

±1,772 SF END CAP

2ND GEN FOOD/BEVERAGE SPACE

TORRANCE CROSSROADS



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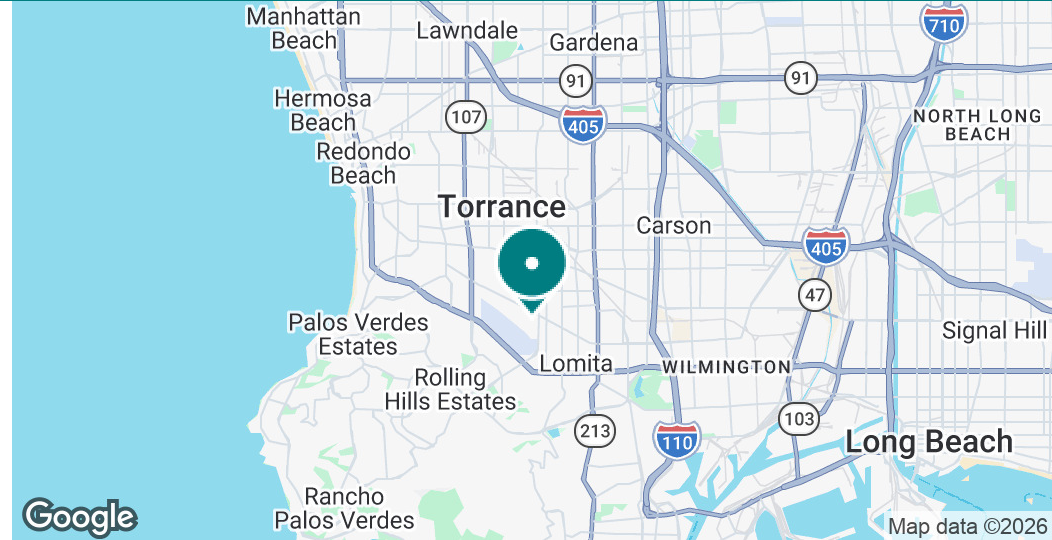
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LEASING

BROKERAGE

INVESTMENTS

PROPERTY SUMMARY TORRANCE CROSSROADS



PROPERTY DESCRIPTION

Now available: End Cap ±1,772 SF second-generation food / beverage / bakery -oriented retail space at Torrance Crossroads, a dominant South Bay power center anchored by The Home Depot and Vons. The space features existing plumbing infrastructure including floor drains and multiple sinks, making it ideally suited for a wide range of light food, dessert, and beverage concepts that do not require a full kitchen hood or grease interceptor.

Positioned within a high-performing retail environment with strong national co-tenancy including Sam's Club, In-N-Out Burger, Chick-fil-A, and Wells Fargo, the site benefits from consistent daily traffic and strong crossover demand.

Ideal uses include juice and smoothie concepts, acai bowls, bakeries, dessert concepts, ice cream, snack concepts, or other specialty food users. The space is also well suited for select service retail uses seeking a high-traffic End Cap location.

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LOCATION DESCRIPTION

Torrance Crossroads is strategically positioned at the signalized intersection of Crenshaw Boulevard and Lomita Boulevard, one of the most heavily trafficked retail corridors in the South Bay. The property benefits from exceptional visibility, high daily traffic counts, and immediate access to major regional arterials including Pacific Coast Highway and the 110 Freeway.

This premier trade area draws from dense, affluent residential neighborhoods including Torrance, Rolling Hills Estates, and Palos Verdes, supported by strong daytime population from nearby medical centers, office users, and industrial employment hubs. The center sits within a dominant retail cluster featuring Costco, Sam's Club, Lowe's, and numerous national retailers, driving consistent daily consumer traffic. With average household incomes exceeding \$140,000 within a 3-mile radius and a population base approaching 450,000 within 5 miles, this location is ideal for high-frequency retail uses including quick-service food, dessert concepts, wellness-oriented users, and specialty retail.

FEATURES & AMENITIES TORRANCE CROSSROADS



FEATURES & AMENITIES

- End Cap 2nd generation food-oriented retail space with existing plumbing including floor drains and sinks
- No hood or grease interceptor – ideal for light food, dessert, and beverage concepts (non-coffee use)
- Anchored by The Home Depot and Vons with strong national co-tenancy including Sam's Club, In-N-Out Burger, Chick-fil-A, and Wells Fargo
- Located at the signalized intersection of Crenshaw Blvd and Lomita Blvd with excellent visibility and access
- Positioned within a dominant South Bay retail corridor surrounded by major national retailers and traffic generators
- Affluent and dense trade area with average household incomes exceeding \$140,000 within 3 miles
- Strong daytime population driven by nearby medical, office, and industrial users
- Ample parking and convenient ingress/egress supporting high-frequency retail uses

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

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SITE PLAN

TORRANCE CROSSROADS



LEASE INFORMATION

Lease Type:	Est. \$1.50 NNN	Lease Term:	Negotiable
Total Space:	1,772 SF	Lease Rate:	\$5.50 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 24667-E/F	1,772 SF	Est. \$1.50 NNN	\$5.50 SF/month	<p>Now available for lease at Torrance Crossroads: an end cap ±1,772 square foot second-generation food, beverage, bakery, dessert, or specialty retail space within one of Torrance's most established South Bay power centers.</p> <p>The space includes valuable existing food-service infrastructure, including floor drains, multiple sinks, and plumbing improvements, making it well suited for operators seeking a lower-barrier buildout opportunity. The premises are ideal for light food and beverage concepts that do not require a full kitchen hood or grease interceptor, including juice shops, smoothie concepts, acai bowl operators, bakeries, dessert users, ice cream shops, snack concepts, specialty food retailers, and other service-oriented retail uses.</p>

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ADDITIONAL PHOTOS TORRANCE CROSSROADS



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RETAILER MAP TORRANCE CROSSROADS



COSTCO
WHOLESALE

Sam's
CLUB

amazon

LOWE'S

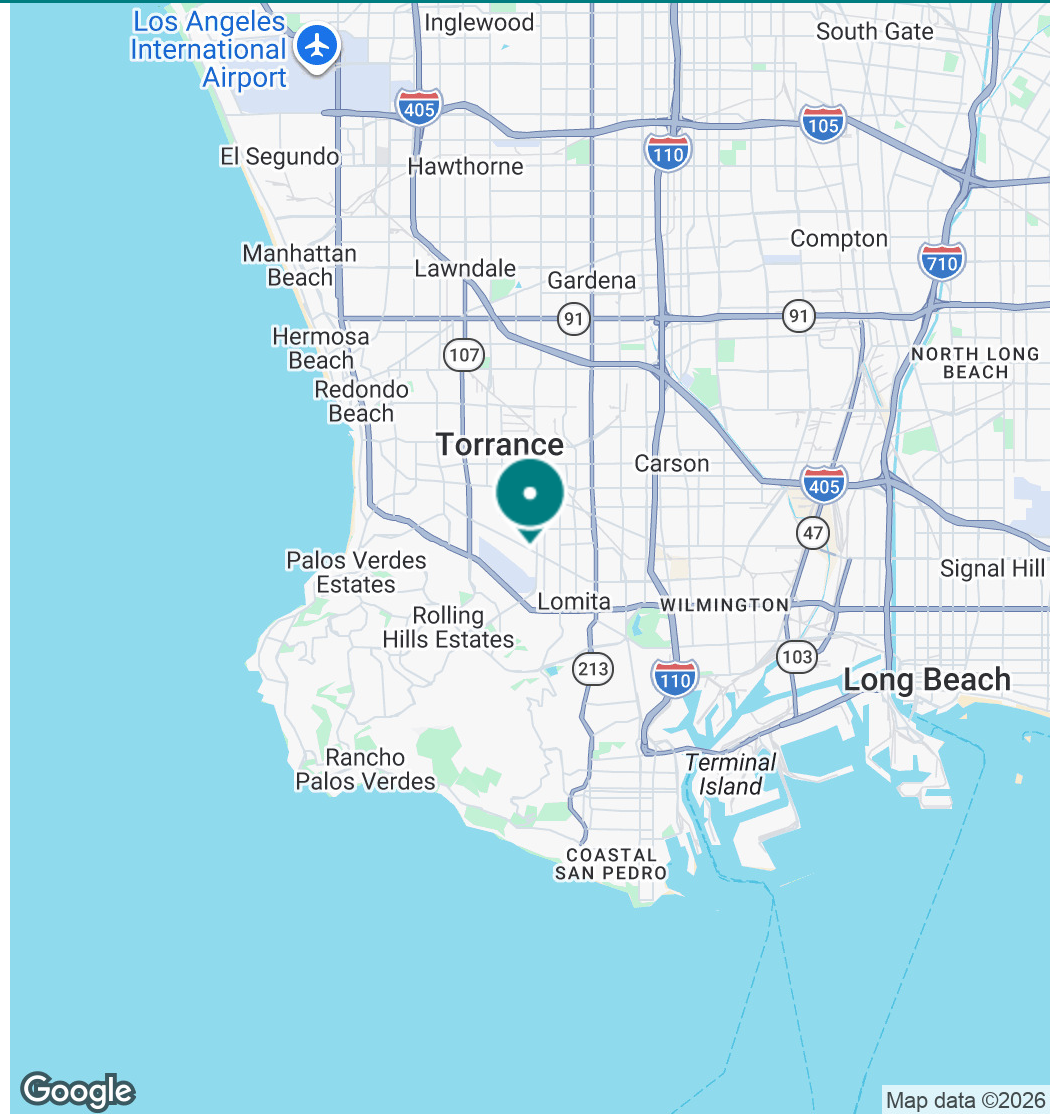
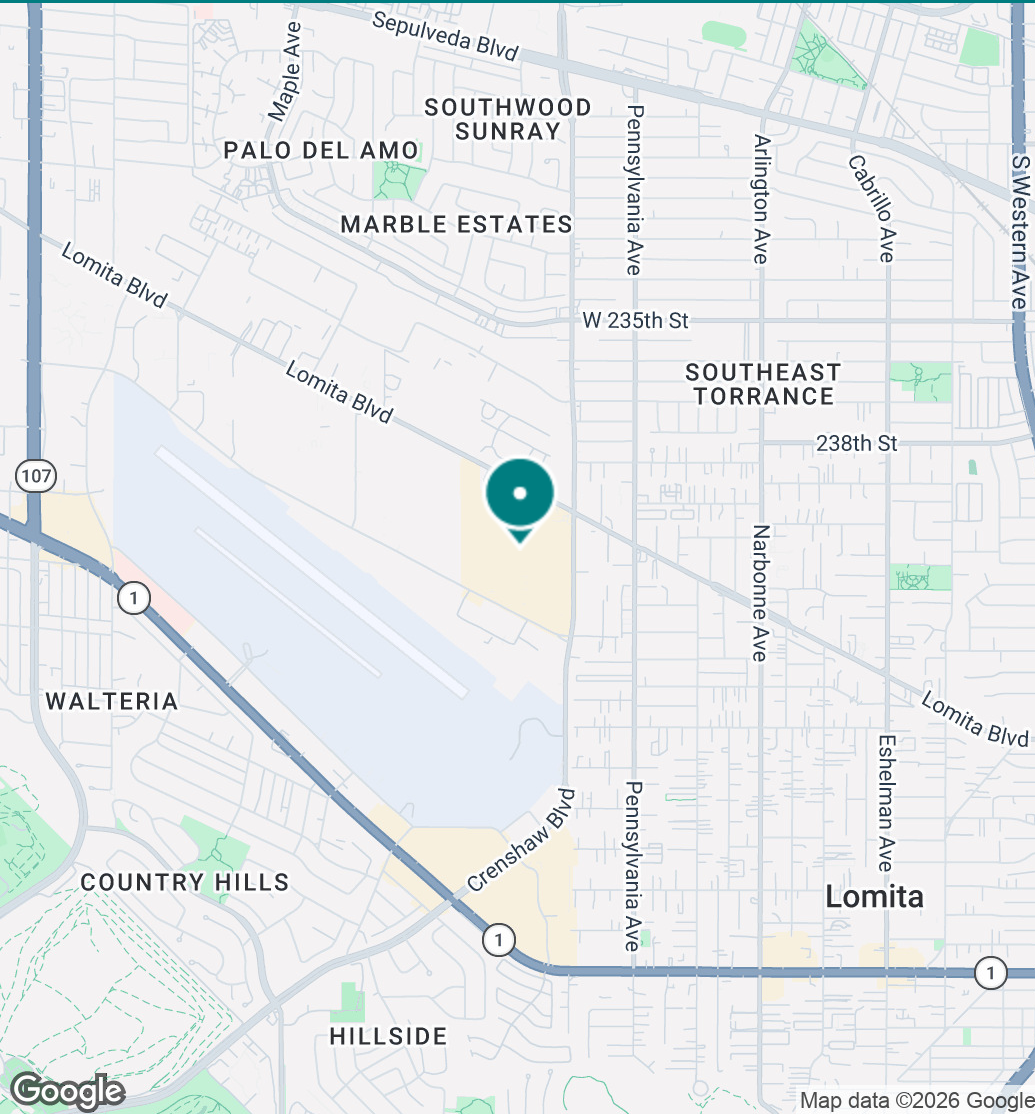
Chick-fil-A

McDonald's

LEXUS

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LOCATION MAP TORRANCE CROSSROADS



DEMOGRAPHICS MAP & REPORT

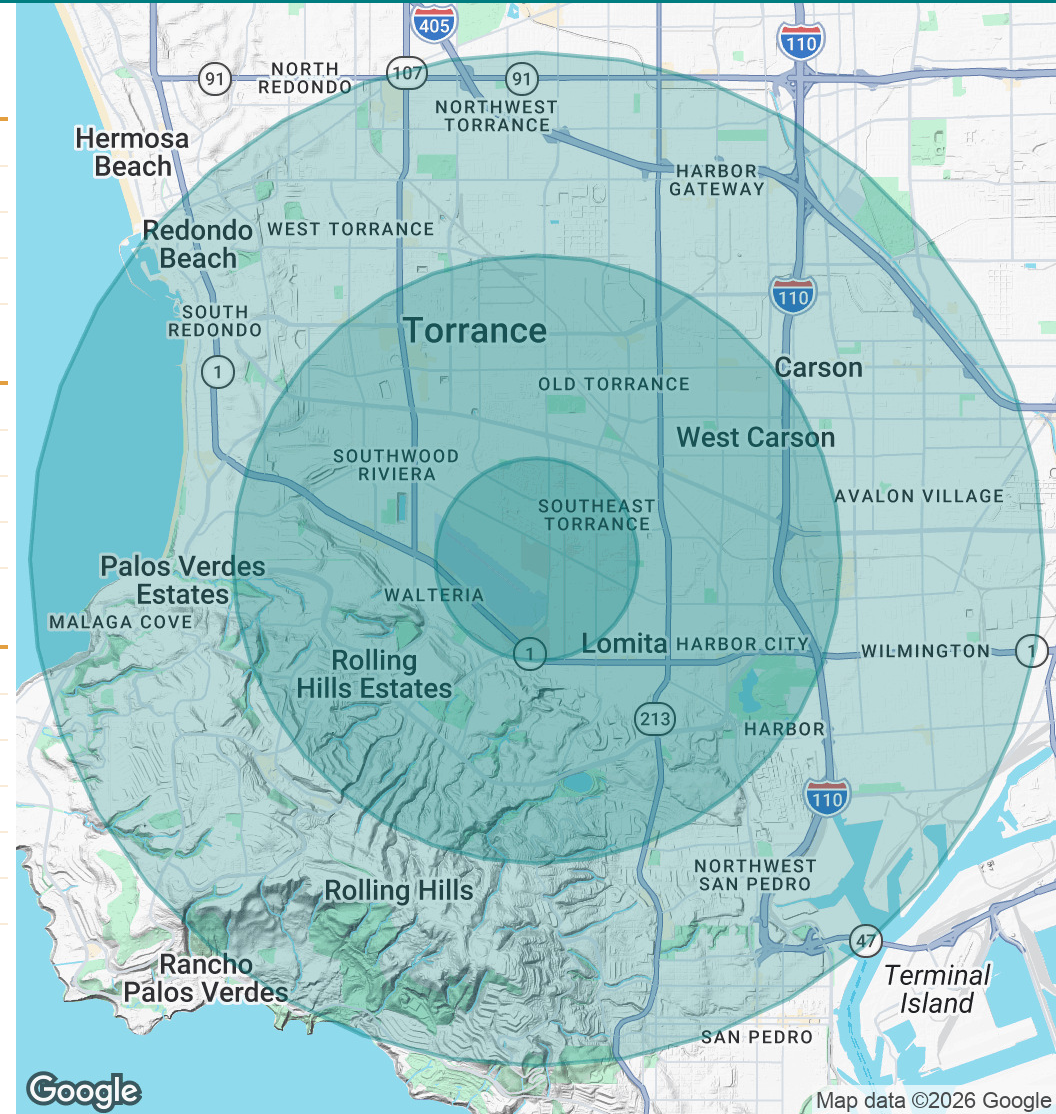
TORRANCE CROSSROADS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,795	187,614	485,931
Average Age	41.4	39.2	38.5
Average Age (Male)	39.5	38.3	37.7
Average Age (Female)	43.4	40.1	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,625	69,072	169,591
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$90,137	\$89,950	\$94,996
Average House Value	\$531,245	\$615,106	\$640,328

RACE	1 MILE	3 MILES	5 MILES
% White	55.7%	51.9%	53.8%
% Black	1.8%	4.7%	4.0%
% Asian	28.2%	24.9%	23.7%
% Hawaiian	0.2%	0.9%	1.0%
% American Indian	0.0%	0.3%	0.6%
% Other	7.0%	11.9%	11.5%

2020 American Community Survey (ACS)



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