1

LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

20104 ANZA AVENUE, TORRANCE, CA 90503

ANZA PLAZA | PAGE 2



FEATURES & AMENITIES

- Prime West Torrance retail space for lease
- Located on Anza Avenue near Del Amo Boulevard
- Approximately 28,175 vehicles per day on Anza Avenue south of Del Amo Boulevard
- Established neighborhood shopping center
- Excellent street visibility and convenient customer access
- Ample surface parking
- Monument signage opportunity
- Surrounded by established West Torrance residential neighborhoods
- Convenient access to Torrance, Redondo Beach and the greater South Bay
- Torrance median household income of approximately \$116,217

EXCLUSIVELY REPRESENTED BY

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	11,140	87,595	187,228
Total Population	28,657	222,286	499,710
Average HH Income	\$153,026	\$167,246	\$149,755

PROPERTY SUMMARY

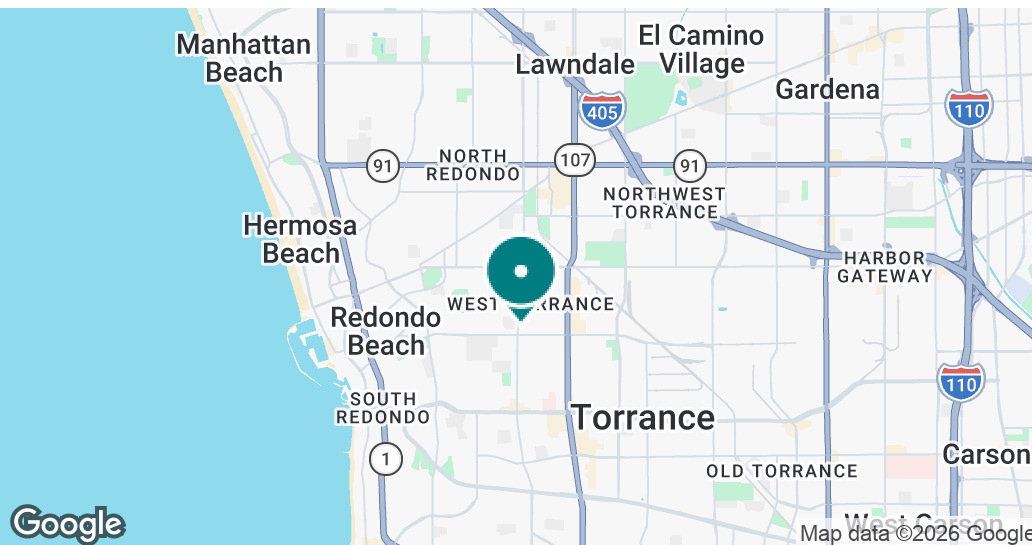
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PROPERTY DESCRIPTION

Anza Plaza is a well-positioned neighborhood shopping center in West Torrance, offering convenient parking, excellent street visibility and direct access to the surrounding Torrance and Redondo Beach communities. Located on Anza Avenue near Del Amo Boulevard, the center benefits from approximately 28,175 vehicles per day along the adjacent Anza Avenue corridor and is surrounded by established residential neighborhoods with strong household demographics. The center's accessible neighborhood location, surface parking and visibility make it well suited for a variety of retail, medical, wellness, personal service and professional service uses seeking space in the Torrance and South Bay markets.



LOCATION DESCRIPTION

Anza Plaza is strategically located in West Torrance, California, along Anza Avenue near the high-traffic intersection of Anza Avenue and Del Amo Boulevard. The property sits within one of the South Bay's most established and affluent residential trade areas, serving West Torrance, Redondo Beach and surrounding coastal communities. Anza Avenue carries approximately 28,175 vehicles per day between Del Amo Boulevard and Torrance Boulevard, providing excellent exposure and convenient access for neighborhood customers. The property is surrounded by dense residential neighborhoods and is conveniently positioned near major South Bay retail, employment and residential corridors. Torrance continues to offer compelling fundamentals for retailers and service businesses, with a 2025 estimated population of 138,391, median household income of approximately \$116,217, and median owner-occupied home value exceeding \$1.07 million.

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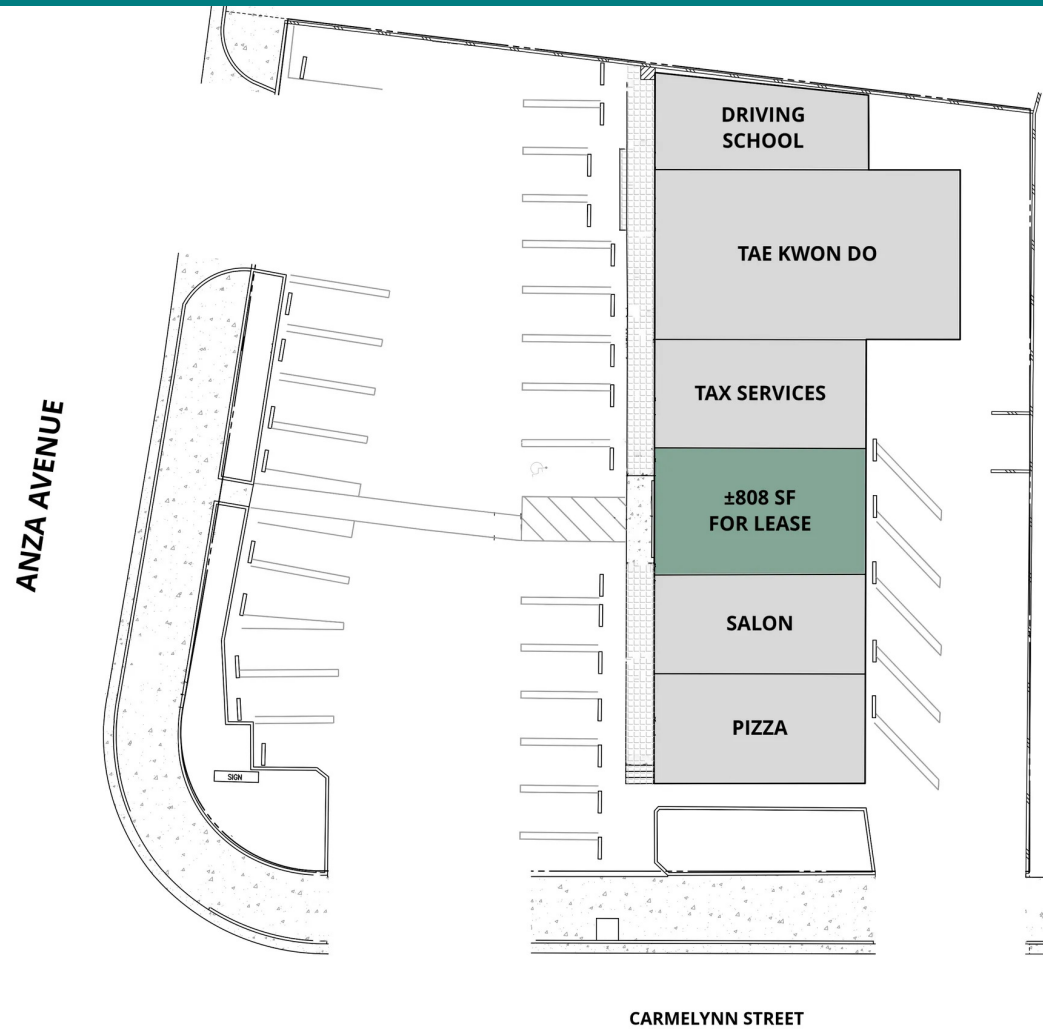
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SITE PLAN

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AVAILABLE SPACES

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LEASE INFORMATION

Lease Type:	Est. \$0.88 NNN	Lease Term:	Negotiable
Total Space:	808 SF	Lease Rate:	\$3.25 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 20112	808 SF	Est. \$0.88 NNN	\$3.25 SF/month	Approximately 808 SF is becoming available at Anza Plaza, a neighborhood shopping center located on Anza Avenue near Del Amo Boulevard in West Torrance. The efficient small-shop space is currently occupied by an aquarium tenant and features a new HVAC unit and accessible restroom. The suite offers an attractive opportunity for a retail, service, wellness, medical or professional user seeking a manageable footprint with convenient parking and strong visibility in an established South Bay neighborhood.

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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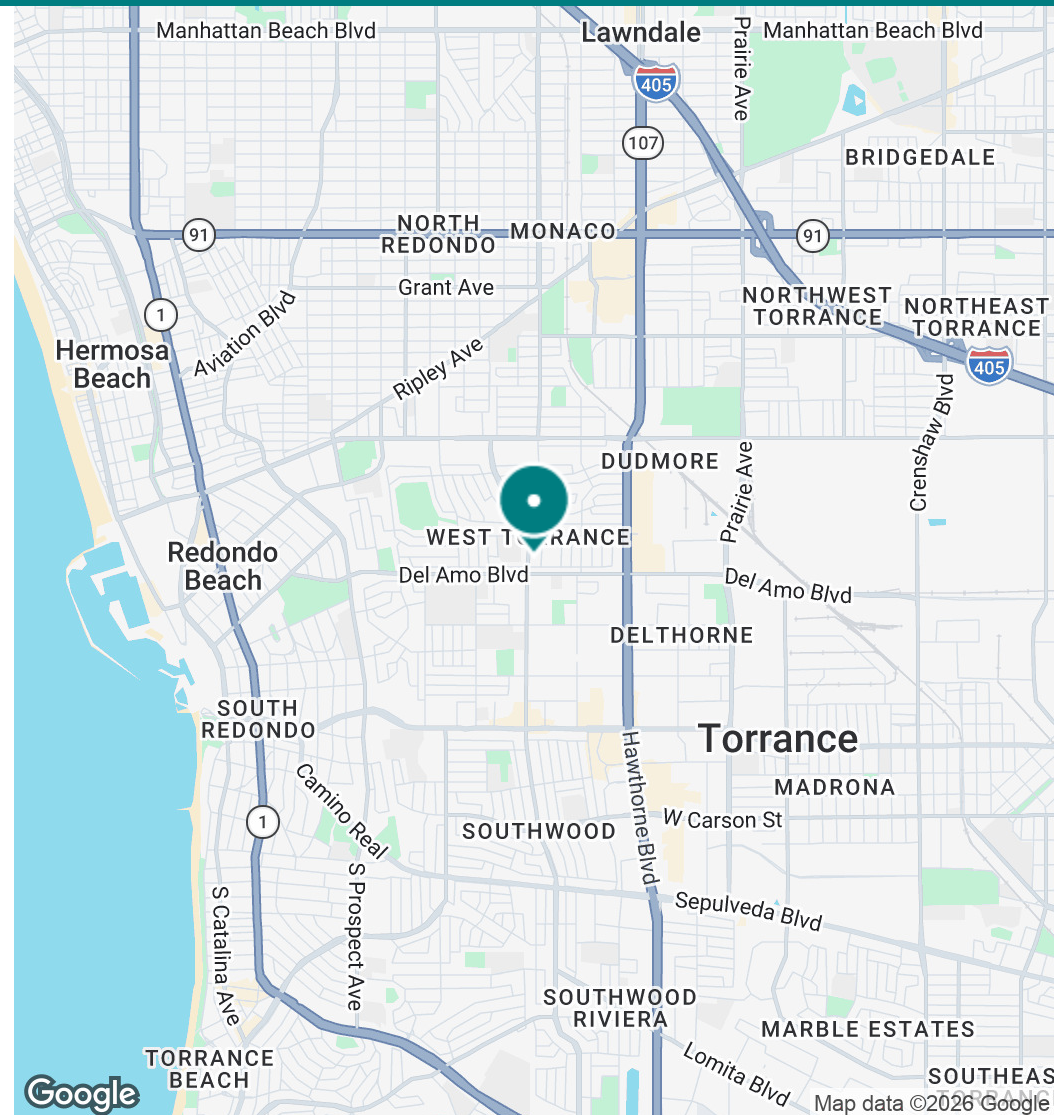
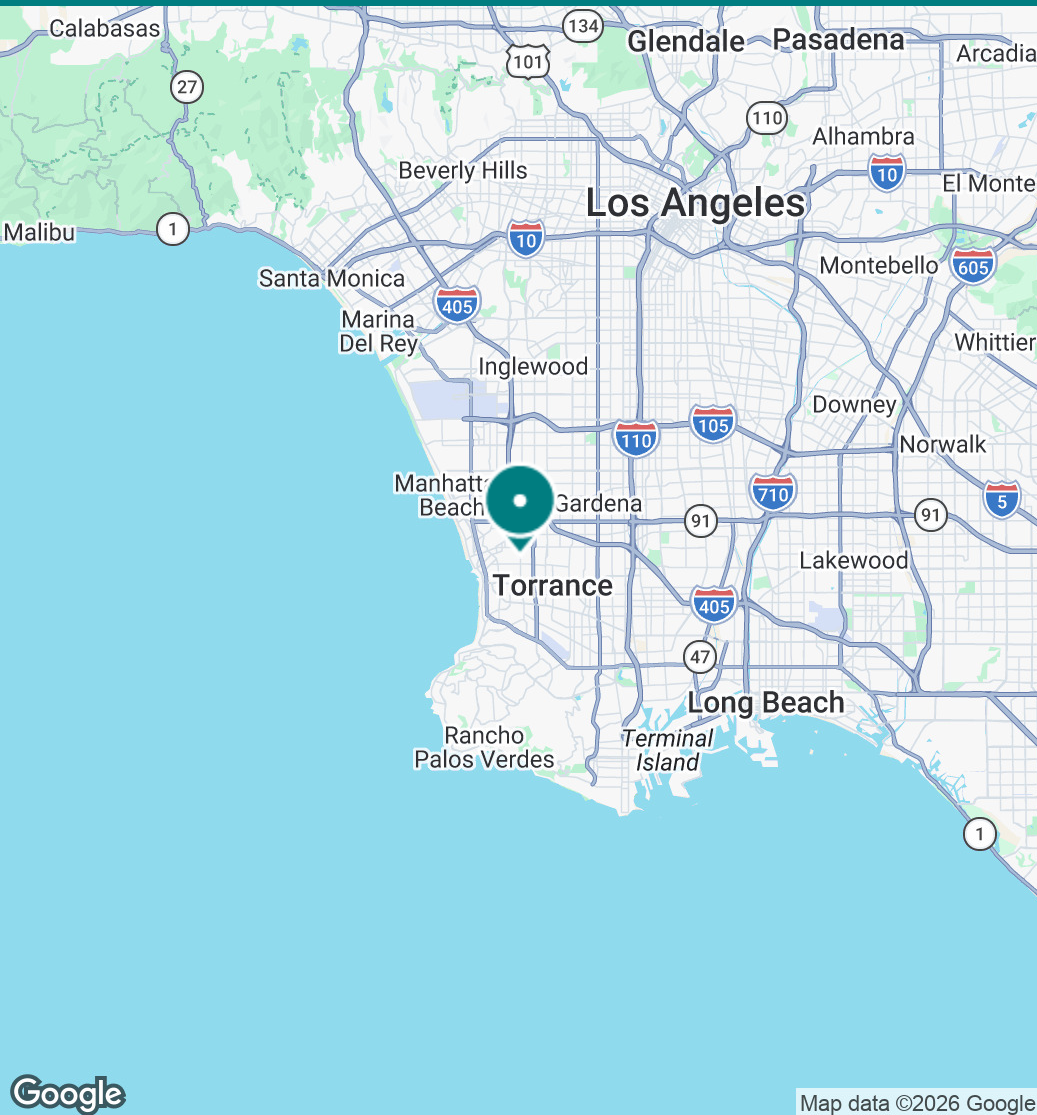
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LOCATION MAP

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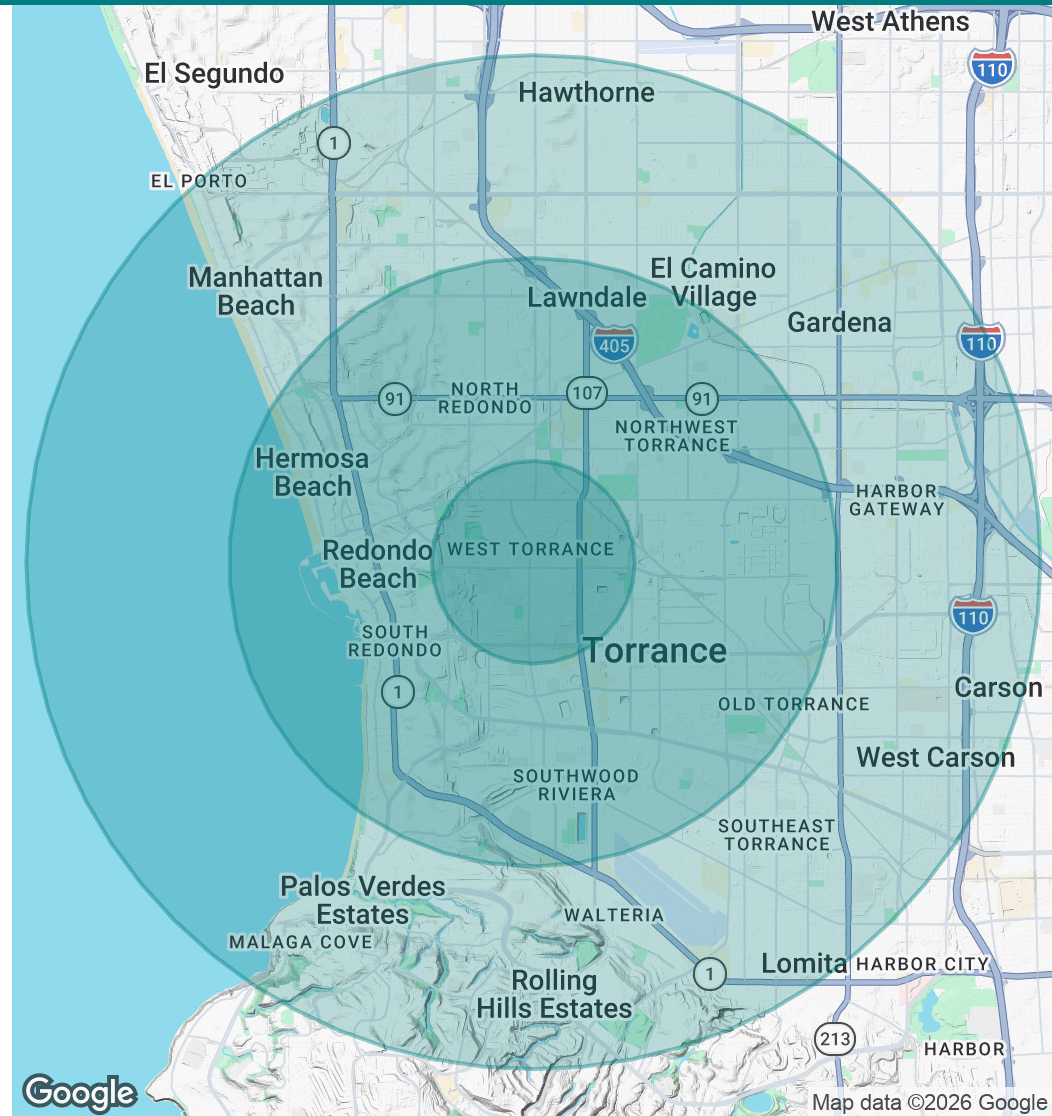
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,657	222,286	499,710
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,140	87,595	187,228
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$153,026	\$167,246	\$149,755
Average House Value	\$1,176,416	\$1,266,395	\$1,142,067
RACE	1 MILE	3 MILES	5 MILES
% White	37.8%	45.4%	36.1%
% Black	4.7%	3.8%	7.2%
% Asian	34.8%	24.6%	23.4%
% Other	7.5%	10.0%	17.0%
% Latino	18.8%	23.5%	32.3%

Demographics data derived from AlphaMap



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MEET THE TEAM

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