

FOR LEASE

Madison Park Retail, Restaurant & Medical Space

3445, 3525 & 3511 PACIFIC COAST HWY, TORRANCE



NEWMARK
PACIFIC

STEVE MCDONALD

Managing Director

t 213-298-3595

steven.mcdonald@nmrk.com

CA RE Lic. #01054568

ERIC LASTITION

Executive Managing Director

t 310-491-2047

eric.lastition@nmrk.com

CA RE Lic. #01119647

GEOFF LUDWIG

Executive Managing Director

t 310-491-2077

geoff.ludwig@nmrk.com

CA RE Lic. #01232244

MADISON PARK - TORRANCE



South Torrance location adjacent to Zamperini Field with great visibility on PCH



Abundant free parking with ±520 stalls = 6.7/1000 retail and 4.5/1,000 medical



Medical space available with immediate proximity to Torrance Memorial Hospital



Total of five ingress/egress driveways into the property on three different streets



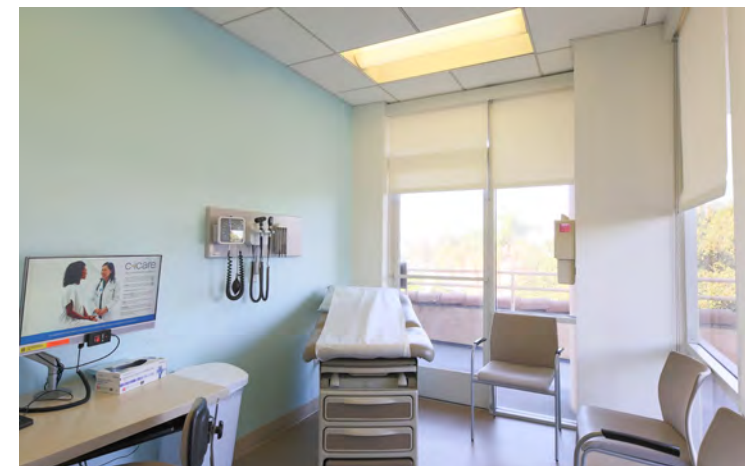
Retail signage opportunity for branding, plus two large monuments signs along PCH



Well-maintained neighborhood center with a curated mix of retail and medical tenants



NEWMARK
PACIFIC



MADISON PARK - TORRANCE

3525 PCH

3511 PCH

3445 PCH

MADISON ST

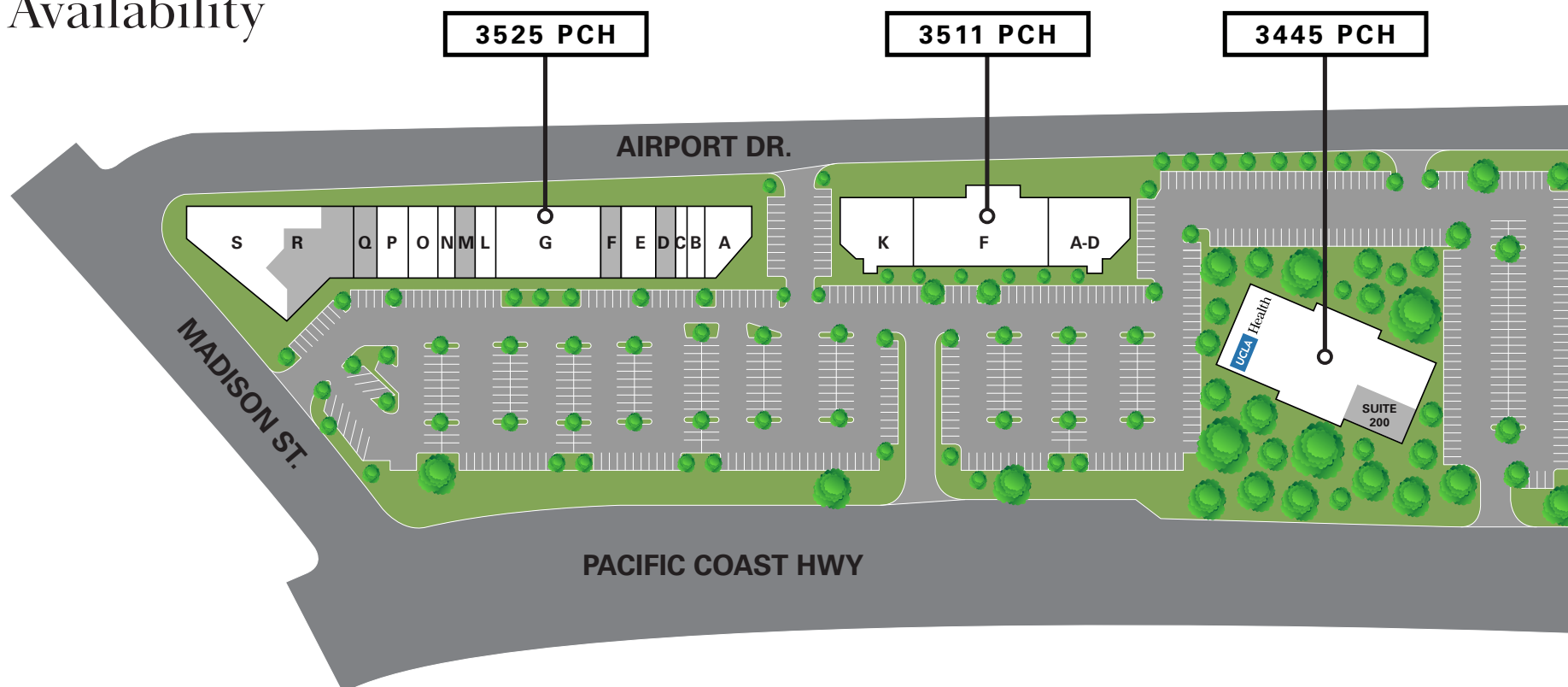
PACIFIC COAST HWY

NEWMARK
PACIFIC

MADISON PARK - TORRANCE



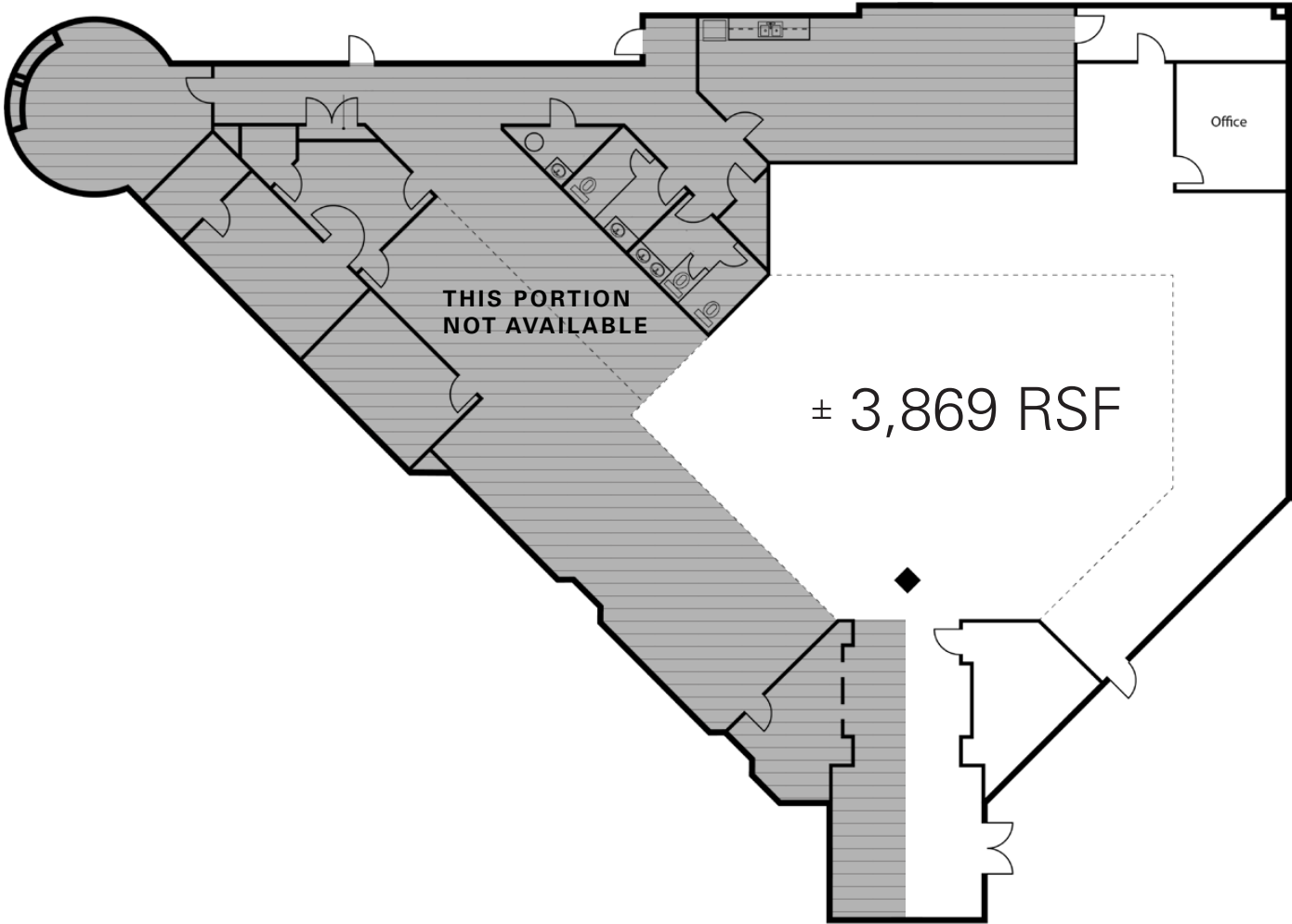
Availability



Bldg.	Suite	RSF	Rental Rate	Type
3525	D	± 870	\$3.00 PSF NNN	Former Dental Office
3525	F	± 1,363	\$3.00 PSF NNN	2nd Generation Restaurant
3525	M	± 1,356	\$3.00 PSF NNN	Retail / Restaurant
3525	Q	± 1,235	\$3.00 PSF NNN	Retail
3525	R	± 3,869	\$3.00 PSF NNN	Retail / Medical
3445	200	± 3,550	\$4.45 PSF MG	Medical
3445	230	± 1,218	\$4.45 PSF MG	Medical

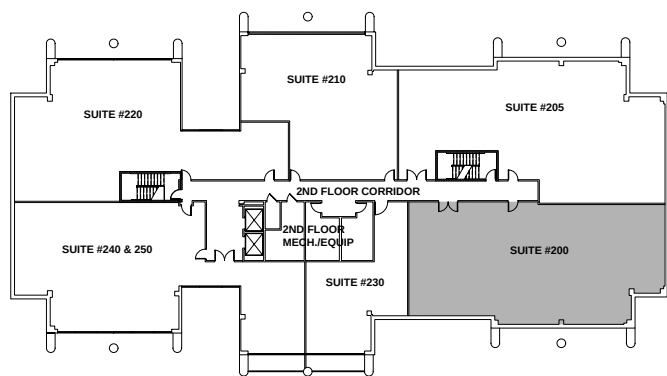
Floor Plan

3525 PCH - RETAIL/MEDICAL - SUITE R

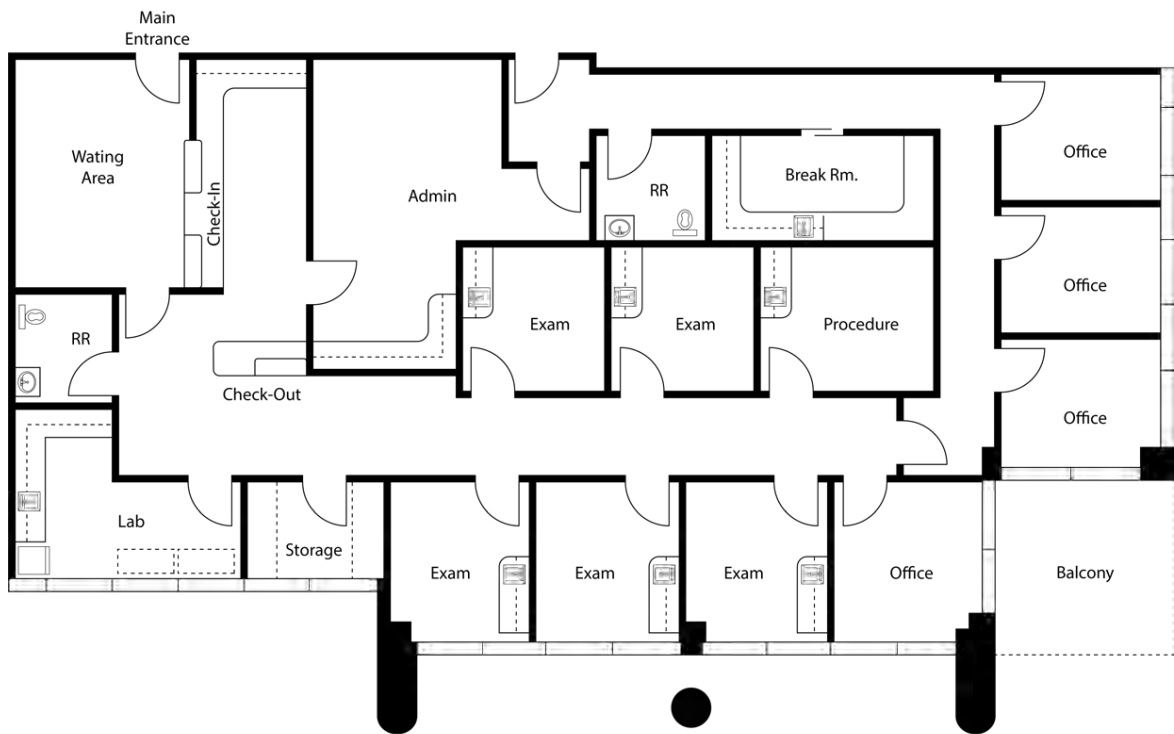


Floor Plan

3445 PCH - MEDICAL - SUITE 200



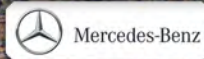
SUITE 200 HYPOTHETICAL LAYOUT ± 3,550 RSF



MADISON PARK - TORRANCE

Amenities

MADISON PARK



Mercedes-Benz



TORRANCE MEMORIAL
MEDICAL CENTER



LAND
-
ROVER

AutoNation Acura
South Bay



Pollo Loco



DCH
Toyota of
Torrance



Sam's
CLUB



LOWE'S
Home Improvement Warehouse



THE HOME
DEPOT



BIG 5
SPORTING GOODS



Smart & Final



KOHL'S



HomeGoods



4A JAPANESE BBQ
Gyu-Kaku



Mimi's
Cafe



california
PIZZA KITCHEN



SOUTH BAY
LEXUS



STONE FIRE
GRILL



Rubio's



amc



WHOLE FOODS
MARKET



McDonald's



IN-N-OUT
BURGER



Chick-fil-A



COSTCO
WHOLESALE



VONS



WINGSTOP



L&L
Hawaiian
Barbecue



jamba



GEN
KOREAN BBQ HOUSE



Jack
in the box



STAPLES



PETSMART



ISLANDS
fine burgers & drinks



MENDOCINO FARMS
sandwich market



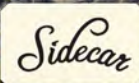
Peet's Coffee



BLAZE
PIZZA



TRADER
JOE'S



Sidecar

MADISON PARK - TORRANCE

Location Map



FOR MORE INFORMATION:

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CORPORATE LICENSE #01796698

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