

3003 ARTESIA BOULEVARD

HIGH VISIBILITY STOREFRONT ▪ TORRANCE, CA 90504

Retail or Service Commercial Opportunity

3003 ARTESIA BOULEVARD TORRANCE, CA 90504

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Executive Summary

PROPERTY SUMMARY

THE ASSET	
TYPE	• Commercial
SUBTYPE	• Neighborhood Retail
LEASE RATE	• $2.60 per SF • $7,808 Monthly
PARKING	• On-Site • Off-Site

84
Very Walkable

41
Some Transit

58
Bikeable



PROPERTY OVERVIEW

▶ RETAIL OR SERVICE COMMERCIAL OPPORTUNITY

3003 Artesia Boulevard is a high-visibility storefront commercial property positioned along one of North Torrance's primary east–west corridors. Located in the established North Torrance trade area near the signalized intersection of Artesia Boulevard and Crenshaw Boulevard, the property benefits from consistent daily traffic counts, strong neighborhood demographics, and excellent exposure to both vehicular and pedestrian traffic. The space features a versatile layout well suited for a variety of neighborhood-serving retail, showroom, or service-oriented uses. Prominent frontage along West Artesia Boulevard provides outstanding street presence and signage opportunities, enhancing brand visibility and supporting daily customer traffic. Large storefront windows allow for natural light and effective merchandising or display opportunities.

The property offers convenient access for customers and employees, with a combination of onsite and readily available offsite parking in the immediate vicinity. Its central North Torrance location places it in close proximity to dense residential neighborhoods, established retail nodes, and major thoroughfares, making it an ideal destination for businesses seeking a strong local customer base with regional connectivity. 3003 Artesia Boulevard represents an attractive opportunity for tenants seeking a well-located commercial space with excellent exposure, accessibility, and flexibility in one of Torrance's most active retail corridors.



3003 ARTESIA BOULEVARD

HIGH VISIBILITY STOREFRONT | ARTESIA BLVD

















02

The Location

TORRANCE, CA

144,430
POPULATION

$796,800
MEDIAN HOME VALUE

$94,781
AVG HH INCOME

INTERSTATE 10 | INTERSTATE CALIFORNIA 405 | CALIFORNIA 91 | CALIFORNIA 107

PREMIER LOCATION

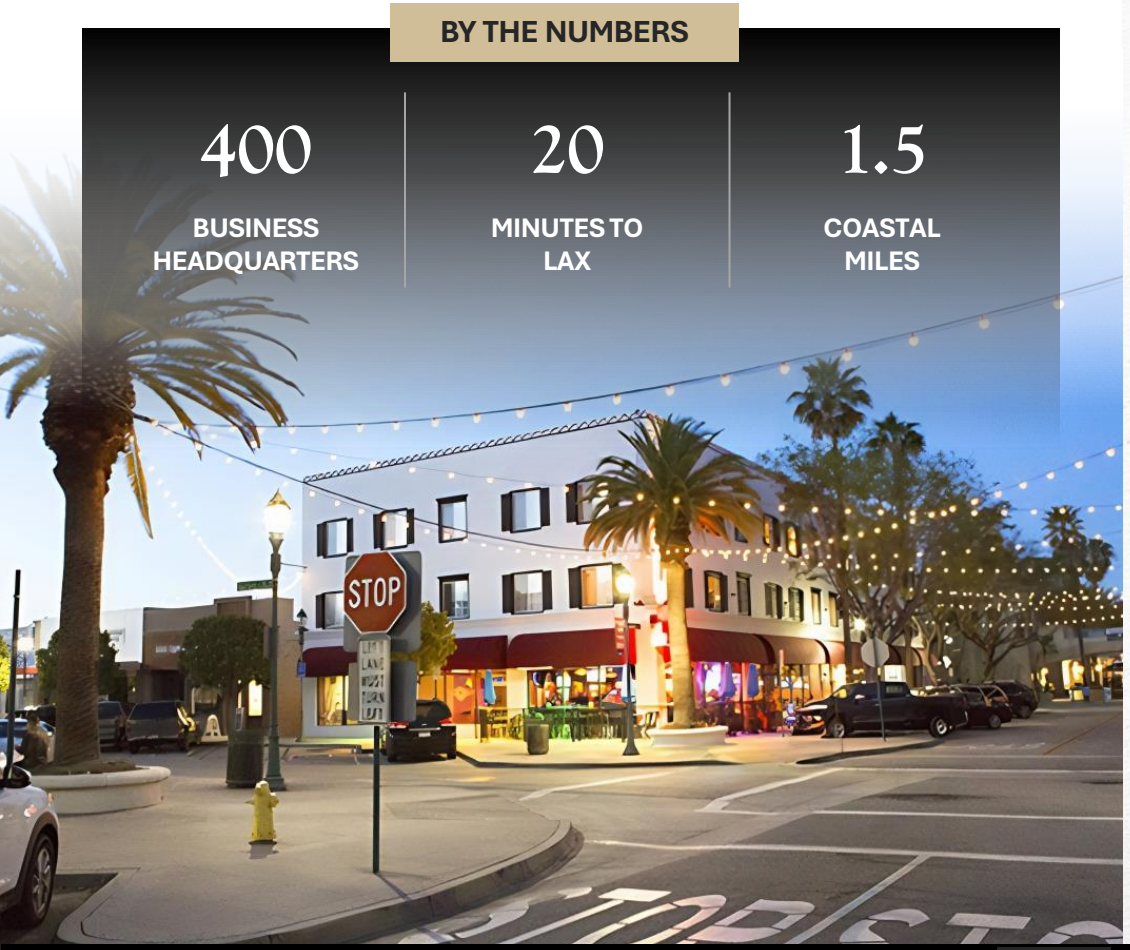
Torrance is a coastal community in southwestern Los Angeles County sharing the climate and geographical features common to the Greater Los Angeles area. Its boundaries are: Redondo Beach Boulevard and the cities of Lawndale and Gardena to the north; Western Avenue and the Harbor Gateway neighborhood of Los Angeles to the east; the Palos Verdes Hills with the cities of Lomita, Rolling Hills Estates and Palos Verdes Estates on the south; and the Pacific Ocean and city of Redondo Beach to the west. It is about 20 miles (32 km) southwest of Downtown Los Angeles.




SOUTHBAY GALLERIA
SOUTHBAY MARKETPLACE
TORRANCE PROMENADE
SOUTHBAY VILLAGE
CORPORATE
VILLAGE DEL AMO
DEL AMO FASHION CTR
TORRANCE HIGH SCHOOL
TORRANCE PARK
PLAZA MAYOR
VISTA PLAZA
AIRPORT PLAZA
ROLLING HILLS PLAZA
SUBJECT
TORRANCE CITY HALL ARTS & VENUES
TORRANCE MEMORIAL
ZAMPERINI FIELD
Manhattan Beach
Lawndale
Redondo Beach Blvd
Artesia Blvd
Grant Ave
Ripley Ave
Torrance Blvd
Hawthorne Blvd
Lomita Blvd
Sepulveda Blvd
Palos Verdes Estates
Rolling Hills Estates
Carson
West Carson
HARBOR GATEWAY SOUTH
SOUTH REDONDO
Palos Verdes Dr N
Via Campesina
Crenshaw Blvd
Pennsylvania Ave
Vermont Ave
S Main St
S Broadway
Avalon Blvd
Dolores St
S Normandie Ave
Arlington Ave
Cabrillo Ave
S Catalina Ave
Valley Dr
Manhattan Ave
Ridge Ln
Ripley Ave
W Gardena Blvd
166th St
E Alondra Blvd
W 190th St
W 220th St
W 223rd St
W 228th St
E 228th St
238th St
E Lomita Blvd
Lomita Blvd
Palos Verdes Dr W
Silver Spur Rd
Rancho Palos Verdes
Harbor-UCLA MEDICAL CENTER
Ralphs
Walmart
Marshalls
ROSS DRESS FOR LESS
HomeGoods
Vitamin Shoppe
planet fitness
IN-N-OUT BURGER
Jersey Mike's
FLAME BROILER
VONS
Providence
MADRE!
BevMo!
tendergreens
Sam's Club
COSTCO WHOLESALE
THE HOME DEPOT
BEST BUY
SPROUTS FARMERS MARKET
H MART
KOHL'S
Smart & Final
Party City
BIG 5 SPORTING GOODS
WHOLE FOODS MARKET
TRADER JOE'S
NIKE
24 FITNESS
ISLANDS
california PIZZA KITCHEN
A BALANCED CITY
TORRANCE
INDUSTRIAL · RESIDENTIAL · COMMERCIAL

Community Profile

The City of Torrance prides itself on being a premier city, carefully balancing the commercial, industrial and residential sectors. Its mission is to help existing businesses grow, attract new investment, strengthen infrastructure and improve the economic base. As the home of nearly 400 headquarter businesses, the City of Torrance is dedicated to business creation, retention, attraction and expansion. The City offers various incentives to support a vibrant and sustainable business community.



Fundamentals

- No gross receipts tax; competitive utilities and business license fees
- Major industry clusters, including corporate headquarters, medical, retail, automotive, high-tech and manufacturing
- Access to skilled labor pools for all industries
- Full-service City with a Class 1 Fire Department rating for lowered insurance rates.
- Dedicated Police force that keeps Torrance ranked by the FBI as one of the nation's safest cities
- 20 Minutes from LAX and 20 miles from Downtown L.A.
- Easy access to 110 and 405 freeways and to 1.5 miles of lifeguard-patrolled Torrance Beach
- Discover Torrance TBID with 15 participating hotels South Bay
- Entrepreneurial Center and Startup Business Incubator
- Regional Transit Center (in development) and general aviation airport Zamperini Field.

Economy

HOME OF INNOVATION

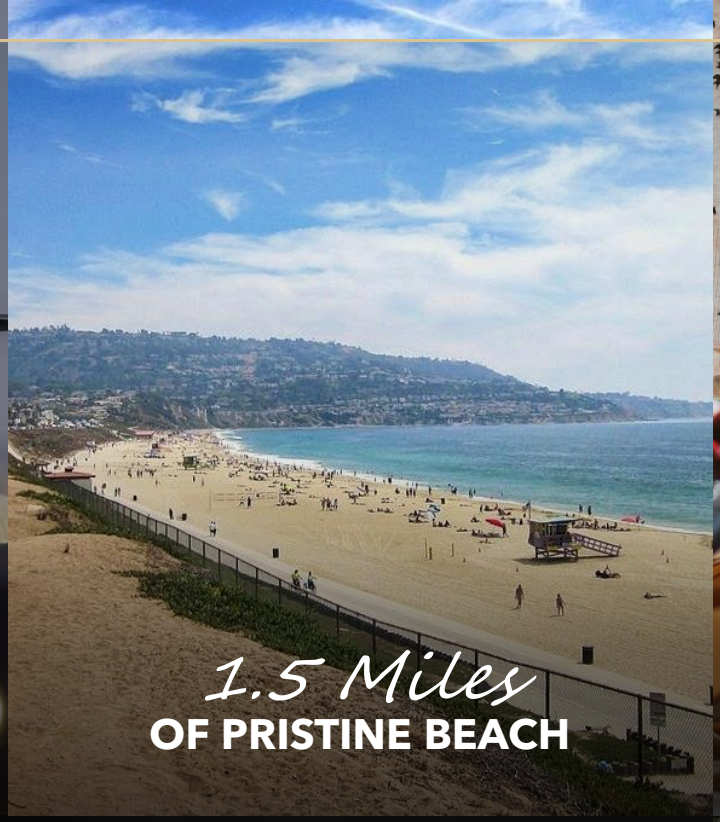
A recent list compiled by the Los Angeles Business Journal showed that Torrance is home to 11 of the top 50 manufacturers in Los Angeles County. The list is ranked by number of employees at facilities in the county.

Torrance is home to the U.S. headquarters of Japanese automaker American Honda Motor Company. Robinson Helicopters are designed and built in Torrance as are Honeywell's Garrett turbochargers, used on automobile engines worldwide. Alcoa Fastening Systems is headquartered in Torrance, producing aerospace fasteners. Pacific Sales, Pelican Products, Verengo Solar, and Rapiscan Systems are among the other companies based in Torrance.





20 Minutes
TO LAX



1.5 Miles
OF PRISTINE BEACH



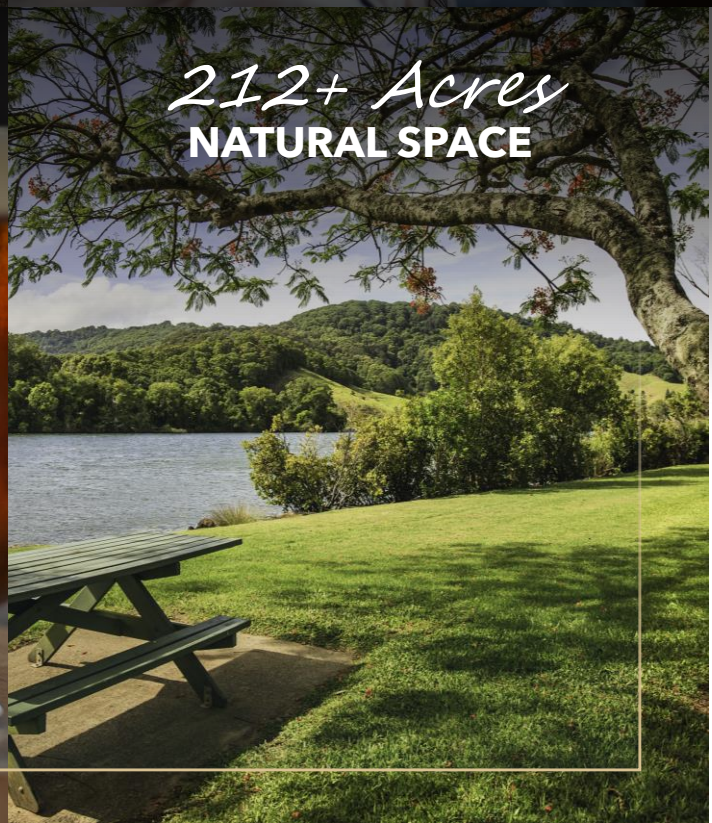
2.5 Million
SF OF RETAIL



400+
UNIQUE EATERIES



12 Craft
BREWERIES



212+ Acres
NATURAL SPACE

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For additional information or to schedule a tour, contact:

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