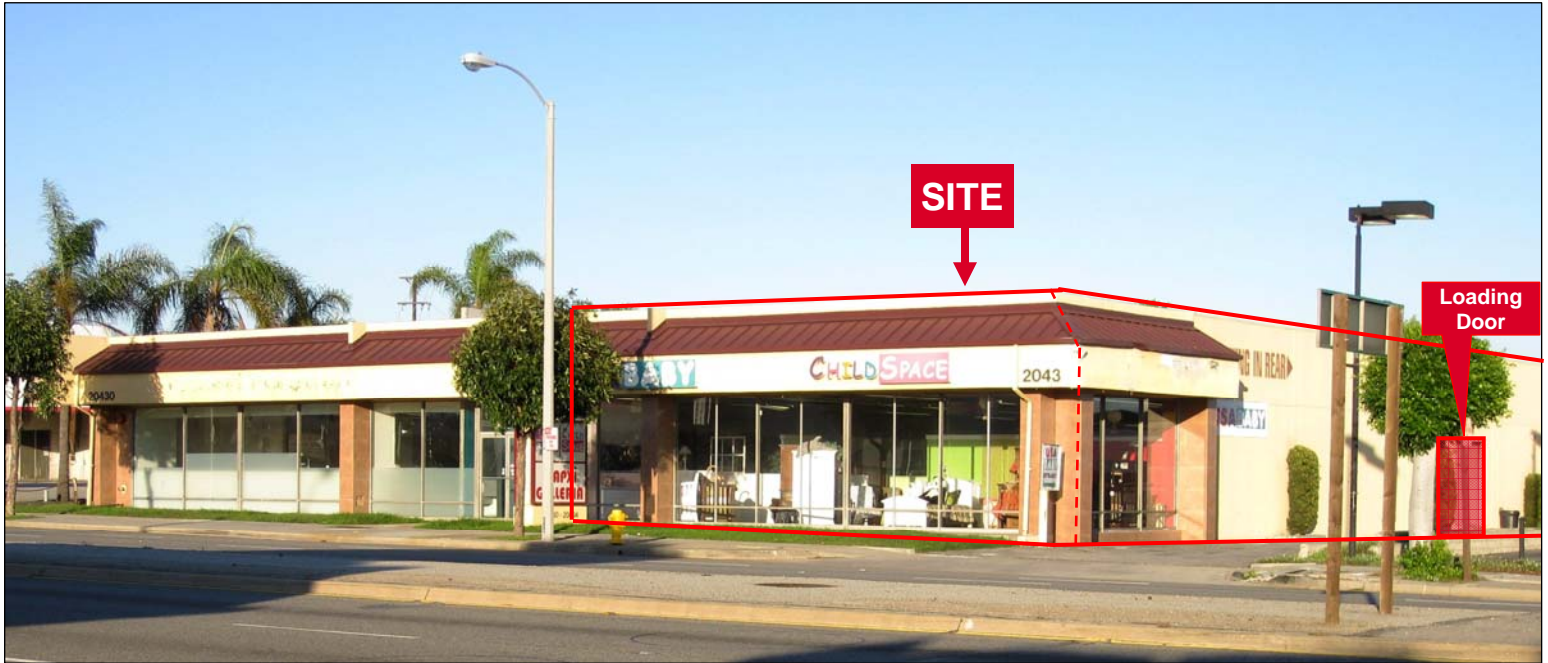


FOR LEASE

20434 HAWTHORNE BOULEVARD

Torrance, CA



9,680± SF for Lease

- Loading Door on Side
- Outstanding Image
- High Visibility and High Traffic
- Total Building Size: 16,000± Square Feet
- Parking: 46 Spaces
- Lot Size: 40,500 Square Feet
- Frontage: 50 ± Linear Feet
- Close Proximity to Torrance Promenade, Del Amo Fashion Center, South Bay Galleria
- Easy Access to 405 and 110 Freeways
- Prime Torrance Location



For information, please contact your exclusive listing agent

NAI Capital

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

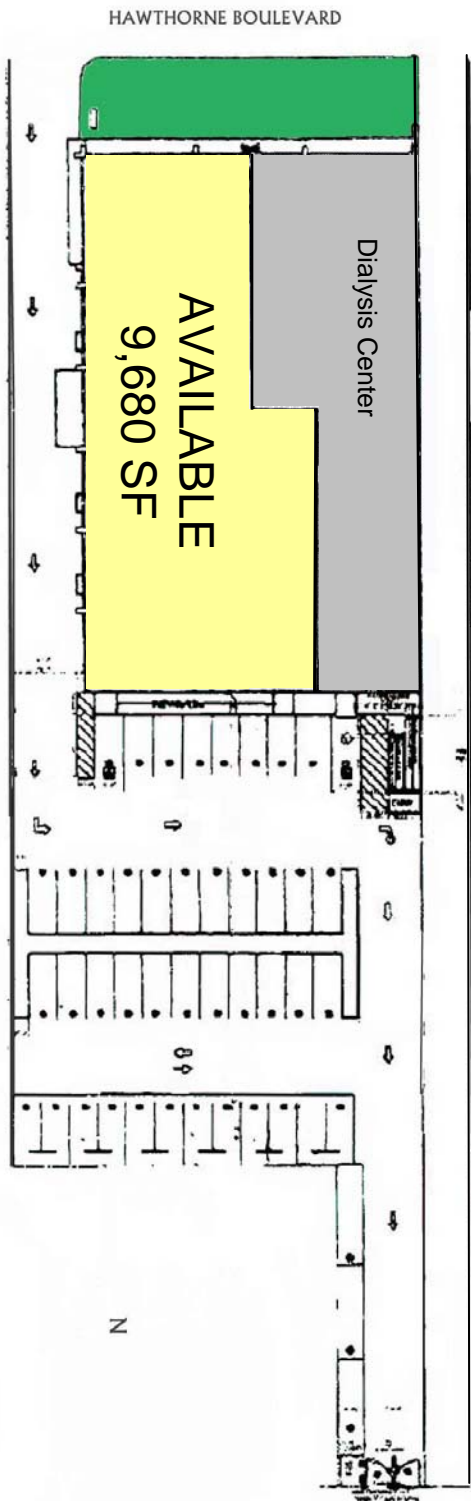
Sheri Messerlian
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970 West 190th Street, Suite 100
Torrance, California 90502
tel 310 532 9080
fax 310 327 6259

20434 Hawthorne Boulevard

Torrance, California

SITE PLAN – Not to Scale



DEMOGRAPHICS

DEMOGRAPHICS			
	1 mile	3 miles	5 miles
Population	24,562	235,572	565,881
Average Household Income	\$75,926	\$92,248	\$87,535
TRAFFIC COUNT: over 65,000 cars per day			

AERIAL MAP



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