

FOR LEASE

TORRANCE, CA 90505

23536-23540 CRENSHAW BLVD



1,750 square feet of retail space, divisible in 1,000 SF and 750 SF, with great exposure on Crenshaw blvd and flexible suite configuration for tenants seeking a smaller footprint.

Asking rent is \$3.00/SF plus NNN charges of \$0.45/SF

Located on Crenshaw Boulevard with daily traffic counts of approximately 48,235 cars per day

Centrally located near major medical facilities, including Torrance Memorial Medical Center and Harbor-UCLA Medical Center

Opportunity for signage on existing monument located on Crenshaw Boulevard

Ample free surface parking on site

Flexible suite configuration allows for a single 1,750 SF tenant or two independent occupants

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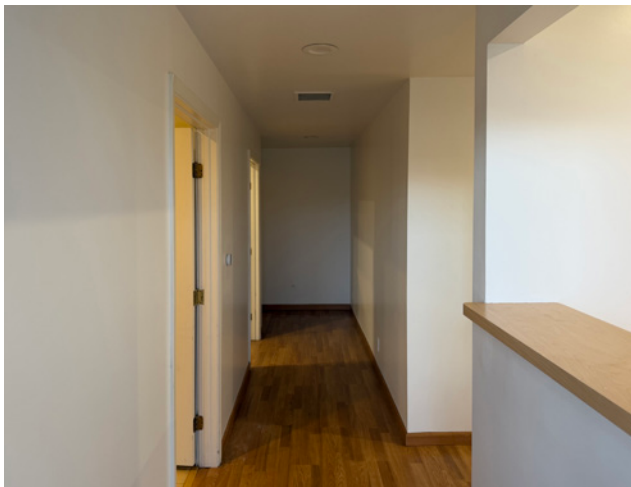
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FLOOR PLAN

