

# FOR LEASE

REMODELED SOUTH BAY SHOPPING CENTER  
2102-2140 ARTESIA BLVD. | TORRANCE, CA 90504



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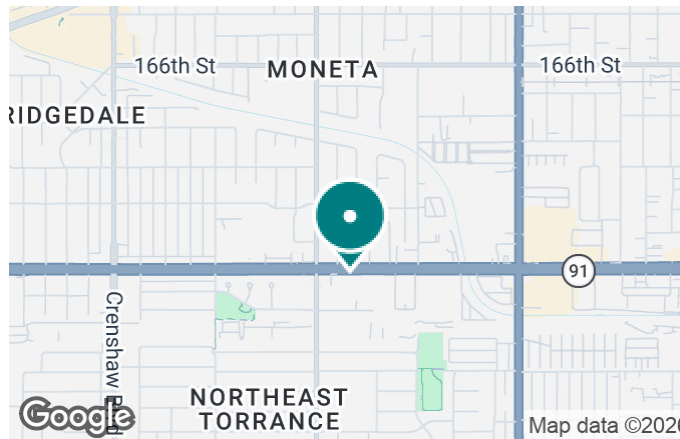
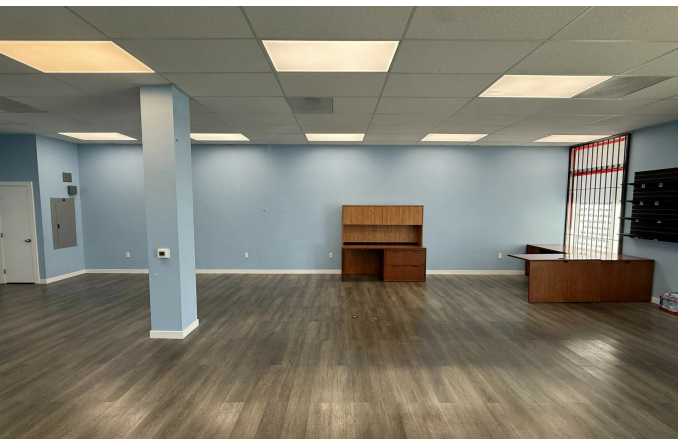
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

REMODELED SOUTH BAY SHOPPING CENTER | 2102-2140 ARTESIA BLVD., TORRANCE, CA 90504

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### FEATURES & AMENITIES

- Recently remodeled shopping center
- 1,200 SF retail shop space
- Retail shop space suitable for restaurant, medical, or financial services
- Excellent curb appeal
- Pylon signage available
- Situated on heavily trafficked Artesia Boulevard commercial corridor -- connecting to the nearby 91 Freeway
- High visibility signalized intersection with 65,000+CPD at Artesia & Van Ness
- Convenient access to the nearby 405, 110, & 91 freeways
- Numerous national retailers & restaurants in the surrounding area
- Located in the North Torrance/Gardena Submarket

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,545	78,859	230,085
Total Population	25,188	226,350	683,621
Average HH Income	\$76,091	\$65,232	\$74,263

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

REMODELED SOUTH BAY SHOPPING CENTER | 2102-2140 ARTESIA BLVD., TORRANCE, CA 90504

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### PROPERTY DESCRIPTION

1,200 SF retail shop space in recently remodeled Starbucks anchored neighborhood shopping center. Available unit is suitable for restaurant, medical, or financial service uses. Boasting high street visibility and excellent curb appeal, the updated and upgraded property features pole signage, ample parking in a dedicated onsite lot, and A+ national co-tenants, including Starbucks, the UPS Store, and State Farm Insurance.

### LOCATION DESCRIPTION

Located on the highly trafficked corridor of Artesia Boulevard, which serves as the entrance to the 91 FWY. Highly visible signalized intersection with over 65k CPD at Artesia & Van Ness. Convenient access to the nearby 405, 110, & 91 freeways. Numerous national retailers & restaurants in immediate vicinity. Well-located in the north Torrance/Gardena submarket.

### OFFERING SUMMARY

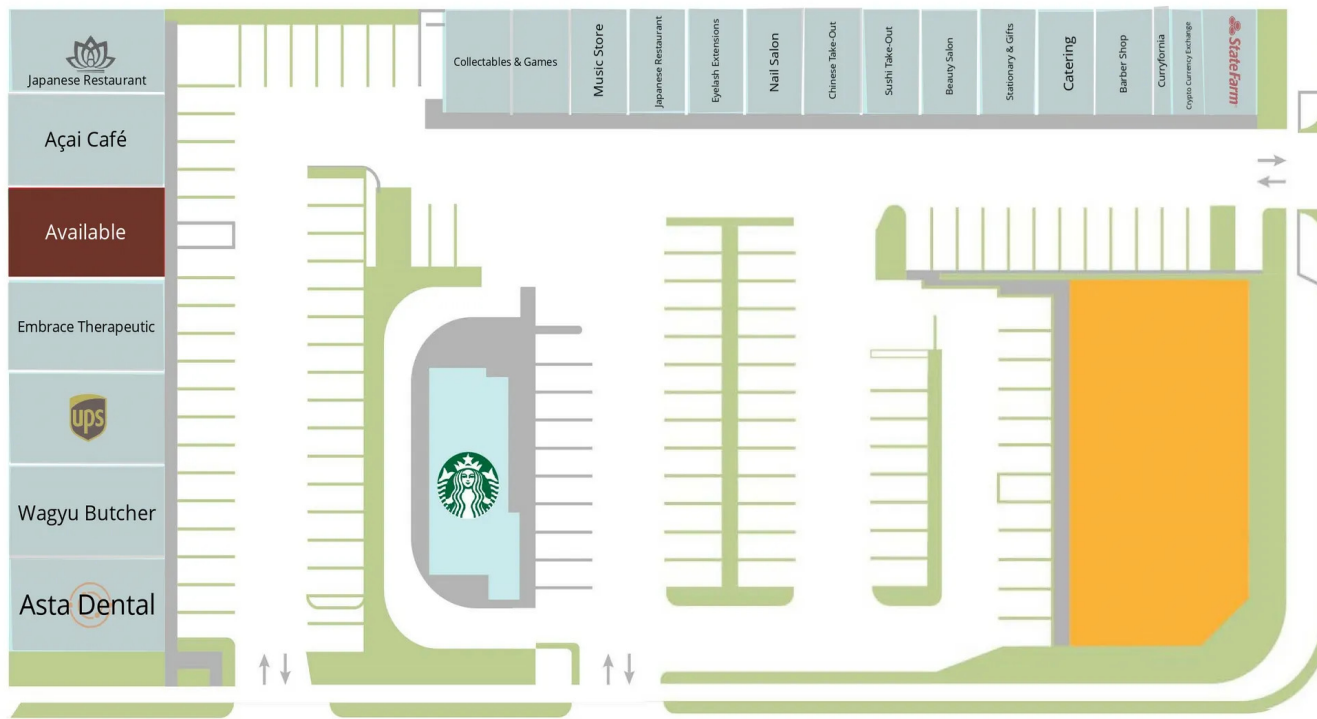
Lease Rate:	Negotiable
Available SF:	1,200 SF
Building Size:	18,454 SF

SPACES	LEASE RATE	SPACE SIZE
2116	Negotiable	1,200 SF

## SITE PLAN

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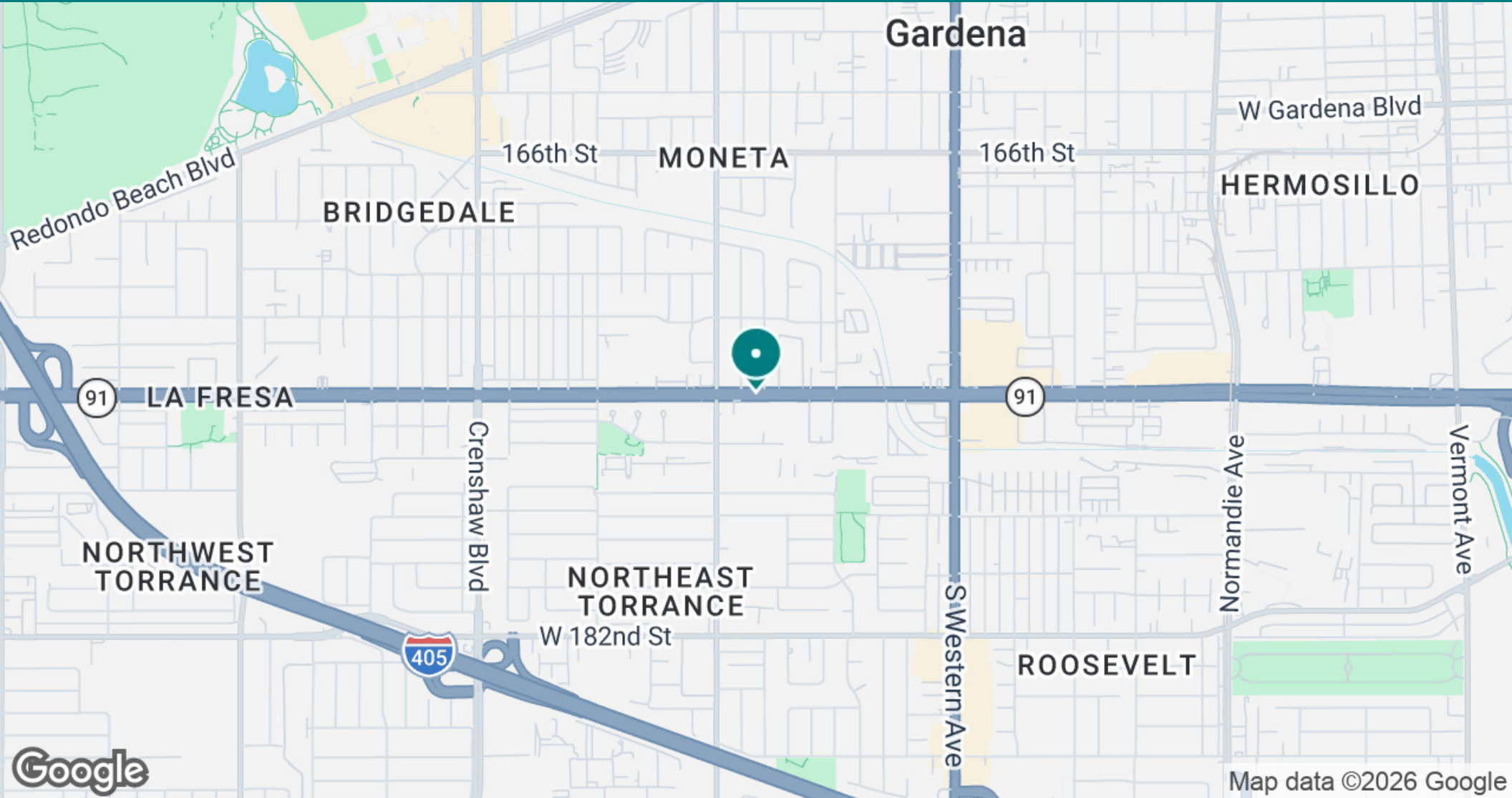


SUITE	TENANT	SIZE
2102	Asta Dental	1,754 SF
2104	Wagyu Butcher	1,754 SF
2118	Açai Café	1,200 SF
A&B	Collectables & Games	1,024 SF
C	Music Store	512 SF
D	Japanese Restaurant	512 SF
E	Eyelash Extensions	512 SF
F	Nail Salon	512 SF
G	Chinese Take-Out	512 SF
H	Sushi Take-Out	512 SF
I	Beauty Salon	512 SF
J	Stationary & Gifts	512 SF
K	Catering	512 SF
M	Barber Shop	512 SF
N	Curryfornia	512 SF
O	Crypto Currency Exchange	512 SF
P&Q	State Farm Insurance	1,024 SF
2106	UPS Store	1,550 SF
2116	Available	1,200 SF
2012	Embrace Therapeutic	1,200 SF
2120	Japanese Restaurant	1,500 SF

## LOCATION MAP

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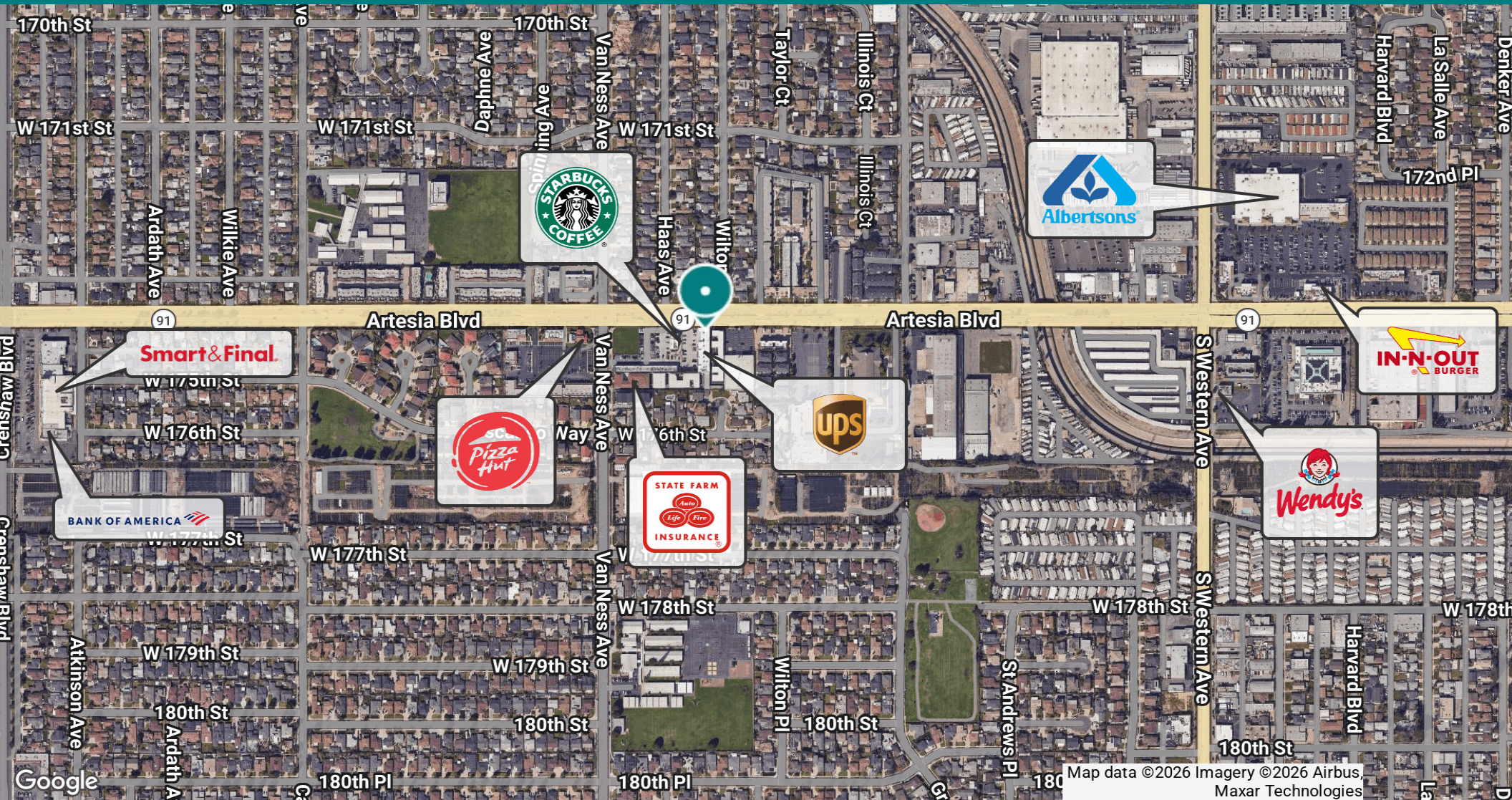
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## RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

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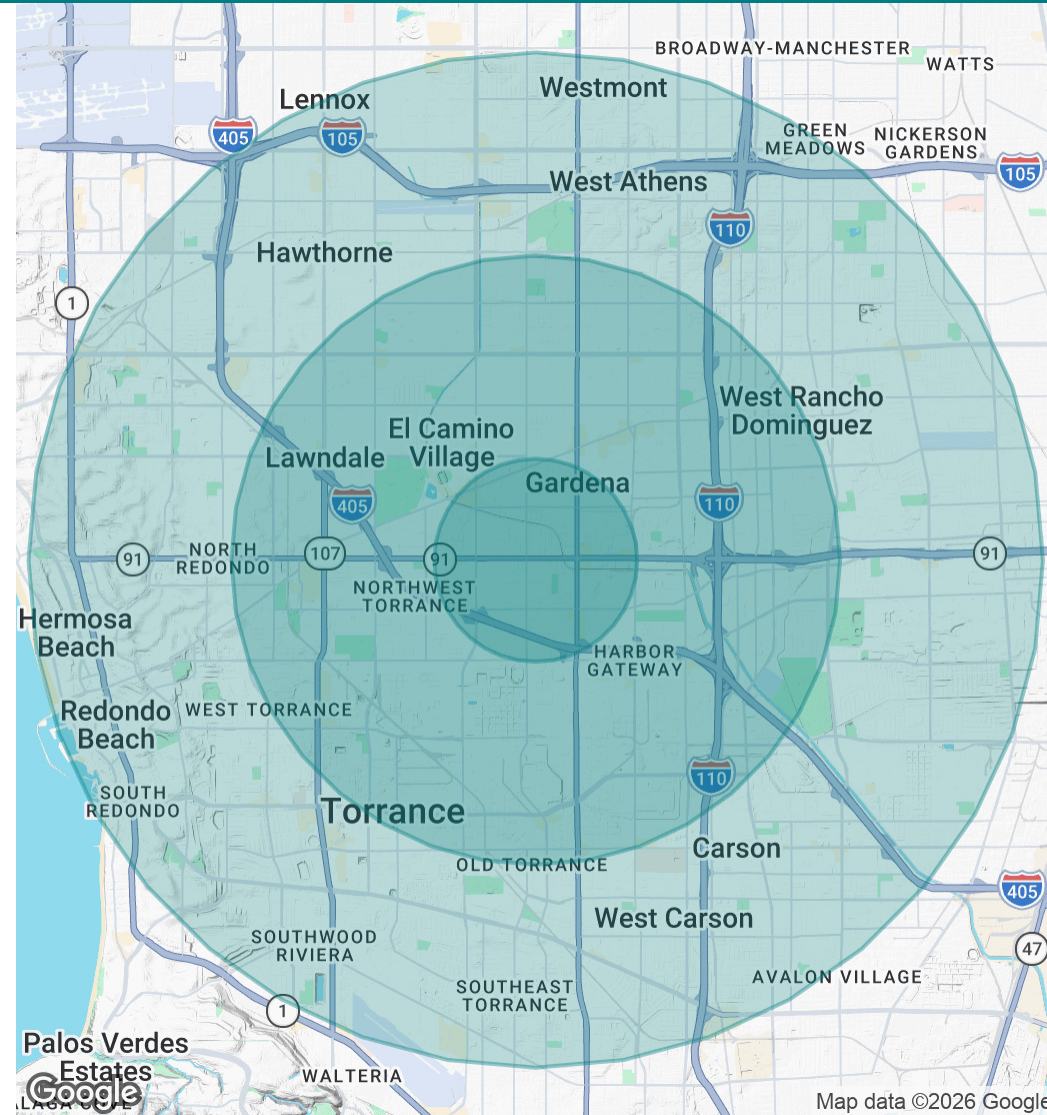
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,188	226,350	683,621
Average Age	42.3	35.8	35.5
Average Age (Male)	40.7	34.2	34.2
Average Age (Female)	44.3	37.3	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,545	78,859	230,085
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$76,091	\$65,232	\$74,263
Average House Value	\$524,615	\$499,889	\$541,138

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	18.3%	39.6%	37.0%

RACE	1 MILE	3 MILES	5 MILES
% White	34.3%	35.9%	39.4%
% Black	3.0%	15.6%	19.6%
% Asian	48.1%	23.5%	18.9%
% Hawaiian	0.3%	1.0%	0.9%
% American Indian	0.2%	0.3%	0.3%
% Other	7.0%	19.3%	16.8%



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