



WESTERN AVENUE

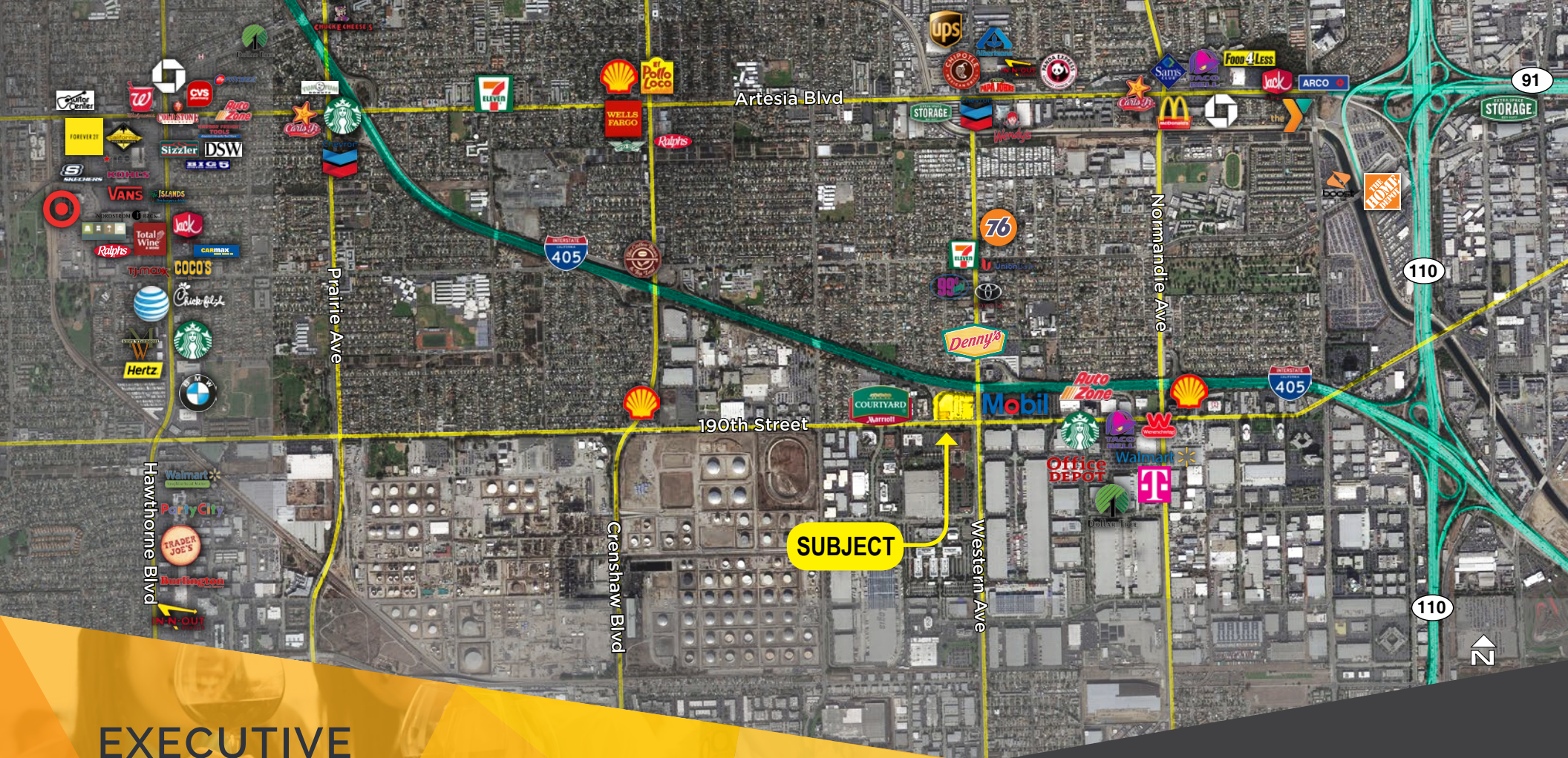
1900TH AVENUE

TORRANCE
405 FWY
SITE

NWC
190th Ave & Western Ave

PAD SITES FOR LEASE





EXECUTIVE SUMMARY

- A truly unique opportunity to locate at a prime Torrance location at the former Toyota Headquarters
- One of the last undeveloped parcels along the I-405 freeway in the South Bay
- 5 acres with freeway visibility and multiple access points
- +130,000 buildable square footage
- Flexible commercial zoning allowing for a mix of hospitality, retail, restaurant, fitness uses
- Pad sites available ranging from 0.5 to 5.0 acre

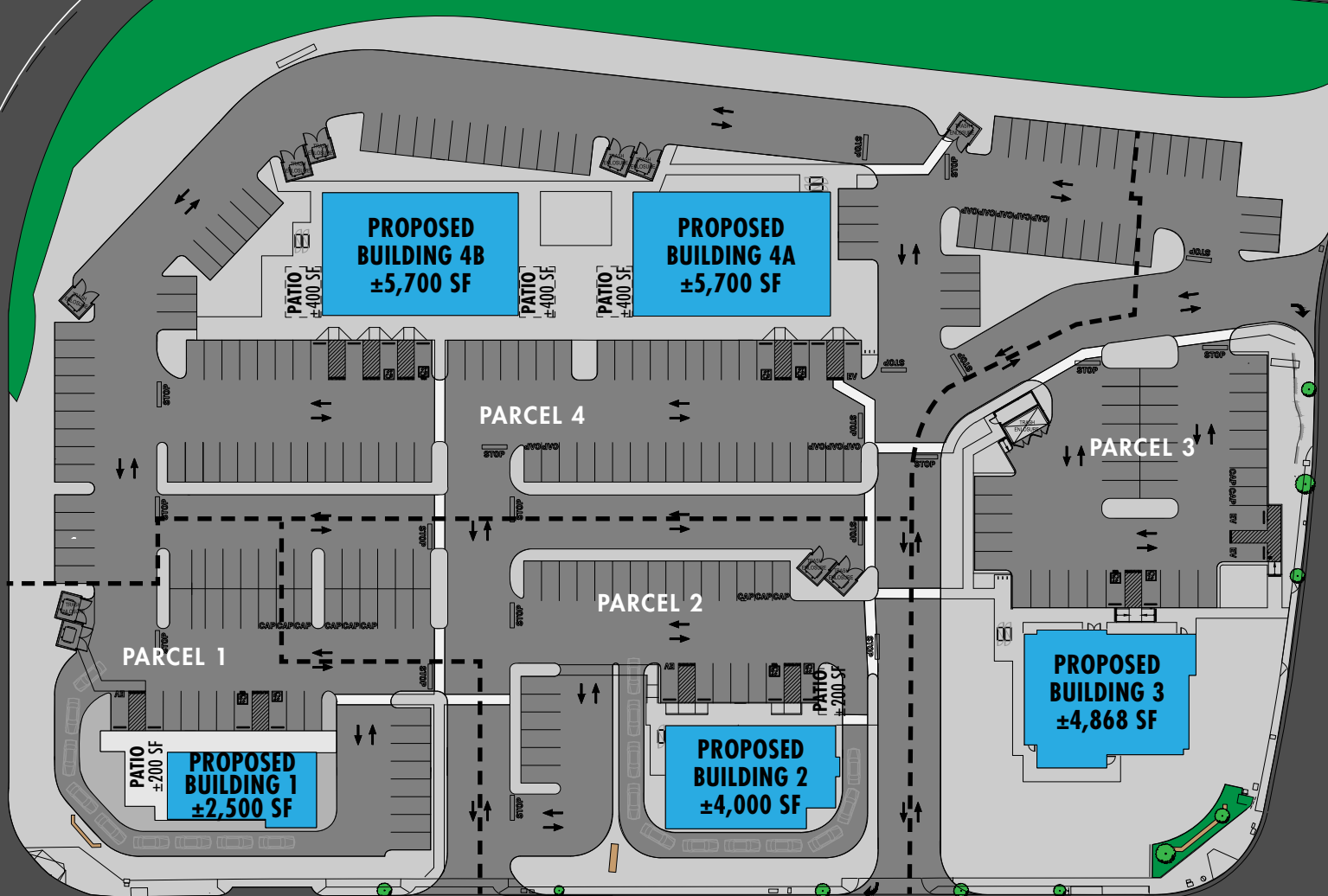


OFF RAMP



ON RAMP

WESTERN AVENUE



190TH STREET

**LAX
AIRPORT**

THE FORUM

**LA
FOOTBALL
STADIUM**

TORRANCE 405 FWY SITE

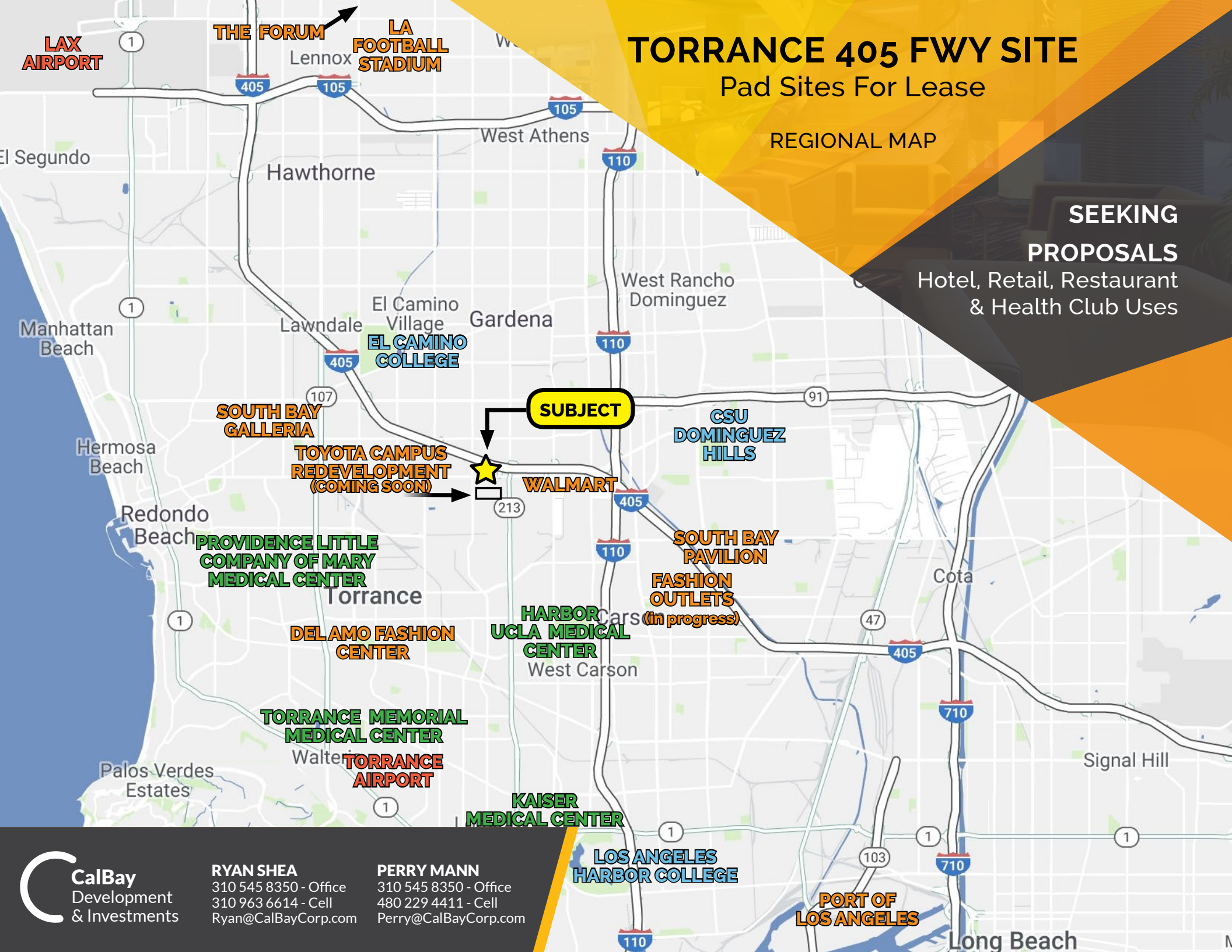
Pad Sites For Lease

REGIONAL MAP

SEEKING

PROPOSALS

Hotel, Retail, Restaurant
& Health Club Uses



SUBJECT

**TOYOTA CAMPUS
REDEVELOPMENT
(COMING SOON)**

WALMART

**CSU
DOMINGUEZ
HILLS**

**SOUTH BAY
PAVILION**

**FASHION
OUTLETS
(in progress)**

**HARBOR
UCLA MEDICAL
CENTER**

**DEL AMO FASHION
CENTER**

**TORRANCE MEMORIAL
MEDICAL CENTER**

**TORRANCE
AIRPORT**

**KAISER
MEDICAL CENTER**

**LOS ANGELES
HARBOR COLLEGE**

**PORT OF
LOS ANGELES**

CalBay
Development
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Pad Sites for Lease: Seeking Proposals

50-Foot Freeway Pole Sign
Permitted by Zoning

Total Buildable Square
Footage = +130,000 SF (0.6 FAR)

No Height Limit

Structured Parking will be
Considered

5.1 Acres Site

AREA MAJOR HOTELS

TORRANCE
405 FWY
SITE



TORRANCE 405 FWY SITE

SEEKING PROPOSALS

Hotel, Retail, Restaurant
& Health Club Uses



Demographics

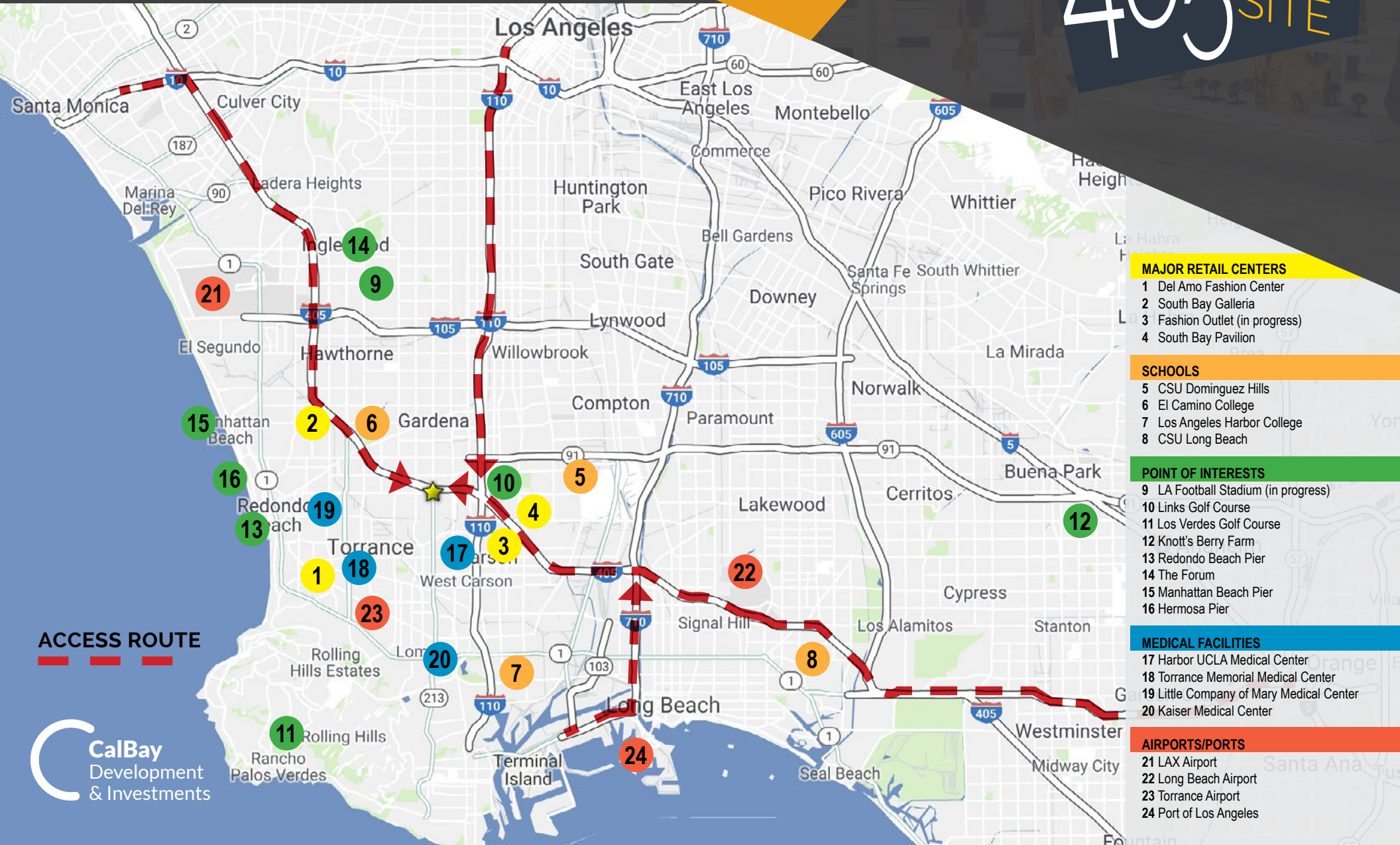
	1 Mile	3 Miles	5 Miles	10 Miles
2018 Est. Population	11,342	215,787	656,357	2,372,867
2023 Proj. Population	11,558	219,325	667,200	2,408,237
Population Growth 2018 - 2023	1.90%	1.64%	1.65%	1.49%
2018 Est. Households	4,098	73,105	221,990	729,777
2018 Avg. Household Income	\$93,021	\$84,464	\$93,432	\$80,507
2018 Med Household Income	\$73,318	\$66,436	\$70,804	\$56,378
2018 Median Age	43.00	39.30	38.40	34.80

SEEKING PROPOSALS

Hotel, Retail, Restaurant
& Health Club Uses

MAJOR AREA
POINT OF INTERESTS

TORRANCE
405 Fwy
SITE





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405 FWY
SITE