

LOOKING TO EXPAND YOUR VETERINARY PRACTICE

**18837 HAWTHORNE BLVD
TORRANCE, CA**

**6,400 SF SPACE AVAILABLE
SUB-DIVISIBLE**

DEBORAH NGUYEN
DRE #02194862
(949) 478-1714

\$2.45 PSF + CAM (\$0.48)

REMAX ONE
3473 VIA LIDO
NEWPORT BEACH, CA 92663
(949) 204-2192

REMAX ONE

PROPERTY HIGHLIGHTS

- SECOND GENERATION VETERINARY SPACE
- EXISTING PLUMBING INFRASTRUCTURE
- EXCELLENT VISIBILITY FROM HAWTHORNE BLVD
- 6,400 SF AVAILABLE/ SUB-DIVISIBLE
- PARKING RATIO: 1.67 /1000 SF
- MONUMENT SIGNAGE
- PYLONE SIGN EXPOSURE: 69,330 VPD
- IMMEDIATE AVAILABILITY



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AREA DEMOGRAPHICS

- **255,488** RESIDENTS WITHIN 3 MILES
- **\$166,057** AVERAGE INCOME WITHIN 1 MILE
- **4,940** BUSINESSES WITHIN 2 MILES
- **42,072** EMPLOYEES WITHIN 2 MILES
- **96,199** HOUSEHOLDS WITHIN 3 MILES

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THE LOCAL AREA

- DEL AMO FASHION CENTER
- SOUTH BAY GALLERIA
- TORRANCE PROMENADE
- NORDSTROM
- TARGET
- TRADER JOE'S
- SPROUTS
- TOTAL WINE & MORE
- PETSMART
- RAPLHS
- BANK OF AMERICA
- AMC THEATERS
- BMW
- JEROME'S FURNITURE
- SOFI STADIUM

Sit 'n Sleep

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