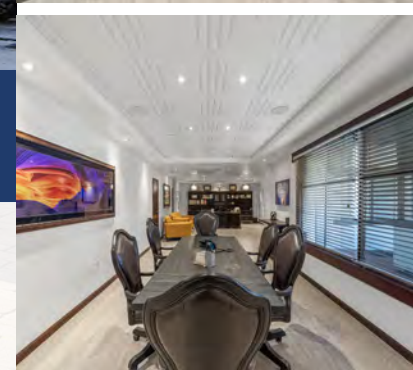


25550 HAWTHORNE BLVD, SUITE 214 TORRANCE, CA 90505



FOR SALE

PURCHASE PRICE: \$599,000

PROPERTY HIGHLIGHTS:



880 SF turnkey Medical/Professional office space with high end finishes



Close Proximity to Major Medical Facilities including Torrance Memorial Medical Center and Harbor-UCLA Medical Center.



Located on high traffic Hawthorne Blvd with Daily Traffic Counts of $\pm 38,180$ Cars Per Day



Signage available on Existing Monument Located on Hawthorne Blvd



Ample Free Surface Parking on Site for Medical/Office Use

MICHAEL GRANNIS | Lic. 01393628
Phone: 310 567 1650 | mike@westpacpartners.com



**±880 SF TURNKEY
Medical/Professional Office
Space with High End Finishes**

25550 HAWTHORNE BLVD, STE 214, TORRANCE, CA 90505

2024 DEMOGRAPHICS:



POPULATION

1 Mile	13,417
2 Miles	60,393
3 Miles	159,225



AVERAGE HH INCOME

1 Mile	\$154,896
2 Miles	\$146,141
3 Miles	\$149,336



DAYTIME POPULATION

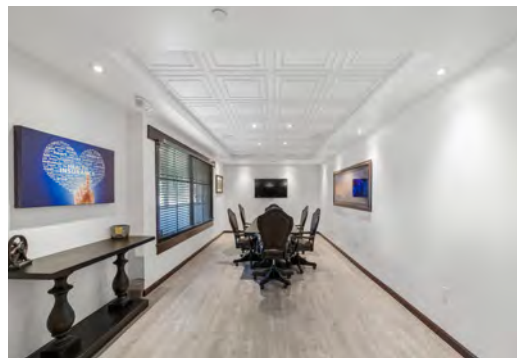
1 Mile	9,163
2 Miles	63,338
3 Miles	107,687



TRAFFIC COUNTS:

**±38,180 CARS PER DAY
ON HAWTHORNE BOULEVARD**

Demographic Source: Applied Geographic
Solutions 11/2022, TIGER Geography



A modern, accessible bathroom with a white vanity, a toilet, and a shower area. The room features a large mirror, a framed picture, and a paper towel dispenser. The floor is light-colored wood, and the walls are white. A wooden door is visible on the left.

[illegible]

**±880 SF TURNKEY
Medical/Professional Office
Space with High End Finishes**

25550 HAWTHORNE BLVD, STE 214, TORRANCE, CA 90505



For additional information, please contact:

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