

TORRANCE CROSSROADS

SWC Lomita & Crenshaw Boulevards

Torrance • California

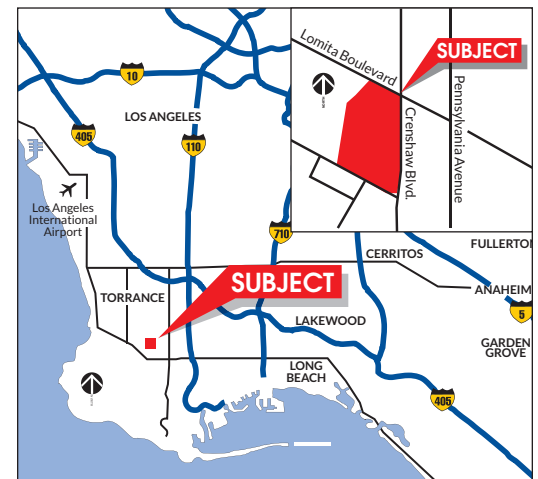
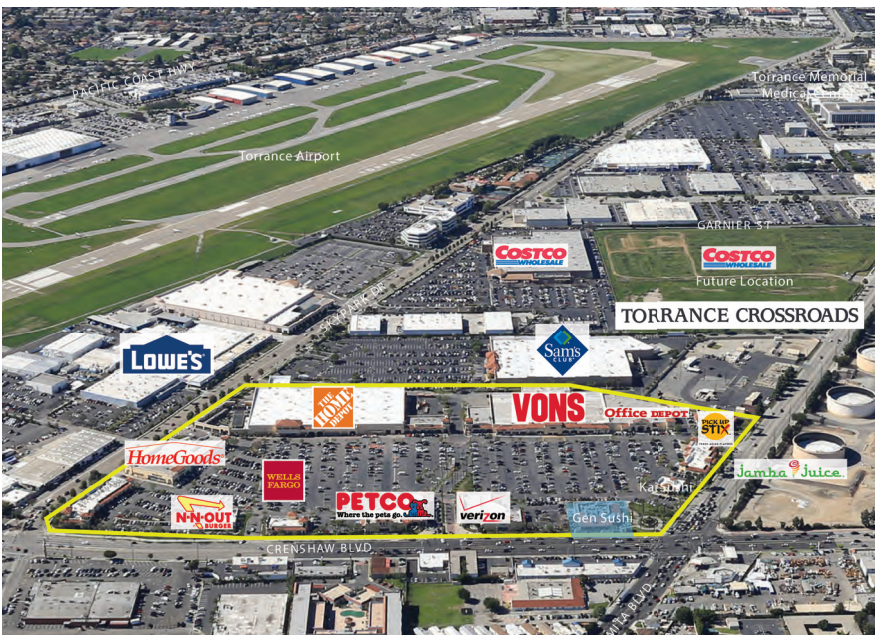


PROJECT FEATURES

- 148,758 gross leasable square feet (part of 478,000-square-foot project)
- Anchored by Home Depot, Vons, Office Depot, HomeGoods and Petco
- Part of a 70-acre masterplanned development including the adjacent Costco, Sams Club, and Lowes Home Improvement
- The property has been operating since 1992 and consistently performs with above average sales
- Space available (shops and pads)

AREA FEATURES

- 472,377 population within a 5-mile radius
- \$95,040 average household income
- 165,982 households
- Average age: 39.9 years



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