

# DE LAMO

FASHION VILLAGE

22100 HAWTHORNE BLVD. | TORRANCE, CA

HAWTHORNE BLVD.

SEPULVEDA BLVD.

February 2025

**NEWMARK**

EXECUTIVE SUMMARY

# The Offering

Newmark, as exclusive advisor to TransformCo, is pleased to present the opportunity to acquire Del Amo Fashion Village (the Project or Site)—a premier mixed-use development site situated on ±23.44 acres (1,021,046 square feet) directly adjacent to the world-famous, Del Amo Fashion Center which is ranked as the second most popular mall in the country behind Ala Moana in Honolulu, Hawaii. The Project's extremely strong surrounding demographics and market fundamentals as well as its proximity to high-paying jobs, employment centers and retail/entertainment amenities, in combination with the quality and size of the development, make this a once-in-a-lifetime opportunity.

Upon completion, The Project will be a part of South Bay's premier, live-work-play destination. Del Amo Fashion Village is a phenomenal opportunity for investors who are eager to build luxury multifamily in one of the South Bay's most supply-constrained submarkets, as there has been no multifamily development of comparable scale in the South Bay over the past 30 years.

## Large-Scale, South Bay Redevelopment Opportunity



23.44-acre site that provides the opportunity to develop a mixed-use or multifamily project



Residential Mixed-Use is permitted under the existing zoning with a conditional use permit



Residential Density is unlimited with a maximum building height of 200 feet

22100 Hawthorne Blvd.,  
3501 Sepulveda Blvd. Torrance, CA 90505  
**Address**

7366-019-133, 7366-019-132  
**APNs**

23.44 AC (1,021,046 SF)  
**Land Size**

0%  
**Occupancy**  
(main parcel)

**REDONDO BEACH**  
Median Home Sale  
Price Over Past Year  
**\$1.8M**

F A S H I O N

**EL SEGUNDO**  
Median Home Sale  
Price Over Past Year  
**\$2.1M**

**MANHATTAN BEACH**  
Median Home Sale  
Price Over Past Year  
**\$3.6M**

**HERMOSA BEACH**  
Median Home Sale  
Price Over Past Year  
**\$4.0M**

**TORRANCE**  
Median Home Sale  
Price Over Past Year  
**\$1.3M**

**DEL AMO  
FASHION CENTER**  
(22M Annual Visitors)

**Townhomes  
For-Sale ~\$1M**  
(Developer:  
Lennar)

**HAWTHORNE BLVD.** (60,000 vehicles per day)

**SEPULVEDA BLVD.** (38,966 vehicles per day)



# Investment Highlights

**Once-in-a-Lifetime Opportunity to Purchase 23.44 Acres of Land in the Heart of South Bay**

## **Dearth of New Product in the South Bay**

South Bay multifamily inventory is mostly homogeneous and is starting to show its age. About 85% of existing stock is made up of Class B and C, garden-style properties built more than 20 years ago. In the past 20 years, there has been a lack of new institutional multifamily projects built in Manhattan Beach, Hermosa Beach, Redondo Beach and West Torrance. The City of Torrance has historically been anti-multifamily, however with the current housing shortage in Southern California, new mandates have been put in place to boost housing production. Del Amo Fashion Village is the best opportunity to execute a new development of scale in all the South Bay.

## **Lifestyle, Jobs and Entertainment**

Del Amo Fashion Village offers quick and convenient access to the "TAMI Economies" of South Bay with a rich history of aerospace with a notable shift of tech and entertainment tenants who have been priced out of Silicon Beach. With the dearth of new housing available, Del Amo Fashion Village will offer a much needed supply of new luxury housing in the community.

## **Exceptional Access to Surrounding Amenities**

Residents of Del Amo Village will be just steps from the newly renovated Del Amo Fashion Center, which attracts nearly 20 million people a year. Del Amo Fashion Center, the largest shopping center in the western United States, completed a \$300 million redevelopment, further defining its status as a shopping and entertainment mecca in the heart of Los Angeles. Major/influential tenants include Nordstrom, Macy's, Din Tai Fung, Dave & Buster's, Crate & Barrel, Barnes & Noble, Tesla and Dick's Sporting Goods.

## **Strong Fundamentals**

Renter demand has held up better in the submarket than in other locations of the metro. The South Bay market continues to have one of the lower vacancy rates in the Southern California region, at 3.3% while maintaining some of the highest market rents for Class A multifamily construction. These fundamentals are poised to persist with only two deals under construction in the entire South Bay market.

## **High Visibility Location**

Over 60,000 vehicles passing per day and over ~800 feet of frontage on main arterial Hawthorne Boulevard.

## **Path to Multifamily Mixed-Use Redevelopment**

The General Plan and Zoning Designations for the Site permit multifamily mixed-use projects, subject to issuance of a Conditional Use Permit (CUP), MND (Mitigated Negative Declarations), and at least 25% of the gross floor area being used for commercial purposes.

## **HBCSP (DA-1)**

**Hawthorne Boulevard Corridor  
Specific Plan Sub-District DA-1**

## **Zoning**

**Unlimited  
Residential Density**

**200 Feet  
Maximum  
Building Height**

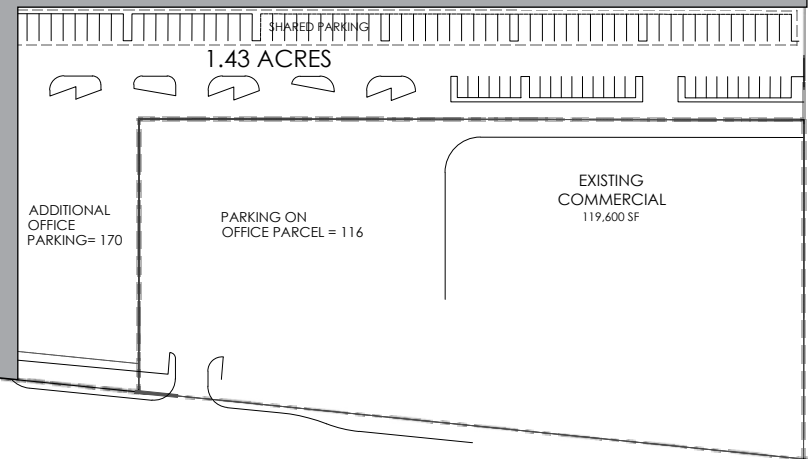
TORRANCE

# SAMPLE SITE PLAN

Potential Redevelopment Area

HAWTHORNE BLVD

SEPULVEDA BLVD



**DEL AMO  
FASHION CENTER\***

**Notable Tenants**

NORDSTROM

★ macy's

JCPenney

BARNES  
& NOBLE

ZARA

lululemon

FOREVER 21

GAP

H&M

OLD NAVY

pressed.  
JUICERY

TESLA

鼎泰豐  
DIN TAI FUNG

URBAN  
OUTFITTERS

Ralphs

TARGET

HAWTHORNE BLVD. (60,000 vehicles per day)

SEPULVEDA BLVD. (38,966 vehicles per day)



# Adjacent to the Del Amo Fashion Center

*One of the Biggest and Busiest Malls in the Country*

In the summer of 2003, Mills/JP Morgan acquired Del Amo Fashion Center for \$442 million and invested approximately \$300 million in renovations and transformations. The goal was to create a state-of-the-art lifestyle retail destination, introducing new retail, entertainment, and dining options to establish Del Amo Fashion Center as the premier retail and entertainment destination in Southern California.

In 2012, Simon Property Group initiated plans to revamp the mall, demolishing the north end and replacing it with a new, two-level wing of luxury shops. The latest addition to Del Amo Fashion Center is the lifestyle wing, a modern two-tiered outdoor promenade featuring well-known retailers such as Nordstrom, Anthropologie, Urban Outfitters, Eddie Bauer, Ann Taylor Loft, Aveda, and restaurants like P.F. Chang's and RA Sushi. Additionally, there is a standalone Crate & Barrel on Hawthorne Boulevard.

Adjacent to Del Amo Fashion Center is the mixed-use Village Del Amo development, which includes a Hilton Hotel and various retail amenities such as Benihana, El Torito, Marie Calendar's, Sport Chalet, and Starbucks, along with other ancillary retail amenities.

## Placer Labs Regional Mall Rankings

Rank	Mall Name	City, State	Visits
1	Ala Moana Center	Honolulu, HI	23.04M
<b>2</b>	<b>Del Amo Fashion Center</b>	<b>Torrance, CA</b>	<b>22.35M</b>
3	Westfield Topanga	Canoga Park, CA	21.04M
4	Roosevelt Field	Garden City, NY	19.99M
5	Butler Shopping District	Gainesville, FL	19.65M
6	Lakewood Center	Lakewood, CA	19.55M
7	Mall of America	Bloomington, MN	19.41M
8	UTC Shopping Center	Sarasota, FL	18.89M
9	Green Acres Mall	Valley Stream, NY	18.64M
10	Westfield Valley Fair	Santa Clara, CA	17.57M

**2.5 MSF**  
Site Area

**0.1%**  
Availability Rate

**\$52.78 PSF**  
Market Rent

**71%**  
24 mo. Lease Renewal Rate

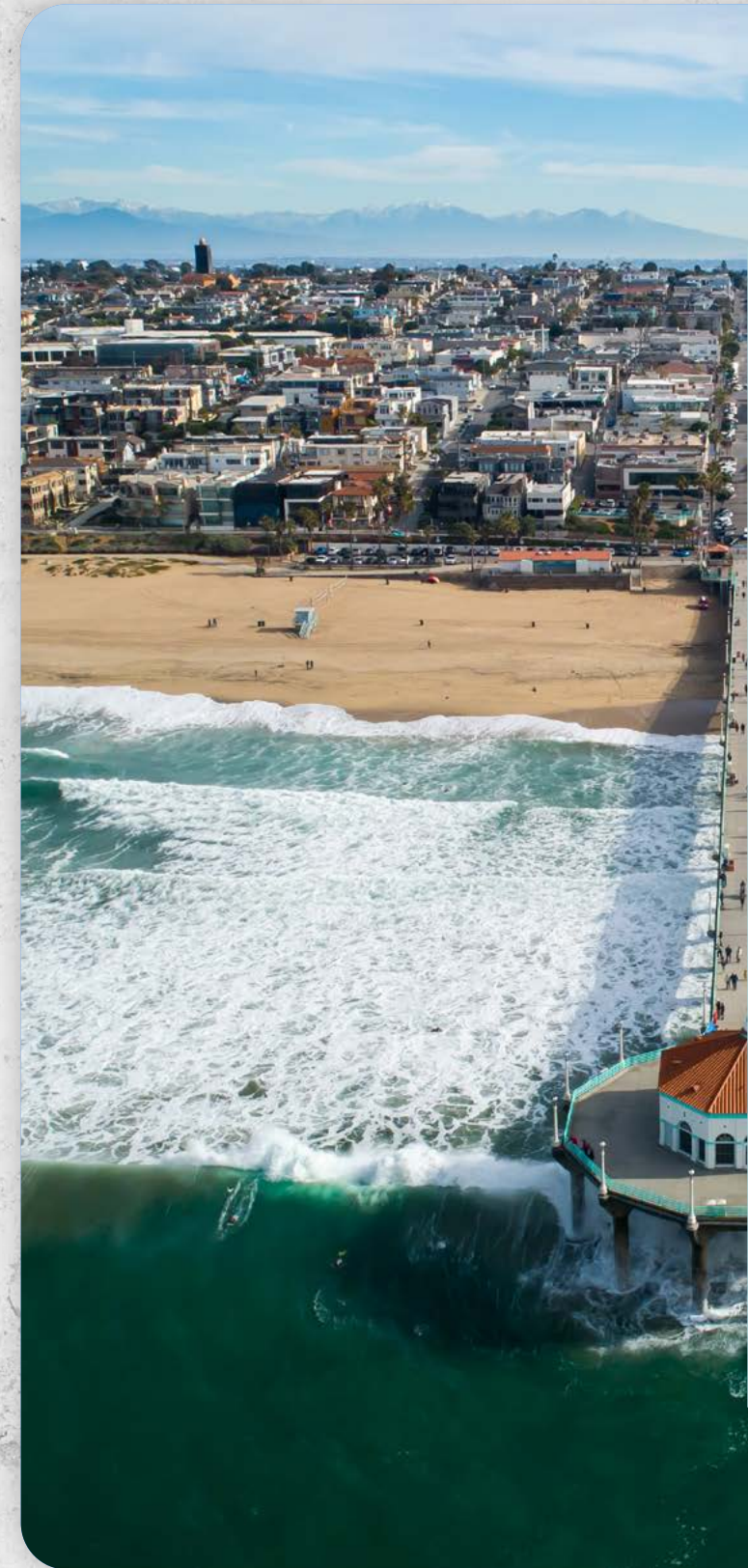
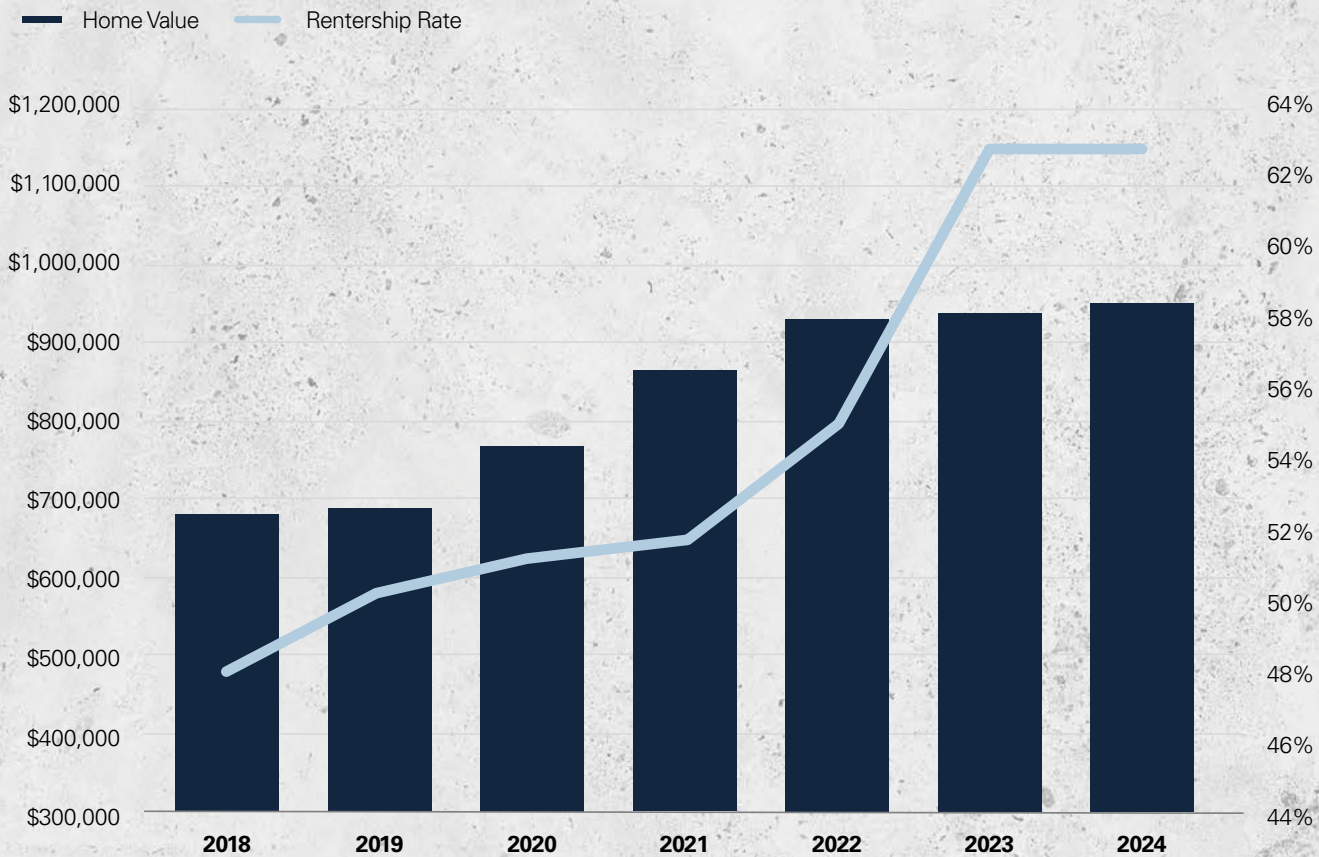
**\$372 PSF**  
Market Sale Price

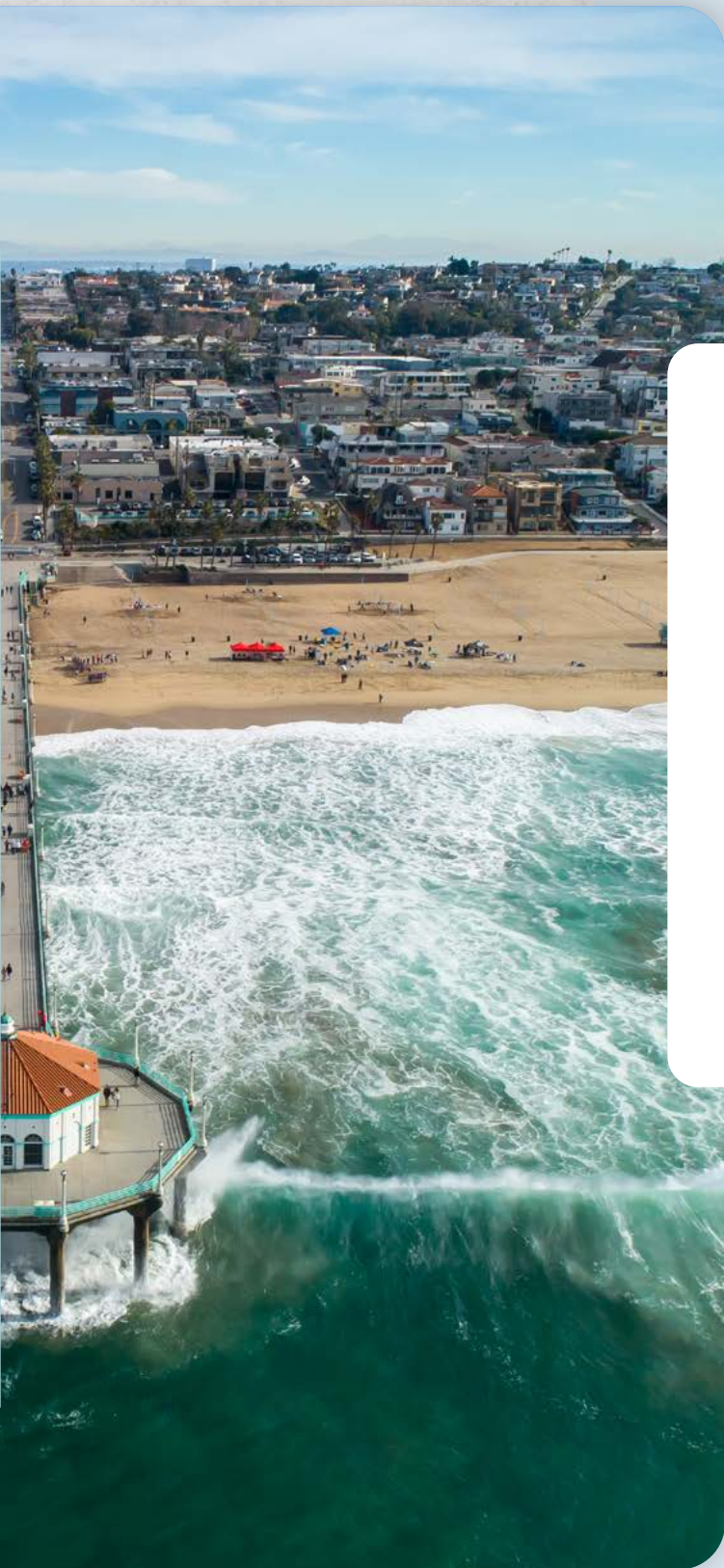
# Multifamily Market

## Exceptional Renter Demographics & Demand Fundamentals

The submarket has been undergoing significant redevelopment and change in the past several years. State and local mandates have driven the city to push for more housing units in recent years. Within three miles of Del Amo Fashion Village, over 44% of its current housing units are renter-occupied, signaling a strong renter demographic. In Torrance, homes over the last two years sold for \$1,122,000 on average, pricing out most homebuyers and making renting the preferred option. Additionally, in a 3-mile radius there are over 144,645 employed white-collar workers, or 88% of the workforce, and are in high-income fields such as business, finance, sales, management and healthcare.

### Los Angeles County Rentership Rate VS. Home Values

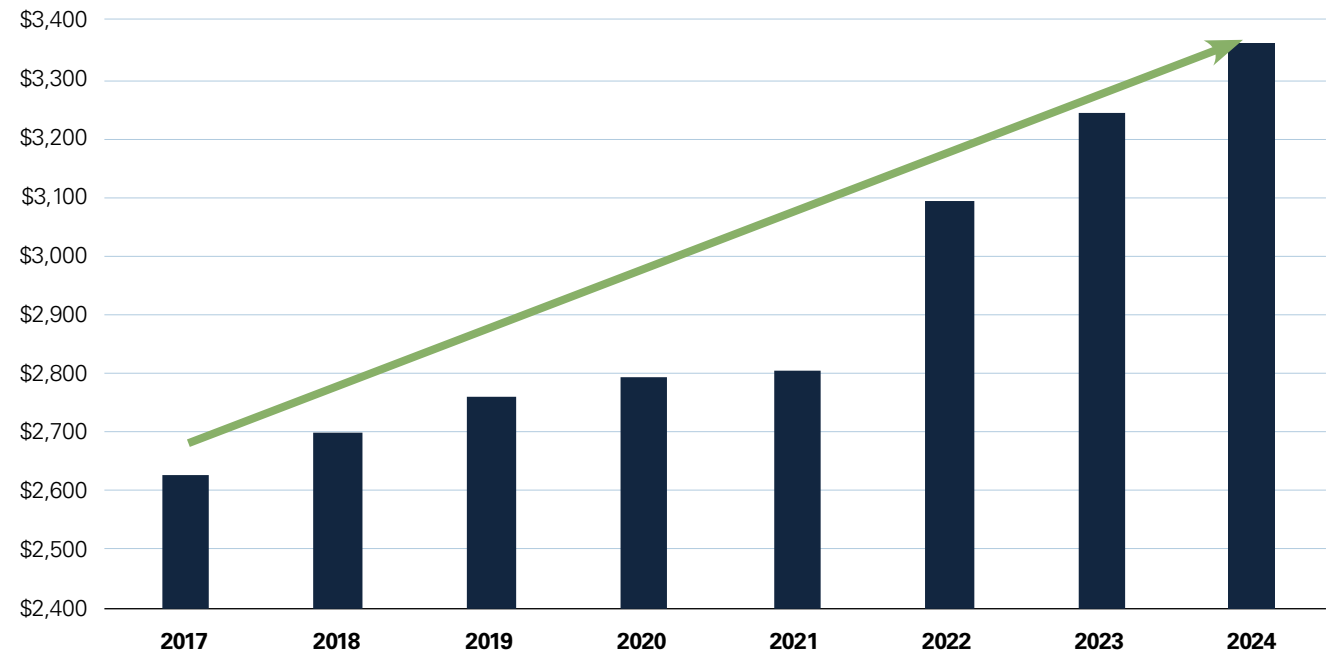




## Steady Submarket Class A Rent Growth

The South Bay Market has performed remarkably well throughout the last cycle, with Class A rent increasing steadily and achieving \$3,246 on average.

### Top-of-Market Rents



**\$150,810**  
Avg. Household Income  
(3-mile radius)



**\$1,340,000**  
City of Torrance



**88%**  
White Collar Population  
(1-Mile Radius)

Sources: Costar, Zillow, Claritas Spotlight

# Transit-Oriented Development at the Heart of Burgeoning Employment Center

The South Bay area benefits from a robust transportation infrastructure, providing residents with unparalleled access to greater Los Angeles and Orange County. Seven freeways and highways, including the I-405, I-105, I-605, I-710, I-110, SR-91, and Pacific Coast Highway, serve the region.

The Los Angeles County Metropolitan Transportation Authority (METRO) operates an extensive urban rail system in the South Bay. This includes the 22-mile metro Blue Line, connecting Downtown Los Angeles with Downtown Long Beach, and the 20-mile Green Line, which runs along the I-105 Freeway and provides transportation to LAX and Redondo Beach. The Metro Crenshaw/LAX Line, completed in 2021, connects to the Green Line at LAX and serve Inglewood, Crenshaw, and El Segundo.

Additionally, the Torrance Transit Park and Ride Terminal serves as the terminus of the extended Green Line. It features a 15,000-square-foot building with retail space, ticket sales, real-time arrival information, and conference facilities. The terminal will also include bus berths, a parking lot for up to 500 vehicles, drop-off zones, information kiosks, and outdoor bicycle storage.

#2

**Largest Metro GDP Output in the U.S. (\$1T)**

#2

**Most Populous MSA in the U.S. (13.2M)**

#2

**Busiest U.S. Ports**

121

**Colleges and Universities**

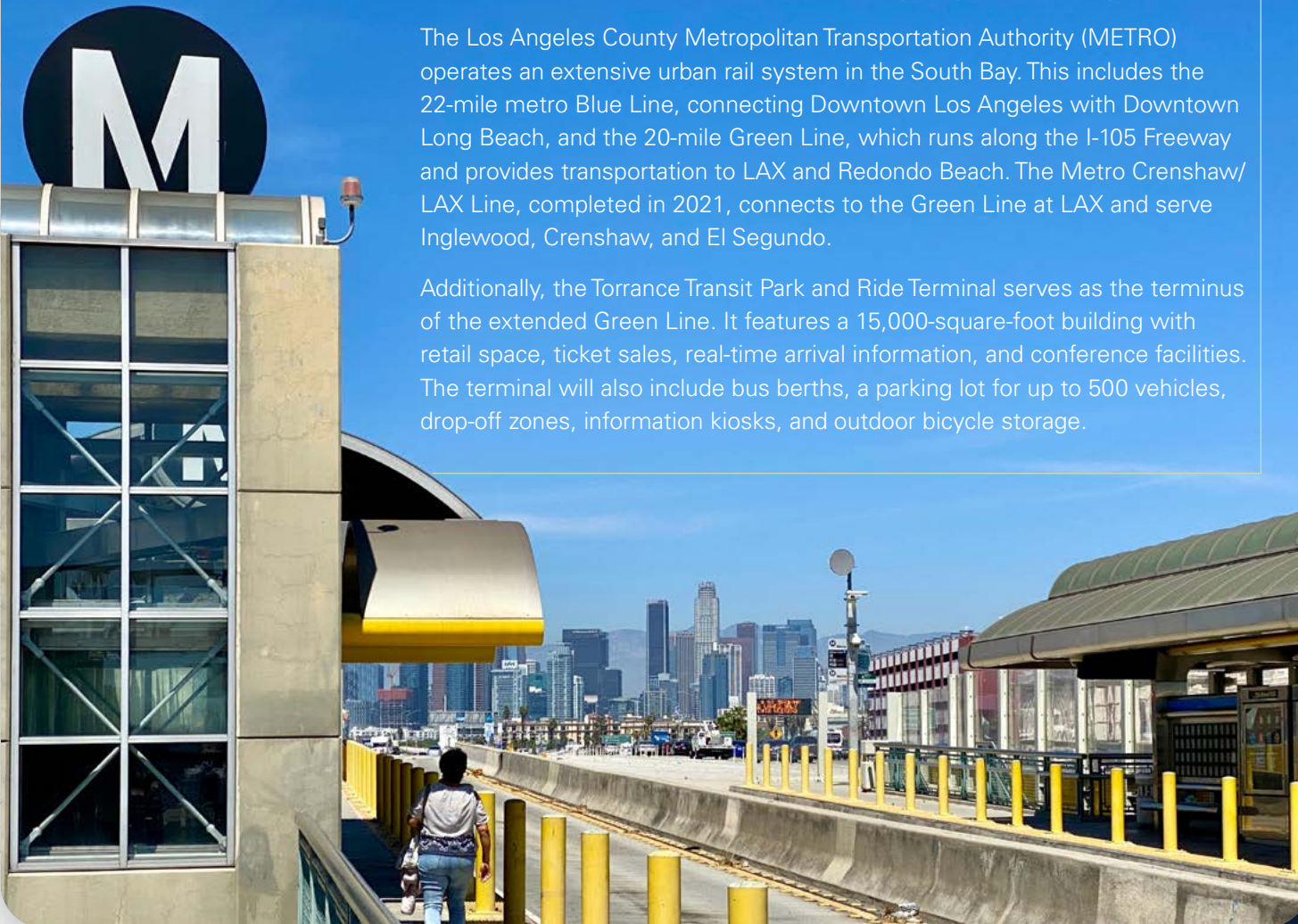
#3

**Busiest Airports Globally**

**Employment Within A 15-Min Drive**

**±238,000  
Jobs**

**±60 MSF  
Office Space**



### Beverly Hills

**LIVE NATION** **WMAE**  
**MGM** **Cedars Sinai**

### West Hollywood

**CBS** **ticketmaster**  
**VICEROY** **NEW LINE CINEMA**

### Hollywood

**NETFLIX** **BuzzFeed**  
**VIACOM** **technicolor**

### Century City

**Goldman Sachs** **20th CENTURY FOX**  
**Houlihan Lokey** **CAA Creative Artists Agency**

### DTLA

**Deloitte** **OAKTREE**  
**adidas** **FOREVER 21**

### Santa Monica

**HBO** **AMAZON**  
**hulu** **Google**

### Koreatown

**Bank of Hope** **KAISER PERMANENTE**

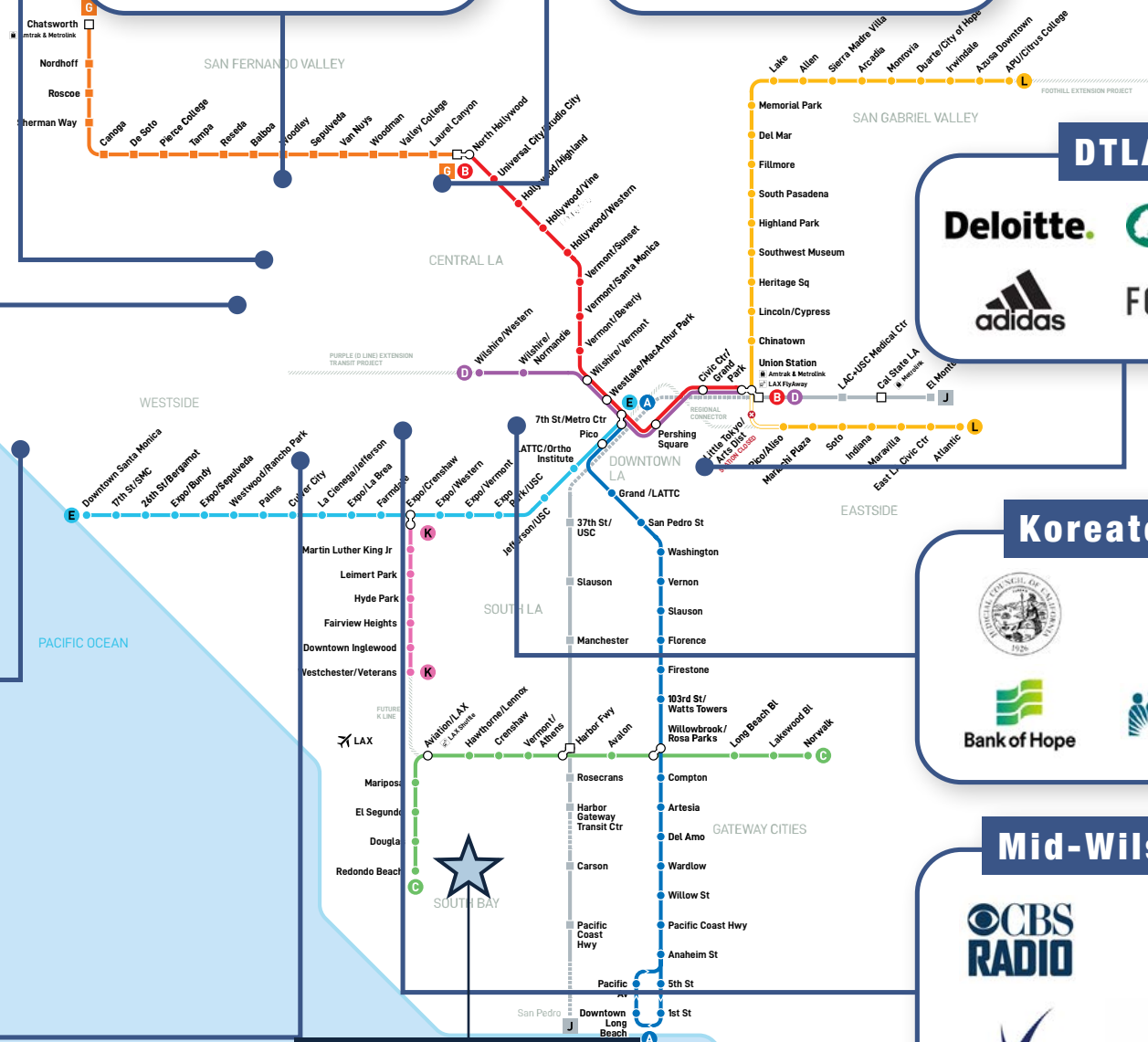
### Culver City

**SONY** **COLUMBIA PICTURES**  
**TikTok** **beats**

### Mid-Wilshire

**CBS RADIO** **sundance institute**  
**VERIFI** **SAG-AFTRA**

## DE LAMO FASHION VILLAGE



# Unsurpassed Access to Lifestyle, Amenities & Entertainment

Stretching along the picturesque Pacific Coast for 17.2 miles, the South Bay is widely recognized as one of the most desirable submarkets in Los Angeles County. Renowned for its stunning beaches and low-density living environment compared to the bustling city of LA, the South Bay offers a quality of life that is unparalleled in the region.

The South Bay boasts a vibrant and diverse array of amenities, including an abundance of eclectic restaurants, vibrant nightlife, live music venues, and high-end boutique retailers. Whether you're seeking a culinary adventure, a night out on the town, or a shopping spree, the South Bay has it all.

Beyond its exceptional lifestyle offerings, the South Bay is also home to a thriving employment hub, hosting a wide range of Fortune 500 companies and diverse industries. This unique combination of high-quality living and proximity to major employers continues to attract highly educated and affluent tenants to the region.



**\$1,122,000**  
City of Torrance



**14.8 MSF**  
Retail Space

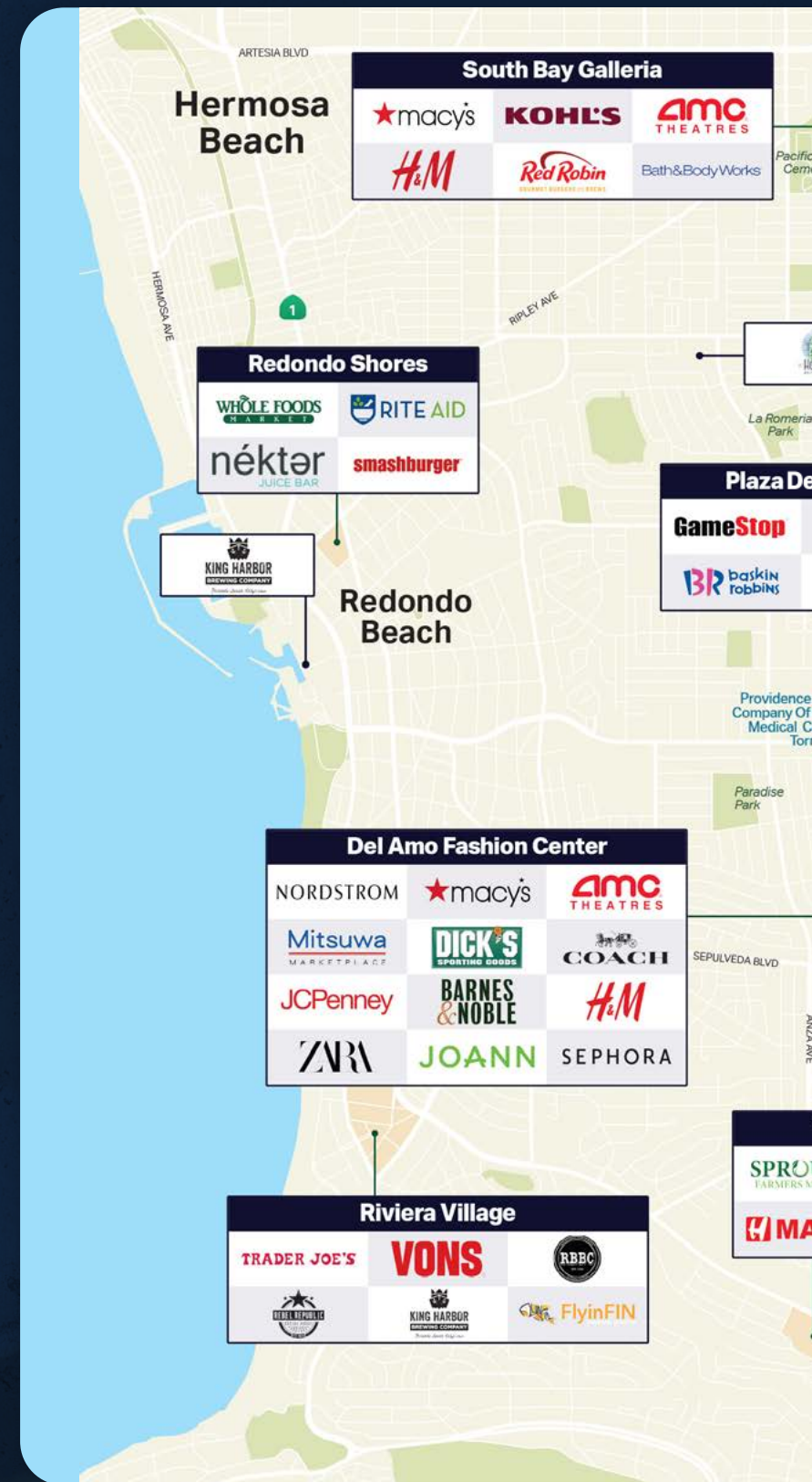


**6.6%**  
Retail Vacancy Rate



**2,206**  
Retailers

\*3-mile radius





# Torrance

**Gardenia Market Place**

- CHIPOTLE MEXICAN GRILL
- IN-N-OUT BURGERS
- STARBUCKS
- DICKEY'S
- BR baskin robbins

**Gardenia Gateway Center**

- 99¢ RANCH MARKET
- DAISO JAPAN
- 85¢

**Torrance Promenade**

- Walmart Neighborhood Market
- HomeGoods
- TRADER JOE'S
- Marshalls
- Burlington
- Office DEPOT
- BOB'S FURNITURE
- UFC GYM
- Party City

**Harbor Gateway**

- Walmart
- STARBUCKS
- Carl's Jr.
- SUBWAY
- TACO BELL
- Wendy's
- GREAT STEAK
- DOLLAR TREE
- Small World Toys
- Quiznos Sub
- TOYO SUSHI
- ON+ON
- MAYWEATHER BOXING • FITNESS
- Max 5 GOLF

**Village Del Amo**

- BevMo!
- tender greens
- STARBUCKS
- yogurtland

**Old Town Torrance**

- BY BRAZZI
- CHADO
- GLUTEN FREE COFFEE
- D-E-P-O-T
- Hostess
- Kaguro TORRANCE
- KAPPO IRIFUNE
- KEEGAN'S SPORTS LOUNGE & GRILL
- LOCAL KITCHEN
- MADRE!
- MITABI UNI
- CREST SPORTS BAR & GRILL
- TERRACE EARLY
- Torance Sunline

**Torrance Crossroads**

- VONS
- petco
- HomeGoods
- Office DEPOT
- THE HOME DEPOT
- sam's club

**SouthBay Pavilion**

- IKEA
- TARGET
- ROSS DRESS FOR LESS
- JCPenney
- Burlington
- Panera BREAD
- Olive Garden
- TONY ROMA'S
- CVS

# Carson

**Walmart Neighborhood Market**

**Albertsons**

**Ralphs**

**TARGET**

## Investment Sales Expert

### Kevin Shannon

*Co-Head, U.S. Capital Markets*  
t 310-491-2005  
kevin.shannon@nmrk.com  
CA RE Lic. #00836549

### Ken White

*Vice Chairman*  
t 310-491-2006  
ken.white@nmrk.com  
CA RE Lic. #01788506

### Fred Smith

*Vice Chairman*  
t 212-372-0728  
fred.smith@nmrk.com

## Multifamily Sales Expert

### Chris Benton

*Senior Managing Director*  
t 310-407-6564  
chris.benton@nmrk.com  
CA RE Lic. #01808847

### Anthony Muhlstein

*Managing Director*  
t 310-407-6560  
anthony.muhlstein@nmrk.com  
CA RE Lic. #01701409

### Gabe Munson

*Associate*  
t 206-604-9750  
gabe.munson@nmrk.com  
CA RE Lic. #02208431

## Retail Experts

### Bill Bauman

*Vice Chairman*  
t 213-298-3593  
bill.bauman@nmrk.com  
CA RE Lic. #00969493

### Kyle Miller

*Executive Managing Director*  
t 213-298-3597  
kyle.miller@nmrk.com  
CA RE Lic. #01716644

## Debt, Equity & Structured Finance

### Jonathan Firestone

*Co-President,  
Global Debt & Structured Finance*  
t 310-709-4910  
jonathan.firestone@nmrk.com  
CA RE Lic. #01461911

### Henry Cassidy

*Director*  
t 808-291-2509  
henry.cassiday@nmrk.com  
CA RE Lic. #01970771

### Greg Galusha

*Executive Managing Director*  
t 310-429-9477  
greg.galusha@nmrk.com  
CA RE Lic. #02168136

### Brian Bowis

*Managing Director*  
t 949-608-2145  
brian.bowis@nmrk.com  
CA RE Lic. #01780922

## Foreign Capital

### Alex Foshay

*Divisional Head of  
International Capital Markets*  
t 212-372-2253  
alex.foshay@nmrk.com



# DEL AMO

FASHION VILLAGE

February 2025

Corporate License #01355491

# NEWMARK

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