

Torrance Crossroads



Bryant Palmer Soto has been involved with the continual development of the site for more than 10 years, selecting updated colors center-wide and most recently through the design and installation of a Chipotle Mexican Grill in the “quick-casual” restaurant village at the southern end of the property.

Torrance Crossroads is a 45-acre community retail and restaurant development project, involving a myriad of technical and political challenges Bryant Palmer Soto overcame through professional land development experience. The project included challenges such as how to deal with serious on-site drainage problems, cost and time estimated to secure planning approvals, environmental and traffic impact, zoning changes and Tract Map approvals. Our responsibilities began as consultant to the original developer, with master planning and land use services, including guiding the planning process to determine what costs and improvements would be required for off-site streets, sewers, storm drains, grading, and on-site parking lots, utilities and rights-of-way.

This is a center that fully integrates multiple large-scale national retail concerns, including supermarkets, a Home Depot, and a Sam’s Club, with national restaurants including Dairy Queen, Chipotle and Claim Jumper, as well as regional and local one-of-a-kind shops and restaurants including In-n-Out Burger and several “mom-and-pop” businesses. The Center’s tenant design guidelines and signage criteria have been carefully organized to allow local businesses and national concerns to coexist, mingling recognizable national trade dress and branding identity icons with regional signage as well as local identity and markers, all packaged using a unifying “Mission Revival” vernacular that suits the site and the local community. As such, this center is a prime and often cited example of how well planned and carefully coordinated developments can incorporate strong thematic elements to create a sense of place, but still allow the architectural diversity necessary to attract national concerns without overwhelming a small community, because they support small, local business and provide considerable public green space and amenity.

