

FOR LEASE

RETAIL / OFFICE / MEDICAL SPACE

(from 400 Sf to 1,660 Sf)

Great Visibility from Crenshaw Blvd

1611 CRENSHAW BLVD. TORRANCE, CA 90501



HIGHLIGHTS

- Located on corner of Crenshaw Blvd. and Sonoma St.
- **Great visibility** and high traffic count of **40,640 per day**.
- **Monument signage** is planned to be built on the corner.
- Ample parking
- Unit A & B & C can be **combined as one unit (1,660SF)**
- **Dental office** is planned to occupy unit C & D
- In-fill location in high income area – Approx. **25,000 population** in a 1-mile radius and average household income exceeding \$110,000
- **Tenant improvement allowance** for a good credit tenant

UNITS AVAILABLE

SUITE	SIZE	USE	Rate
A	860	Retail / Medical / Office	\$2.30 Per Sf (NNN Lease)
B	400	Retail / Medical / Office	\$2.20 Per Sf (NNN Lease)
C	400	Retail / Medical / Office	\$2.20 Per Sf (NNN Lease)

PRESENTED BY



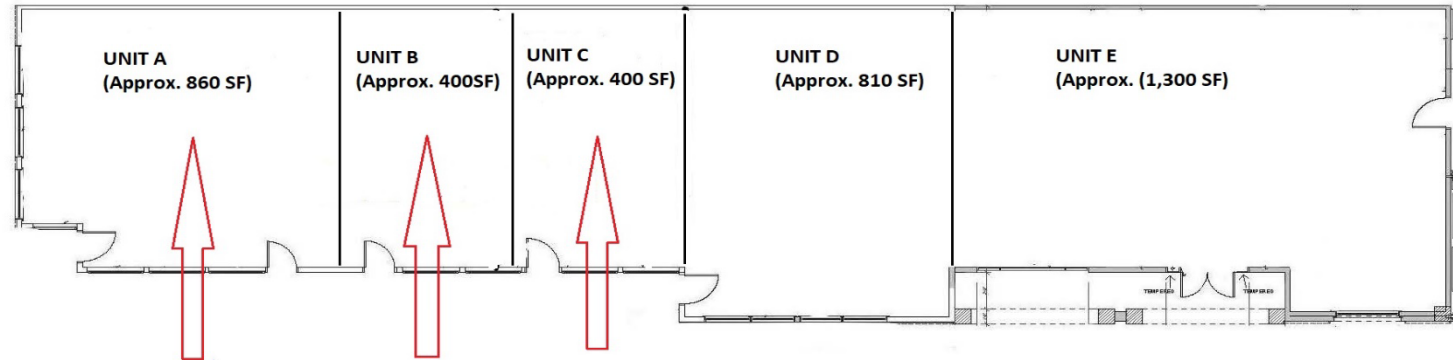
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CRENSHAW BLVD
(Over 40,000 Daily Traffic Count)



AVAILABLE FOR LEASE

JERSERY AVE.

* Maps not drawn to scale