



FOR LEASE



OFFICE



18093 Prairie Avenue

Torrance, California 90504

Property Highlights

- Boutique freestanding 2-story office bldg.
- Fully renovated in 2017
- Move-in ready
- Nicely appointed space w/modern finishes
- Can be delivered fully furnished
- Excellent 405 FWY access
- Above-standard parking ratio of 3.37/1000 (30 single spaces)
- Traffic counts of 55,800 per day

Property Description

Recently renovated, 8,900 sq. ft. office building. Easily accessible and visible Prairie Ave. location. Close proximity to affluent South Bay beach communities. Nice suburban location with good demographics.

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	8,900 SF (divisible by floor)
Building Size:	8,900 SF
Parking:	Free On-site parking

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,515	98,272	227,790
Total Population	26,448	269,588	636,584
Average HH Income	\$78,663	\$83,608	\$87,183

[VIEW PROPERTY VIDEO](#)

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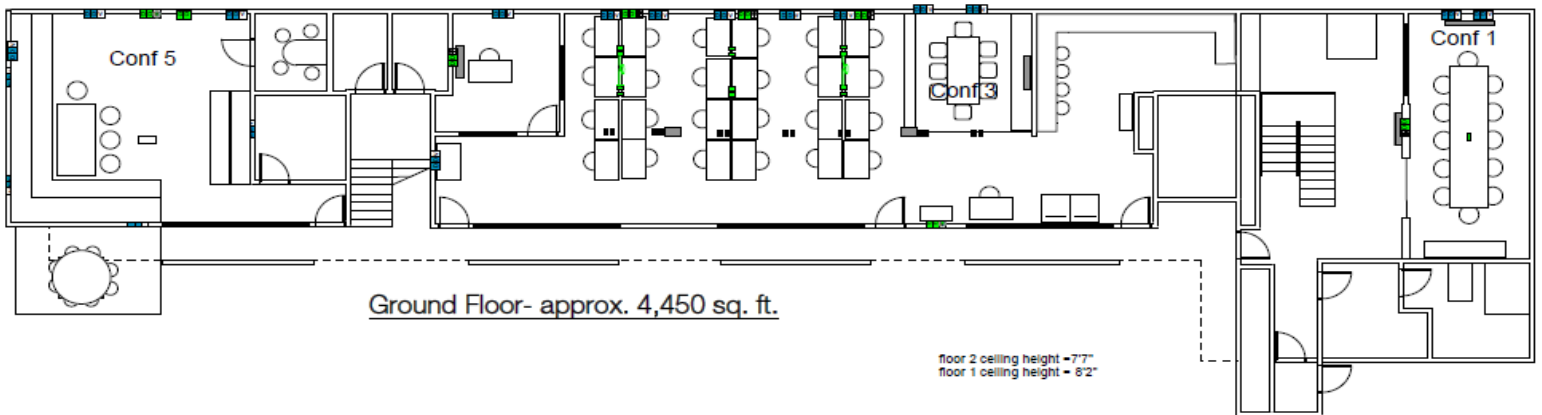
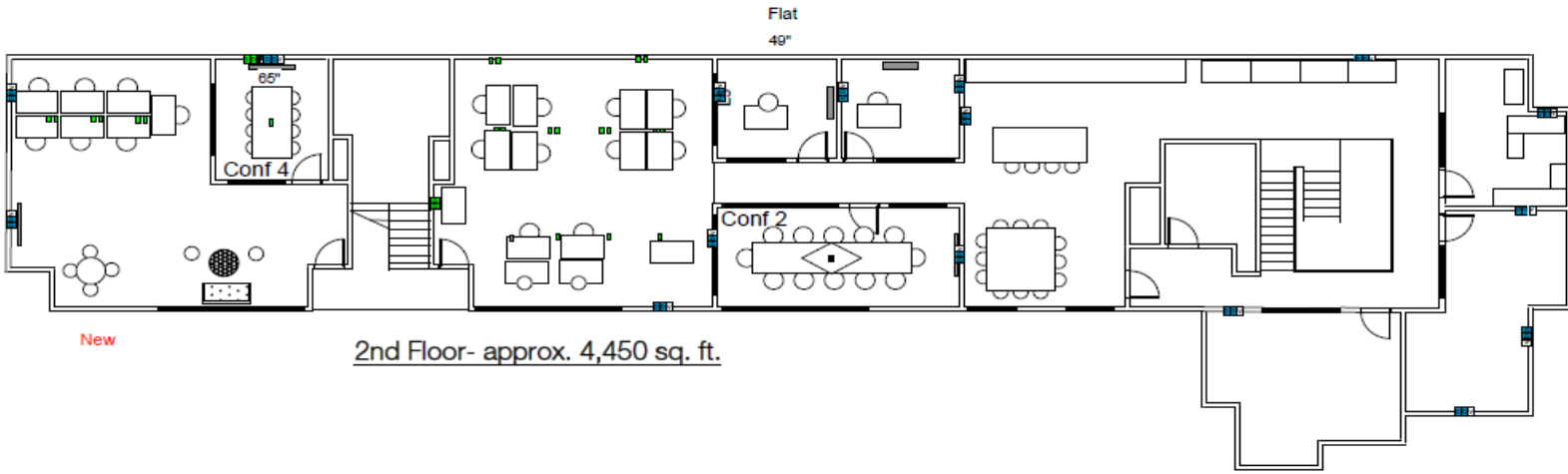
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OFFICE



SOUTH BAY GALLERIA

- macy's
- McDonald's
- SPICE PLAZA
- Panera
- Foot Locker
- CVS pharmacy
- my FITNESS
- Walgreens
- Walmart
- CVS pharmacy
- NORDSTROM
- Crate & Barrel
- Pollo Loco
- Starbucks
- Subway

- DSW
- Starbucks
- BIG 5 SPORTING GOODS
- AutoZone
- Sizzler

SITE
18093
PRAIRIE AVE

TARGET

Ralphs TJ-maxx

SOUTH BAY MARKETPLACE

- NORDSTROM
- rack
- ULTA
- SPROUTS
- LIVING SPACES

HOPSANT BREWING CO

DEL TACO

IN-N-OUT BURGER

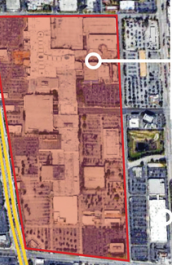
TORRANCE

TORRANCE BLVD

Walmart

STAPLES

PET SMART



TORRANCE PROMENADE

- HomeGoods
- Walmart
- Pollo Loco
- ROSS DRESS FOR LESS
- Burlington
- Marshall's
- Subway
- Office DEPOT

SCHOLB PREMIUM ALES

DEL AMO FASHION CENTER

- GAP
- URBAN OUTFITTERS
- BARNES & NOBLE
- OLD NAVY
- AMC THEATRES
- Marshall's
- Burlington
- sears
- JCPenney
- NORDSTROM

TARGET

Ralphs

BREWERIES

- SMOG CITY BREWING CO
- MONKISH BREWING CO
- COSMIC BREWERY
- SAPPORO BEER MFRS
- DUDE'S BREWING CO LLC
- YORKSHIRE SQUARE BREWING CO
- SOUTH BAY BREWING SUPPLY CO
- TORRANCE BREWING CO

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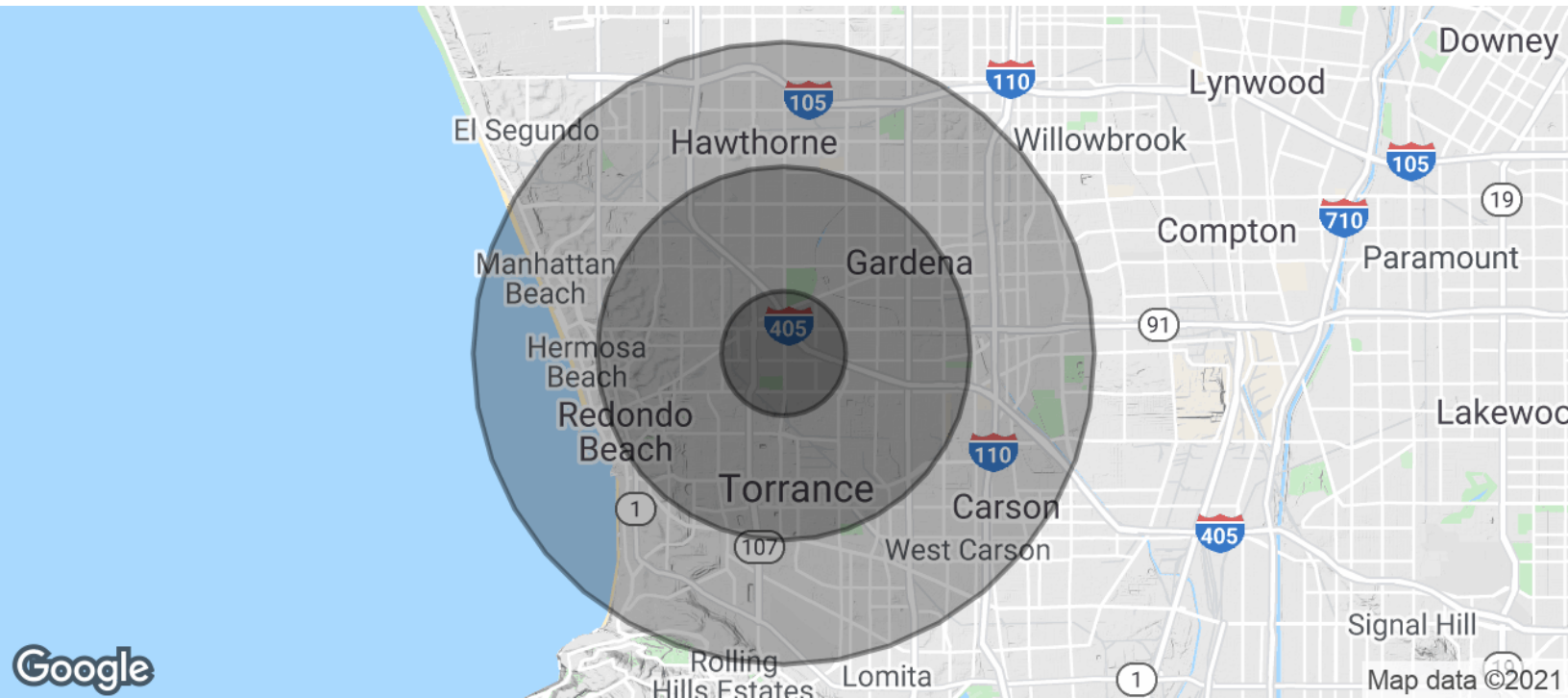




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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	26,448	269,588	636,584
Average age	37.4	36.6	36.5
Average age (Male)	34.6	35.7	35.6
Average age (Female)	39.8	37.4	37.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	9,515	98,272	227,790
# of persons per HH	2.8	2.7	2.8
Average HH income	\$78,663	\$83,608	\$87,183
Average house value	\$571,424	\$624,651	\$645,429

* Demographic data derived from 2010 US Census

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