



END-CAP SPACE AT BUSY TORRANCE INTERSECTION

NWC of Anza Ave. + Del Amo Blvd. – Torrance

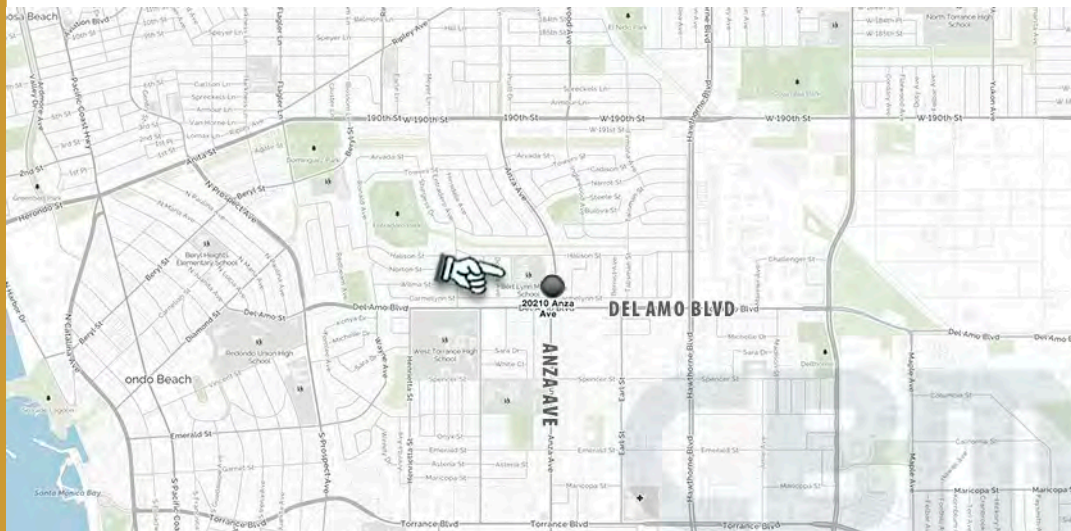
FEATURES...

- Highly visible end-cap space for lease
- ± 1,435 sq ft
- Former fitness use
- Monument sign position available

AREA AMENITIES...

- Traffic counts:
18,000 CPD on Anza Avenue
232,000 CPD on Del Amo Boulevard
- 3-mile demographics:
\$117,000 income
232,000 population

**2021 ANZA AVENUE
TORRANCE, CA 90503**



CONTACT...

Aaron Guido
ext. 104
license #0192454
714.769.6117 ph
310..575..1147 fax

via email...
aaron@cbm1.com

MORE INFO...
▶ visit cbm1.com







CBM makes no warranties or guarantees as to the accuracy of the information provided herein. It has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	31,117	231,951	539,164
Female Population	50.85%	50.45%	50.83%
Male Population	49.15%	49.55%	49.17%
Population Density	9,904	8,203	6,864
Population Median Age	41.5	40.4	39.3
Employed Civilian Population 16+	14,753	117,620	256,768
% White Collar	81.2%	76.2%	68.8%
% Blue Collar	18.8%	23.8%	31.2%
Total Employees	12,224	102,660	245,775
Total Establishments*	1,403	13,080	26,468
Population Growth 2000-2010	-0.61%	4.93%	3.40%
Population Growth 2015B-2020	2.04%	1.84%	1.36%
Income: 2015B			
Average Household Income	\$107,021	\$116,666	\$105,690
Median Household Income	\$75,183	\$81,247	\$70,541
Per Capita Income	\$42,312	\$47,255	\$39,807
Avg Income Growth 2000-2010	52.86%	43.71%	39.81%
Avg Income Growth 2015B-2020	15.87%	15.15%	15.31%
Households: 2015B			
Households	12,219	93,712	202,252
Average Household Size	2.52	2.46	2.64
Hhld Growth 2000-2010	-3.90%	2.10%	1.08%
Hhld Growth 2015B-2020	2.39%	1.84%	1.38%
Housing Units: 2015B			
Occupied Units	12,219	93,712	202,252
% Occupied Units	98.61%	98.83%	98.74%
% Vacant Housing Units	1.39%	1.17%	1.26%
Owner Occ Housing Growth 2000-2010	1.87%	4.54%	2.92%
Owner Occ Housing Growth 2000-2020	2.82%	7.52%	6.15%
Owner Occ Housing Growth 2015B-2020	0.54%	1.32%	1.01%
Occ Housing Growth 2000-2010	-3.90%	2.10%	1.08%
Occ Housing Growth 2010-2020	6.40%	6.69%	6.18%
Occ Housing Growth 2015B-2020	2.39%	1.84%	1.38%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	0.41%	0.43%	0.51%
% Asian Population	36.48%	23.65%	22.21%
% Black Population	2.90%	3.12%	8.02%
% Hawaiian or Pacific Islander Population	0.22%	0.40%	0.65%
% Multirace Population	5.37%	6.03%	5.62%
% Other Race Population	4.01%	6.90%	12.74%
% White Population	50.61%	59.47%	50.24%
% Hispanic Population	13.50%	19.53%	29.48%
% Non Hispanic Population	86.50%	80.47%	70.52%