

# Country Hills Shopping Center

Los Angeles-Long Beach-Anaheim, CA

33.7895, -118.3408

2905-2965 Rolling Hills Road | Torrance, CA 90505



Center Size: 53,200 SF



| Demographics | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
|              | 11,857    | 158,450   | 435,071   |
|              | 4,669     | 59,838    | 156,571   |
|              | \$165,439 | \$168,930 | \$153,442 |

Ralphs-anchored shopping center within 1 mile of Hwy 1 with 44K vehicles daily (Kalibrate 2018)

Surrounded by a strong daytime population of 179K+ and a dense population of 179K+ residents within 3 miles

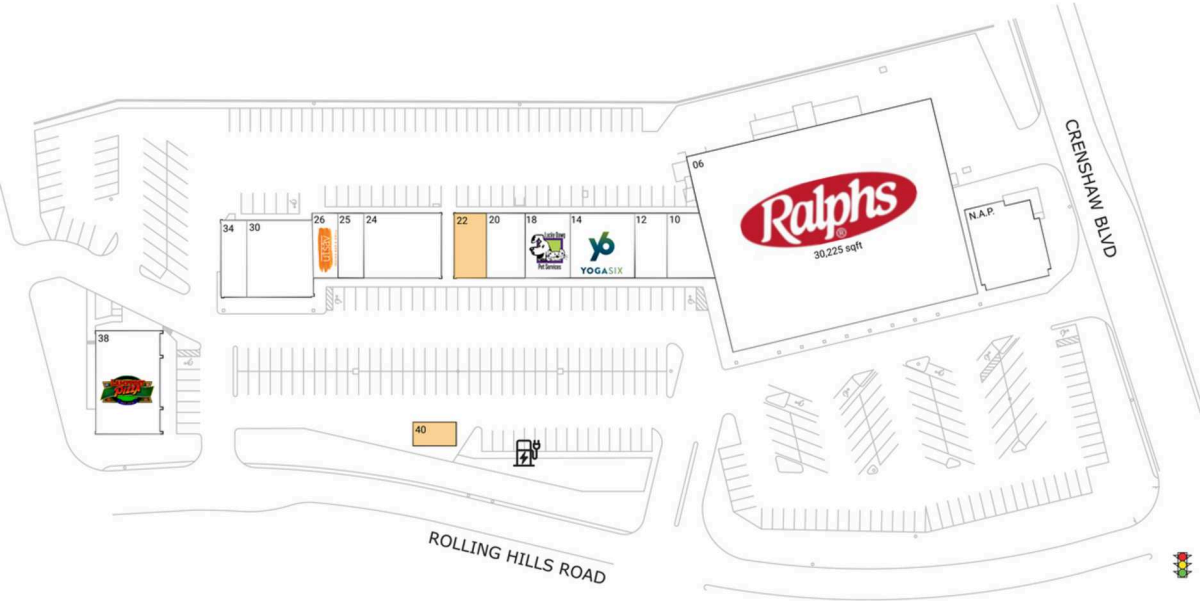
High visibility on Hawthorne Blvd with 33K+ vehicles daily and Crenshaw Blvd with 29K+ vehicles daily (Kalibrate 2022)

Located in the area's major thoroughfare connecting Torrance, Rolling Hills Estates and Rancho Palos Verdes

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### Available Space

|    |          |
|----|----------|
| 22 | 1,250 SF |
| 40 | 50 SF    |

### Current Retailers

|        |                        |           |
|--------|------------------------|-----------|
| N.A.P. | Salon                  | 3,500 SF  |
| 06     | Ralphs                 | 30,225 SF |
| 10     | Slay Nails & Spa       | 1,025 SF  |
| 12     | Country Hills Cleaners | 1,250 SF  |
| 14     | YogaSix                | 3,000 SF  |
| 18     | Lucky Dawg             | 1,750 SF  |
| 20     | All Kidz Urgent Care   | 1,500 SF  |
| 24     | The Steak House        | 2,000 SF  |
| 25     | Hair Diamond           | 1,000 SF  |
| 26     | Utsav Indian Cuisine   | 1,000 SF  |
| 30     | Hills Academy          | 4,000 SF  |
| 34     | Country Hills Dental   | 1,200 SF  |
| 38     | Lamppost Pizza         | 4,000 SF  |

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