

# FREESTANDING FORMER BANK PAD FOR LEASE

## DRIVE-THRU OPTION AVAILABLE

### 23865 HAWTHORNE BLVD, TORRANCE, CA 90505

Available: 5,651 SF + 1,097 SF Mezzanine Building, 39,905 SF Parcel

#### FEATURES:

- + Perfect opportunity for medical, dental, urgent care, showroom, bank or standard retail. Can do fast food drive-thru
- + 46 dedicated parking spaces
- + Positioned on a major retail corridor that runs through the center of the South Bay
- + Densely populated trade area with over 182,276 people and a daytime population of over 100,554 people in a 3-mile radius with an average Household income of \$135,196
- + Traffic counts: 88,781 cars per day that pass through the intersection of Hawthorne Boulevard and Pacific Coast Highway



#### DEMOGRAPHICS 2021 ESTIMATES



##### POPULATION

1 Mile	19,007
2 Miles	74,724
3 Miles	182,276
5 Miles	435,848



##### AVERAGE HH INCOME

1 Mile	\$134,836
2 Miles	\$141,282
3 Miles	\$135,196
5 Miles	\$137,097



##### DAYTIME POPULATION

1 Mile	22,641
2 Miles	49,683
3 Miles	100,554
5 Miles	207,861

Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography

#### Entry



Project Developer:

**CalBay**  
Development  
& Investments

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#### Highland Partners Corp.

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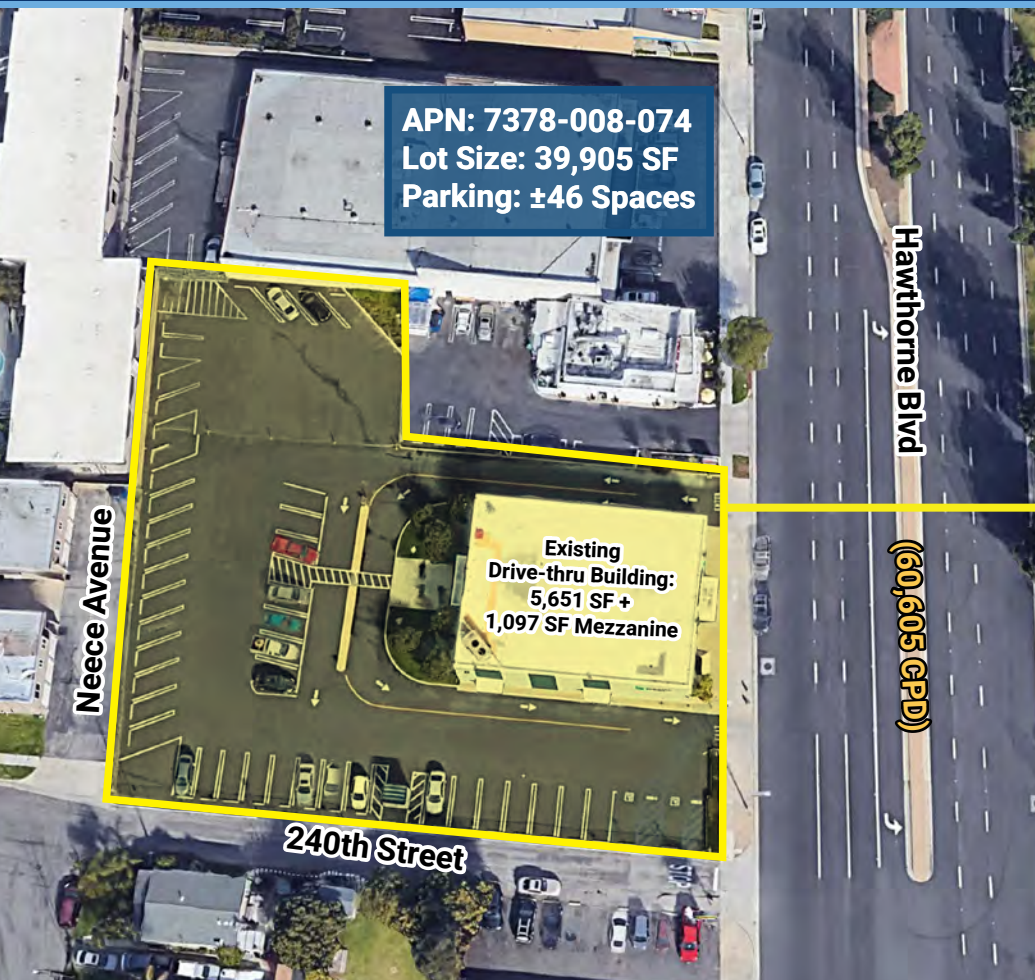


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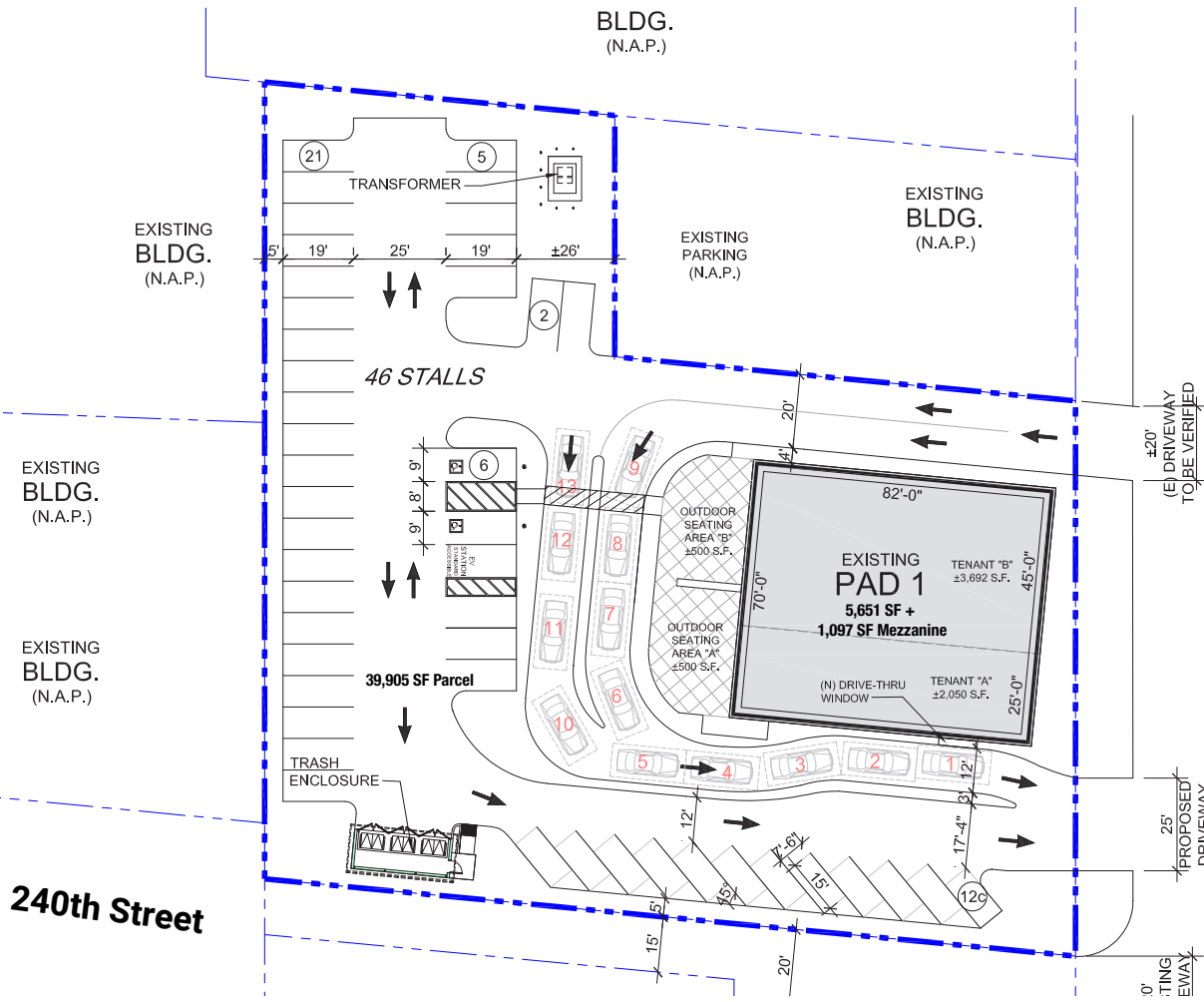
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**Hawthorne Blvd | 60,605 CPD**



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