

# 1,200 SQFT SPACE AVAILABLE FOR LEASE

# VERMONT & CARSON

21604-21608 S Vermont Ave. Torrance, CA 90502



Vermont Ave

## Please Contact

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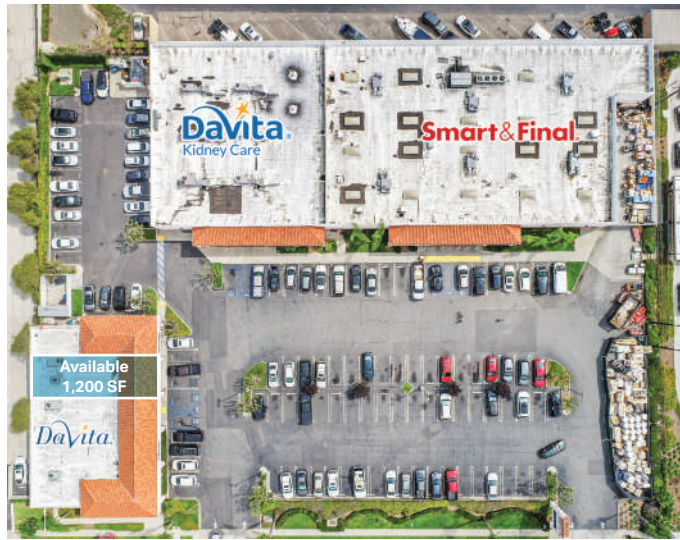
BRE LIC: 00927725

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FOUNDING MEMBER | CHAINLINKS  
RETAIL ADVISORS





## PROPERTY HIGHLIGHTS

- Conveniently positioned near the 110 Freeway on/off ramp.
- An intersection hosting over 60,000 cars per day, with strong daily foot and vehicle traffic for maximum exposure and high visibility.
- Dense trade area with a steady flow of visitors and employees from the nearby medical hub  
*(Harbor-UCLA Medical Center – 570 Beds)*



VISITS

PER MONTH: 19.8K

PER YEAR: 238.3K

## DEMOGRAPHICS:



Population

1 MILE 32,515

2 MILE 97,380

3 MILE 196,471



Daytime Population

1 MILE 7,585

2 MILE 51,282

3 MILE 105,542



Avg. Household Income

1 MILE \$129,511

2 MILE \$134,618

3 MILE \$138,792



Avg. Median Income

1 MILE \$100,950

2 MILE \$101,062

3 MILE \$104,049



WALK SCORE

74





**Harbor-UCLA**  
MEDICAL CENTER  
570 Beds

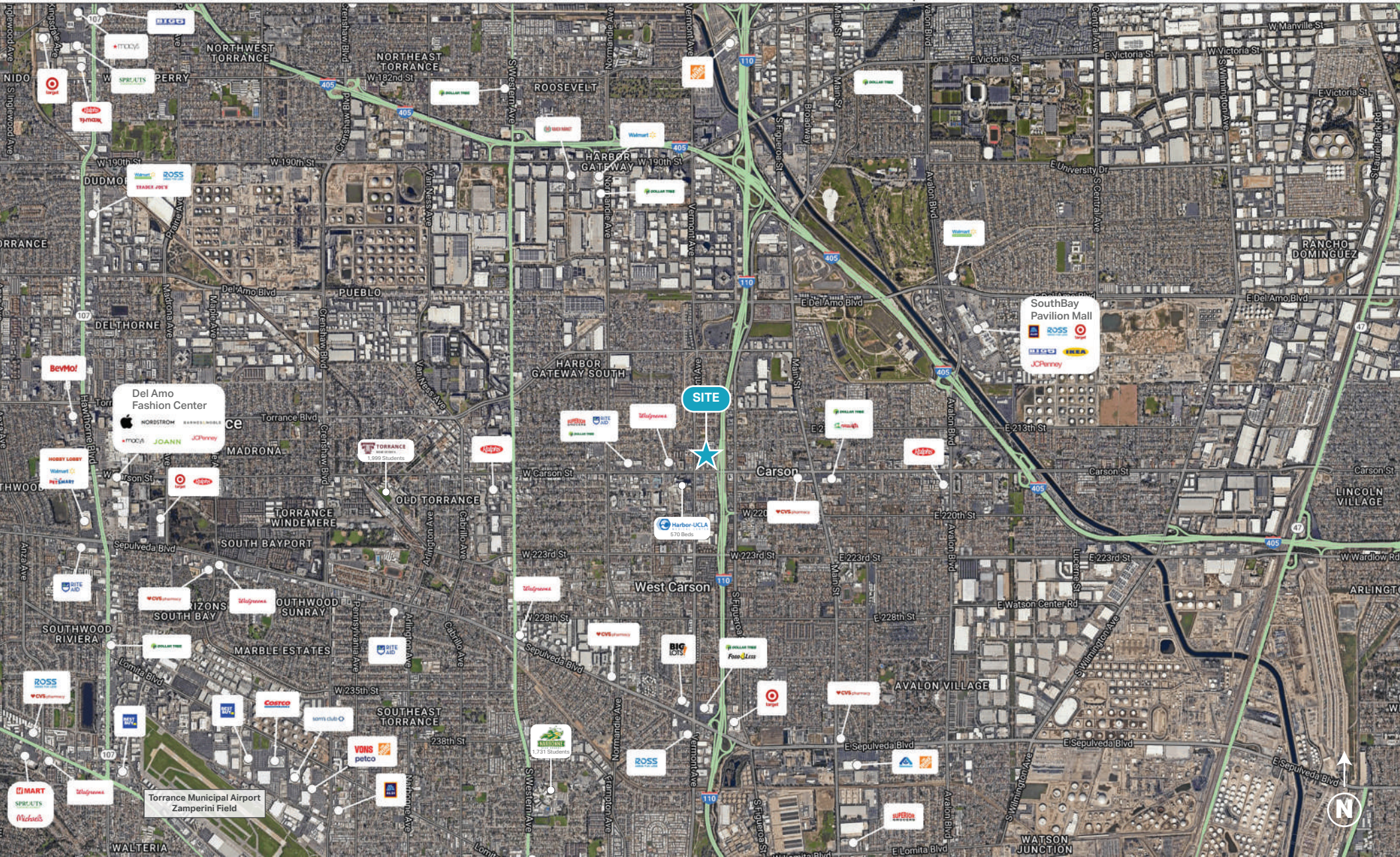
76,257 CPD

35,407 CPD

Available  
1,200 SF



# 2 MILE RETAIL AERIAL



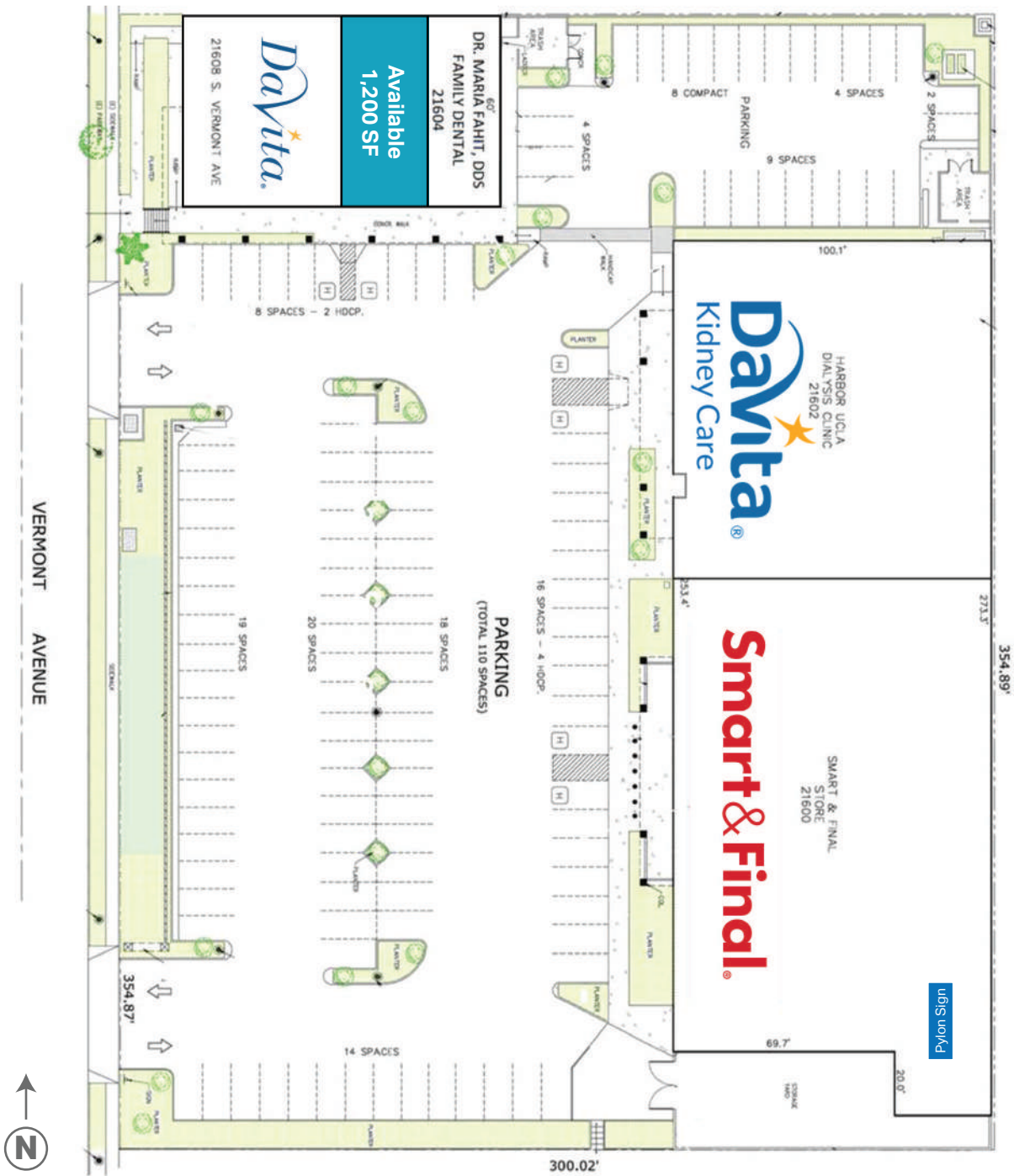
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# SITE PLAN



UNIT	TENANT	SIZE
21600	Smart & Final (#348)	16,423 SF
21602	DaVita, Inc, #697	9,510 SF
21604	Maria Fe Tan-Gahit DDS	1,200 SF
21606	AVAILABLE	1,200 SF
21608	Total Renal Care, #5119	3,600 SF

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