

RESTAURANT OPPORTUNITY

+/- 2,041 SF (+/- 30' Frontage)

NWC Hawthorne Blvd & Sepulveda Blvd
21839 Hawthorne Blvd, Torrance, CA



Scott Manclark
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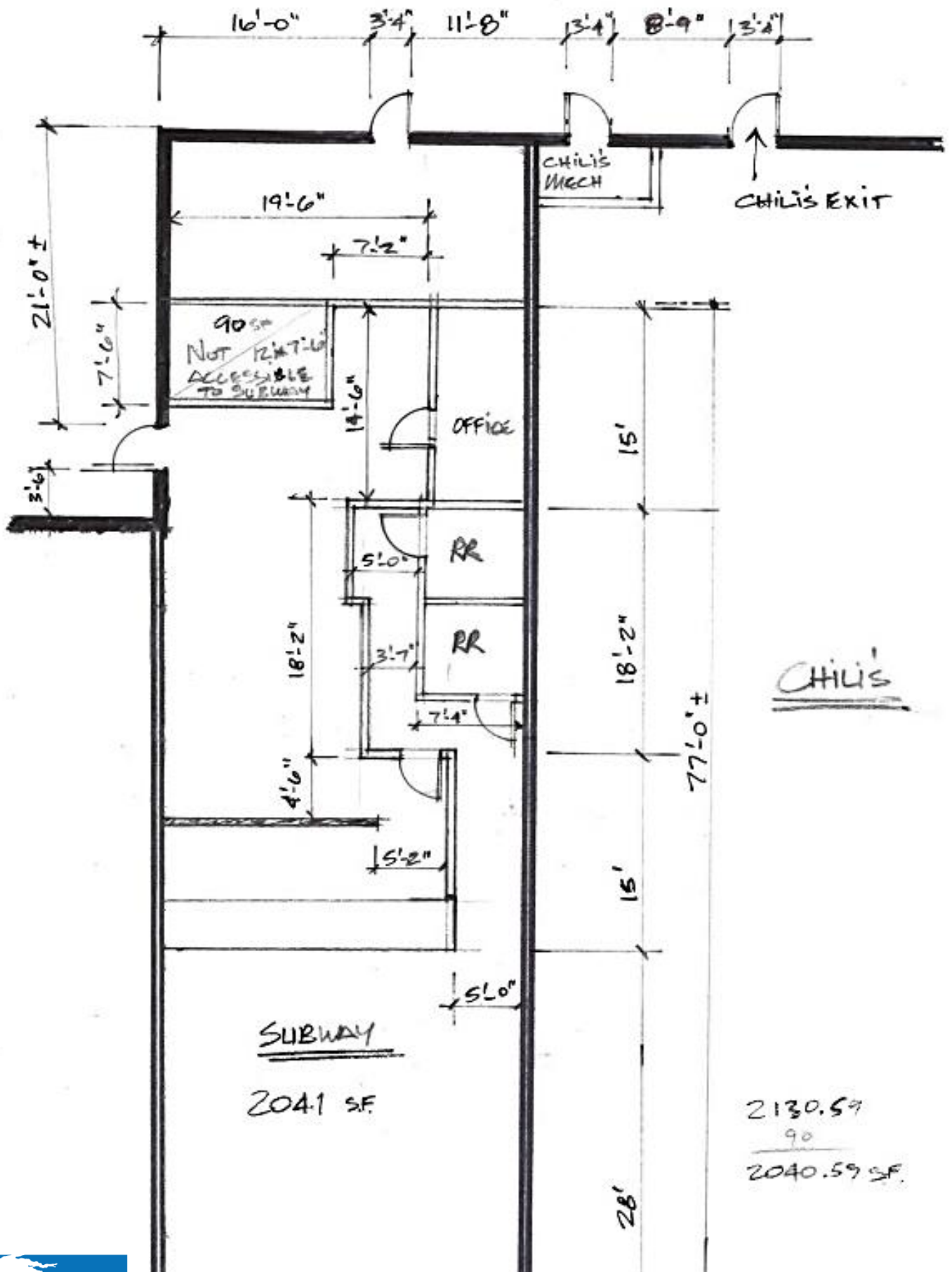
	1-Mile	3-Miles	5-Miles
Estimated Population	25,762	197,356	481,248
Average Household Income	\$126,751	\$133,297	\$137,957
Daytime Population	22,099	114,805	226,875

CYPRESS RETAIL GROUP



+/- 2,041 SF
+/- 30' frontage
200 AMP Panel
No grease interceptor

Floor Plan



Torrance Courthouse & City Hall

PROVIDENCE Little Company of Mary Medical Center

Habit Burger Grill

ROBBINS BROTHERS

TORRANCE BLVD 36,257 ADT

STARBUCKS COFFEE

buybuy BABY

Red Lobster

BevMo! tender greens

WELLS FARGO

Denny's

Marriott

BENIHANA

DOUBLETREE BY HILTON

CHIPOTLE

NORDSTROM

FASHION WAY

AMC THEATRES

URBAN PLATES

24 HOUR FITNESS

BARNES & NOBLE

DEL AMO FASHION CENTER

Lazy DOG P.F. CHANG'S

OUTBACK STEAKHOUSE BJs H.M.

ANTHROPOLOGIE URBAN OUTFITTERS Gap

CIB TRUST

macys

CHASE Bank of America

BLACK ANGUS

CARSON ST

16,286 ADT

Fidelity FIRST BANK

Bank of America

CARSON ST 31,900 ADT

RESTAURANT OPPORTUNITY +/- 2,041 SF +/-30' frontage

Seiwa market Japanese grocery

Chick-fil-e

Crate & Barrel

DICK'S SPORTING GOODS

macys

Hanni Bank

JCPenney

THE BREW'S HALL

chili's

Walmart

Staples

HOBBY LOBBY

Marshalls

DAVE & BUSTERS

Ralphs

amazongo Coming Soon

PETSMART

TARGET

SEPULVEDA BLVD 60,795 ADT

RITE AID DAISO JAPAN

citi

MORGAN'S JEWELERS

FM Farmers & Merchants Bank

62,020 ADT

MADRONA AVE 34,569 ADT

MADRONA AVE 22,907 ADT

ANZA AVE



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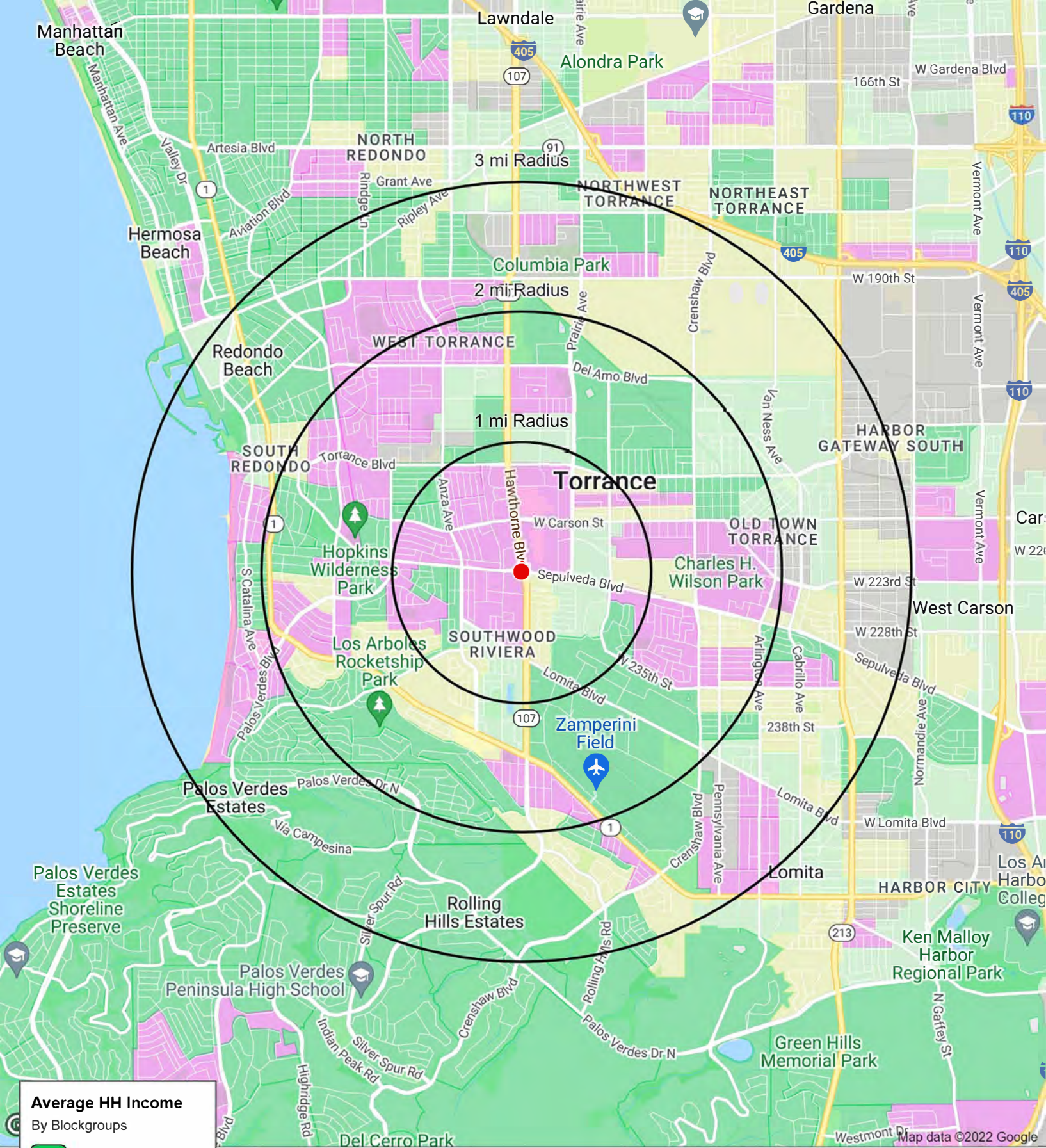


Restaurant Opportunity
+/- 2,041 SF
+/- 30' frontage


DEL AMO FASHION CENTER[®]
A SIMON MALL
Across Hawthorne Blvd
from Subject Property

HAWTHORNE BLVD (64,456 ADT)

SEPULVEDA BLVD (60,795 ADT)



Average HH Income

By Blockgroups

- \$150,000 or more
- \$125,000 to \$150,000
- \$100,000 to \$125,000
- \$75,000 to \$100,000
- Less than \$75,000

Torrance, CA 90505

Hawthorne Blvd & Sepulveda Blvd

May 2022



Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.8255/-118.3516

Torrance, CA 90505		1 mi radius	2 mi radius	3 mi radius	5 mi radius
Hawthorne Blvd & Sepulveda Blvd					
Population					
2021 Estimated Population	25,762	94,760	197,356	481,248	
2026 Projected Population	25,376	92,883	193,071	472,451	
2020 Census Population	25,573	94,981	198,217	482,178	
2010 Census Population	25,934	95,974	197,697	476,743	
Projected Annual Growth 2021 to 2026	-0.3%	-0.4%	-0.4%	-0.4%	
Historical Annual Growth 2010 to 2021	-	-0.1%	-	-	
Households					
2021 Estimated Households	10,650	38,591	79,121	182,065	
2026 Projected Households	10,991	39,626	81,055	187,284	
2020 Census Households	10,617	38,719	79,476	182,496	
2010 Census Households	10,399	37,857	77,470	176,043	
Projected Annual Growth 2021 to 2026	0.6%	0.5%	0.5%	0.6%	
Historical Annual Growth 2010 to 2021	-	-	-	-	
Age					
2021 Est. Population Under 10 Years	10.3%	10.3%	10.3%	10.5%	
2021 Est. Population 10 to 19 Years	10.2%	10.4%	10.2%	10.4%	
2021 Est. Population 20 to 29 Years	10.0%	10.4%	11.3%	11.8%	
2021 Est. Population 30 to 44 Years	21.5%	22.1%	22.3%	22.2%	
2021 Est. Population 45 to 59 Years	21.1%	21.5%	21.0%	20.7%	
2021 Est. Population 60 to 74 Years	17.0%	16.5%	16.4%	16.4%	
2021 Est. Population 75 Years or Over	10.0%	8.7%	8.5%	8.0%	
2021 Est. Median Age	42.9	42.0	41.6	41.0	
Marital Status & Gender					
2021 Est. Male Population	47.8%	48.4%	48.8%	49.2%	
2021 Est. Female Population	52.2%	51.6%	51.2%	50.8%	
2021 Est. Never Married	25.8%	28.8%	30.7%	32.3%	
2021 Est. Now Married	54.6%	52.3%	50.4%	48.3%	
2021 Est. Separated or Divorced	12.7%	13.0%	13.7%	14.1%	
2021 Est. Widowed	6.8%	5.9%	5.3%	5.3%	
Income					
2021 Est. HH Income \$200,000 or More	16.6%	19.4%	19.0%	19.2%	
2021 Est. HH Income \$150,000 to \$199,999	11.2%	10.7%	9.7%	9.7%	
2021 Est. HH Income \$100,000 to \$149,999	20.6%	20.4%	20.1%	19.0%	
2021 Est. HH Income \$75,000 to \$99,999	13.4%	13.4%	13.4%	13.3%	
2021 Est. HH Income \$50,000 to \$74,999	13.6%	14.0%	14.2%	14.7%	
2021 Est. HH Income \$35,000 to \$49,999	8.2%	7.6%	8.1%	8.0%	
2021 Est. HH Income \$25,000 to \$34,999	5.8%	4.6%	4.8%	5.1%	
2021 Est. HH Income \$15,000 to \$24,999	4.7%	4.1%	4.5%	4.6%	
2021 Est. HH Income Under \$15,000	5.8%	5.8%	6.2%	6.4%	
2021 Est. Average Household Income	\$126,751	\$134,155	\$133,297	\$137,957	
2021 Est. Median Household Income	\$99,114	\$105,215	\$103,205	\$104,096	
2021 Est. Per Capita Income	\$52,484	\$54,742	\$53,635	\$52,392	
2021 Est. Total Businesses	2,561	7,038	12,659	25,390	
2021 Est. Total Employees	22,099	67,865	114,805	226,875	

Full Profile

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Torrance, CA 90505		1 mi radius	2 mi radius	3 mi radius	5 mi radius
Hawthorne Blvd & Sepulveda Blvd					
Race					
2021 Est. White		40.8%	45.7%	46.6%	41.0%
2021 Est. Black		2.8%	2.7%	3.2%	4.5%
2021 Est. Asian or Pacific Islander		39.7%	33.5%	26.5%	26.1%
2021 Est. American Indian or Alaska Native		0.4%	0.4%	0.6%	0.8%
2021 Est. Other Races		16.2%	17.7%	23.0%	27.5%
Hispanic					
2021 Est. Hispanic Population		3,701	15,144	46,447	137,326
2021 Est. Hispanic Population		14.4%	16.0%	23.5%	28.5%
2026 Proj. Hispanic Population		15.2%	17.0%	24.6%	29.4%
2020 Hispanic Population		13.3%	15.1%	22.2%	27.7%
Education (Adults 25 & Older)					
2021 Est. Adult Population (25 Years or Over)		19,438	71,000	147,575	356,813
2021 Est. Elementary (Grade Level 0 to 8)		1.8%	2.0%	3.4%	5.2%
2021 Est. Some High School (Grade Level 9 to 11)		2.6%	2.3%	3.4%	4.8%
2021 Est. High School Graduate		14.9%	14.0%	14.9%	16.6%
2021 Est. Some College		16.3%	16.8%	18.0%	17.9%
2021 Est. Associate Degree Only		7.9%	7.8%	7.8%	7.7%
2021 Est. Bachelor Degree Only		37.1%	36.8%	34.1%	31.4%
2021 Est. Graduate Degree		19.3%	20.3%	18.4%	16.5%
Housing					
2021 Est. Total Housing Units		10,978	39,822	81,889	188,207
2021 Est. Owner-Occupied		53.4%	52.1%	50.6%	54.7%
2021 Est. Renter-Occupied		43.6%	44.8%	46.0%	42.0%
2021 Est. Vacant Housing		3.0%	3.1%	3.4%	3.3%
Homes Built by Year					
2021 Homes Built 2010 or later		1.3%	1.6%	1.8%	2.1%
2021 Homes Built 2000 to 2009		5.4%	4.4%	4.1%	4.5%
2021 Homes Built 1990 to 1999		4.5%	4.4%	4.7%	5.4%
2021 Homes Built 1980 to 1989		11.6%	9.2%	9.1%	10.4%
2021 Homes Built 1970 to 1979		11.1%	12.6%	14.4%	15.2%
2021 Homes Built 1960 to 1969		27.4%	25.3%	22.2%	19.9%
2021 Homes Built 1950 to 1959		31.4%	28.8%	28.5%	27.1%
2021 Homes Built Before 1949		4.3%	10.5%	11.8%	12.1%
Home Values					
2021 Home Value \$1,000,000 or More		14.4%	27.8%	28.1%	29.3%
2021 Home Value \$500,000 to \$999,999		70.8%	64.0%	61.6%	53.1%
2021 Home Value \$400,000 to \$499,999		6.7%	3.7%	4.5%	8.3%
2021 Home Value \$300,000 to \$399,999		4.8%	2.2%	2.4%	4.0%
2021 Home Value \$200,000 to \$299,999		1.5%	0.6%	0.9%	1.6%
2021 Home Value \$150,000 to \$199,999		-	0.1%	0.2%	0.3%
2021 Home Value \$100,000 to \$149,999		0.2%	0.2%	0.5%	0.6%
2021 Home Value \$50,000 to \$99,999		0.8%	0.6%	0.9%	1.3%
2021 Home Value \$25,000 to \$49,999		0.2%	0.3%	0.5%	0.6%
2021 Home Value Under \$25,000		0.6%	0.5%	0.6%	1.0%
2021 Median Home Value		\$760,716	\$888,188	\$885,530	\$911,022
2021 Median Rent		\$1,900	\$1,848	\$1,757	\$1,698

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Labor Force					
2021 Est. Labor Population Age 16 Years or Over		21,518	78,861	164,581	399,995
2021 Est. Civilian Employed		52.2%	54.3%	54.6%	53.9%
2021 Est. Civilian Unemployed		7.0%	6.9%	7.2%	7.3%
2021 Est. in Armed Forces		0.2%	-	0.1%	0.2%
2021 Est. not in Labor Force		40.6%	38.7%	38.0%	38.6%
2021 Labor Force Males		47.2%	47.9%	48.3%	48.7%
2021 Labor Force Females		52.8%	52.1%	51.7%	51.3%
Occupation					
2021 Occupation: Population Age 16 Years or Over		11,242	42,806	89,909	215,575
2021 Mgmt, Business, & Financial Operations		23.7%	23.9%	22.2%	20.5%
2021 Professional, Related		33.5%	33.9%	30.7%	28.2%
2021 Service		10.6%	11.2%	13.8%	15.2%
2021 Sales, Office		22.9%	20.4%	20.8%	21.1%
2021 Farming, Fishing, Forestry		0.1%	-	-	0.1%
2021 Construction, Extraction, Maintenance		2.7%	3.6%	4.4%	5.1%
2021 Production, Transport, Material Moving		6.5%	6.9%	8.1%	9.8%
2021 White Collar Workers		80.0%	78.2%	73.6%	69.8%
2021 Blue Collar Workers		20.0%	21.8%	26.4%	30.2%
Transportation to Work					
2021 Drive to Work Alone		80.0%	79.3%	78.1%	78.1%
2021 Drive to Work in Carpool		6.7%	6.8%	7.0%	7.7%
2021 Travel to Work by Public Transportation		3.6%	3.1%	3.3%	3.5%
2021 Drive to Work on Motorcycle		-	-	0.1%	0.2%
2021 Walk or Bicycle to Work		2.0%	2.5%	2.6%	2.7%
2021 Other Means		1.4%	1.4%	1.6%	1.5%
2021 Work at Home		6.2%	6.7%	7.2%	6.4%
Travel Time					
2021 Travel to Work in 14 Minutes or Less		21.4%	21.9%	20.0%	19.5%
2021 Travel to Work in 15 to 29 Minutes		32.9%	32.2%	34.9%	35.5%
2021 Travel to Work in 30 to 59 Minutes		29.7%	30.7%	30.1%	30.1%
2021 Travel to Work in 60 Minutes or More		16.0%	15.2%	15.0%	14.9%
2021 Average Travel Time to Work		26.9	26.3	26.0	26.1
Consumer Expenditure					
2021 Est. Total Household Expenditure		\$895.03 M	\$3.37 B	\$6.85 B	\$16.2 B
2021 Est. Apparel		\$32.12 M	\$121.21 M	\$246.34 M	\$583.91 M
2021 Est. Contributions, Gifts		\$54.71 M	\$208.96 M	\$424.74 M	\$1.01 B
2021 Est. Education, Reading		\$31.89 M	\$122.3 M	\$247.9 M	\$591.79 M
2021 Est. Entertainment		\$51.66 M	\$194.97 M	\$395.87 M	\$938.68 M
2021 Est. Food, Beverages, Tobacco		\$134.75 M	\$505.32 M	\$1.03 B	\$2.43 B
2021 Est. Furnishings, Equipment		\$31.96 M	\$120.52 M	\$244.64 M	\$579.53 M
2021 Est. Health Care, Insurance		\$79.9 M	\$298.86 M	\$607.46 M	\$1.44 B
2021 Est. Household Operations, Shelter, Utilities		\$287.4 M	\$1.08 B	\$2.2 B	\$5.19 B
2021 Est. Miscellaneous Expenses		\$17.05 M	\$64.17 M	\$130.35 M	\$308.23 M
2021 Est. Personal Care		\$12.02 M	\$45.16 M	\$91.78 M	\$216.89 M
2021 Est. Transportation		\$161.55 M	\$606.76 M	\$1.23 B	\$2.92 B

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