

Smart & Final  
The Smaller Faster Warehouse Store

Davita

HARBOR-UCLA  
MEDICAL FOUNDATION, INC.  
DAVITA DIALYSIS

DENTISTRY  
310-328-1452

SAMSON'S  
WIGS BEAUTY SUPPLY

Davita  
Dialysis

# VERMONT & CARSON

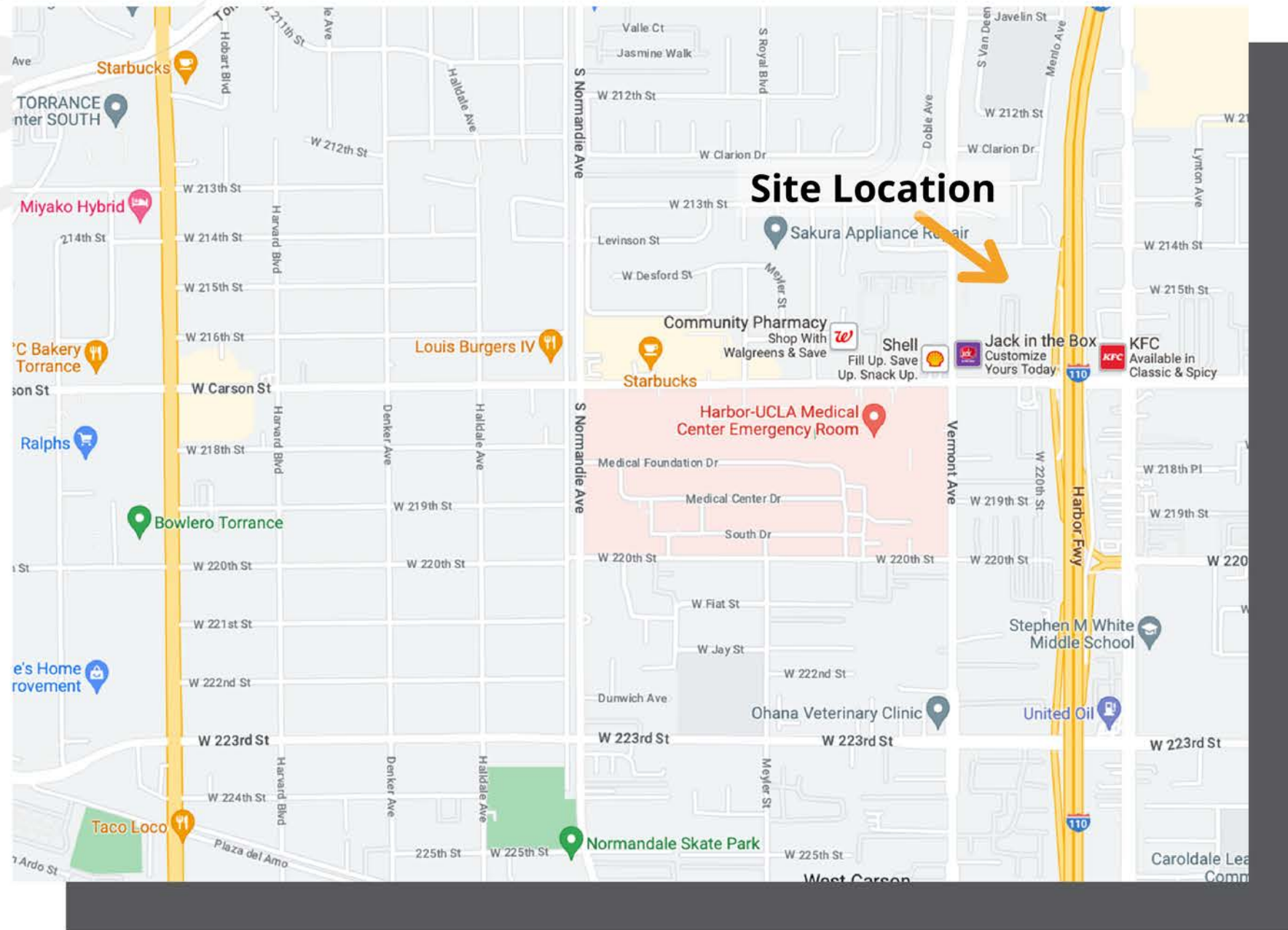
TORRANCE, CA

**H** HAAGEN COMPANY

NO  
BICYCLES  
SKATEBOARDS  
ROLLERBLADES  
ROLLERSKATES  
ALLOWED IN THIS AREA

NOW DELIVERING!  
smartandfinal.com

Smart & Final

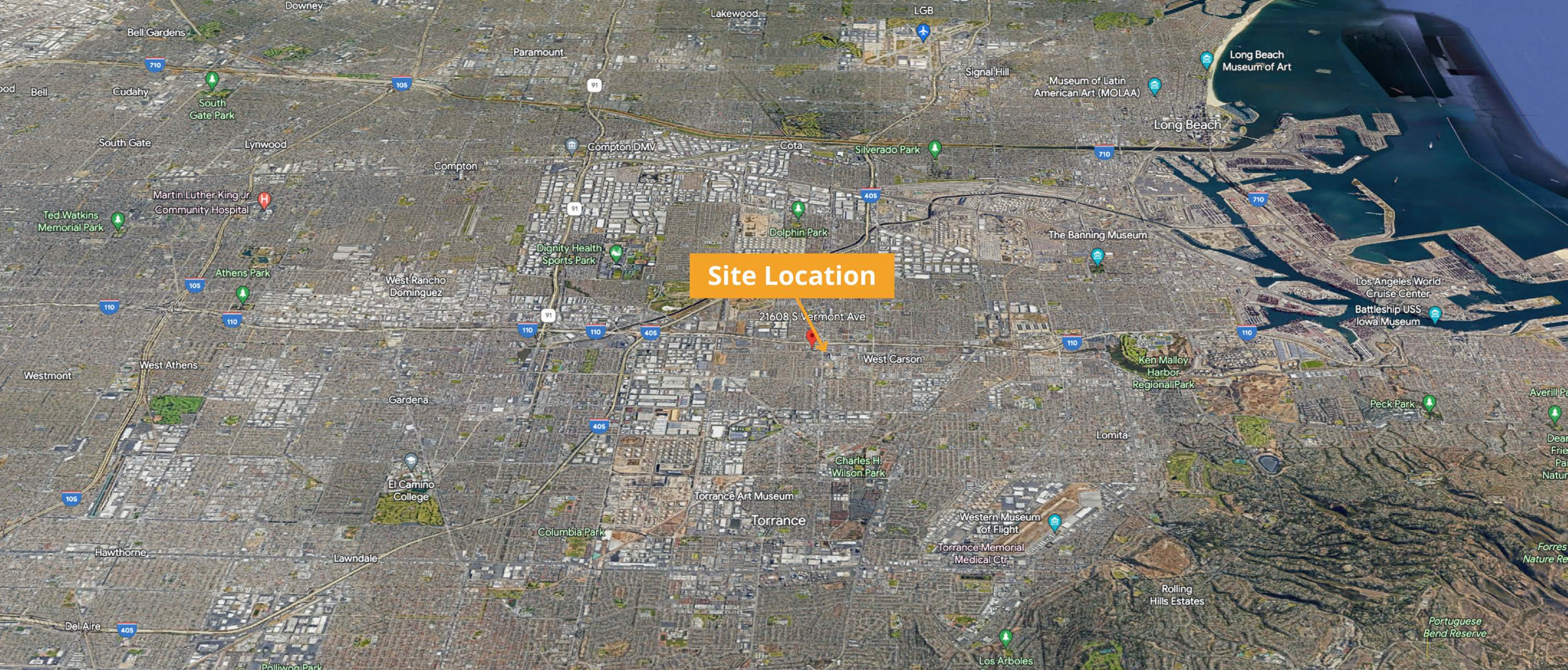


# VERMONT & CARSON

21600 - 21608 S. Vermont Ave  
Torrance, CA 90502

## SITE HIGHLIGHTS

- Smart & Final Shopping Center
- High Density Neighborhood
- Ample Parking
- Average daily traffic counts 45,697 on Carson and 21,933 on Vermont.
- Adjacent to the 110 Harbor Freeway



Site Location

21608 S Vermont Ave

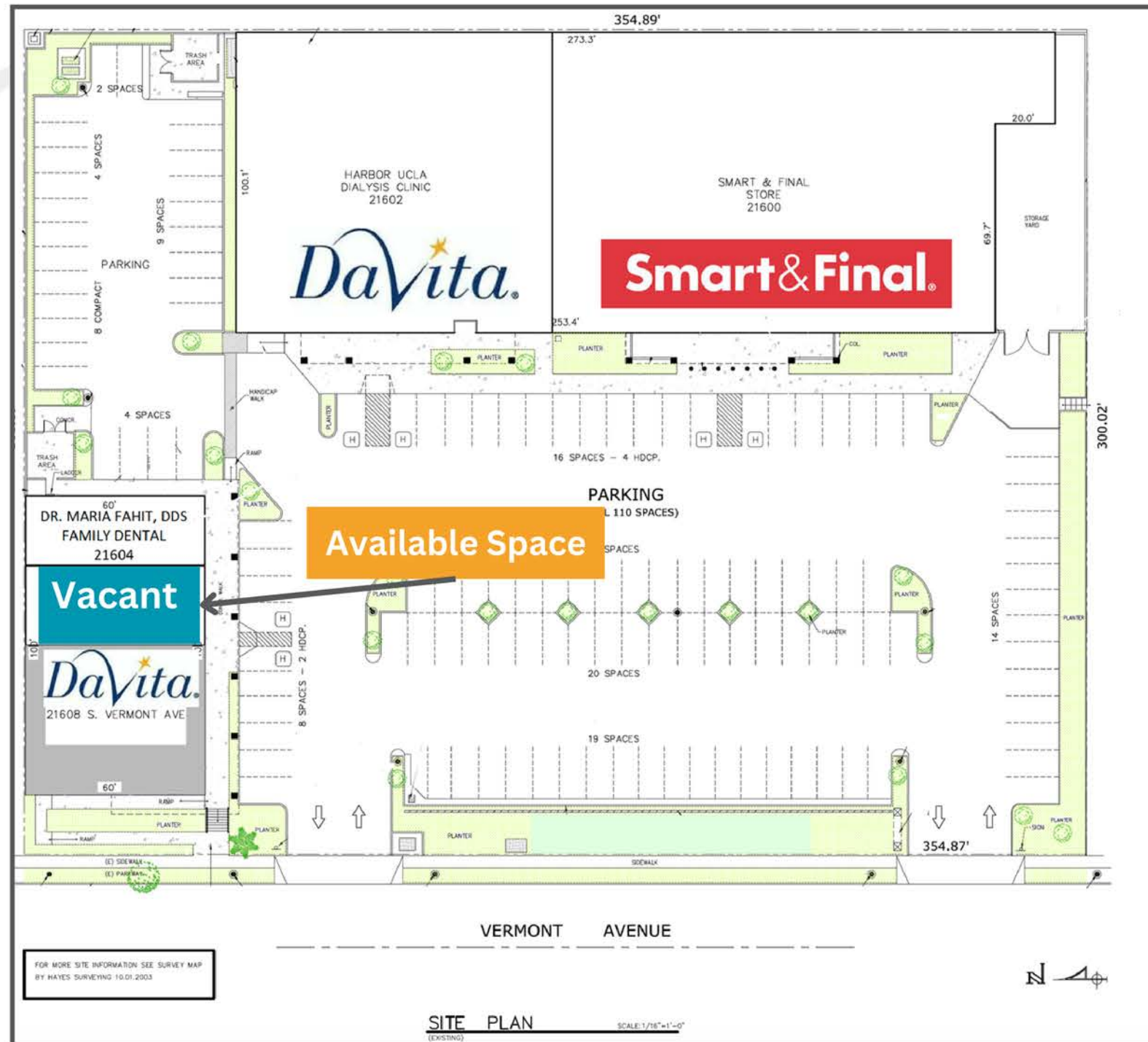


HAAGEN COMPANY

HAAGENCO.COM | 310-820-1200 X114

Select a location

21600 - 21608 S. VERMONT AVE., TORRANCE, CA 90502



## CARSON & VERMONT CENTER SITE PLAN

Units	Tenants	Area
21600	Smart & Final (#348)	16,423
21602	DaVita, Inc, #697	9,510
21604	Maria Fe Tan-Gahit DDS	1,200
<b>21606</b>	<b>VACANT</b>	<b>1,200</b>
21608	Total Renal Care, #5119	3,600

# PROPERTY PHOTOS



# TORRANCE, CA

Torrance, CA, is a vibrant and diverse city located in the South Bay region of Los Angeles County. Known for its pleasant Mediterranean climate, Torrance offers an ideal setting for a potential retail location. With a mix of residential neighborhoods and thriving business districts, the city provides a large and diverse customer base. Additionally, Torrance boasts a strong local economy, supported by major employers, which further enhances the potential for retail success in the area. Its proximity to popular beach destinations and cultural attractions makes Torrance a desirable location for both residents and visitors, ensuring consistent foot traffic and exposure for any retail establishment.



# DEMOGRAPHICS

2023 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	33,292	201,964	512,406
Households	10,470	65,776	170,968
Average Household Income	\$123,248	128,805	\$126,448
Median Age	40.4	40.1	38.9

# CONTACT US

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Our philosophy is to design and develop retail properties that add value to the local community.

## Welcome To Haagen Company

### Retail Centers & Commercial Properties

Haagen Company specializes in the acquisition, development and management of retail shopping centers and commercial properties. Our portfolio includes properties located in the western United States. Haagen Company is the current form of the family real estate business dating back to the late 1960's and is based in Los Angeles, CA.

