

NEWSLETTER



BUILDING HOURS

Monday - Friday

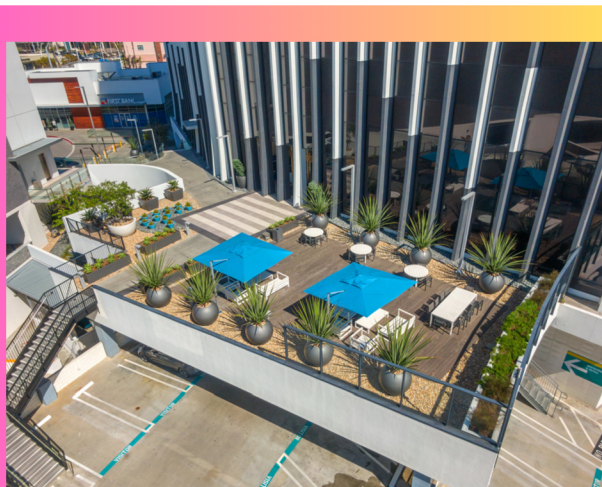
8:00 AM - 6:00 PM

Saturday

9:00 AM - 1:00 PM

Building Security 24/7

(310) 614-5036



www.delamocrossing.com

ON SITE MANAGEMENT TEAM

Sr. Property Manager - Margaret Powell
Operations Manager - Carolyn Williams
Asst. Property Manager - Edith Castanon
Chief Building Engineer - Randy DeJong
Building Engineer - Jaimen Patron
Day Porters - Veronica, Chad, Yolanda
Parking Manager - Eloisa Velazquez
Parking Attendant - Juan Hernandez
Security - Shashonie Mitchell





What's New

Del Amo is pleased to announce our continuing support and sponsorship with The City of Torrance and the annual TRYST International Art Fair & NOMAD. TRYST is the world's largest international art fair dedicated exclusively to artist-run spaces, collectives, and independent organizations. NOMAD is a community-focused event where Southern California artists showcase recent work, connect with peers, and engage a wider audience. The event begins with a 'Welcome' message by City of Torrance Mayor George K. Chen on Friday August 7th at 4pm and continues the weekend through Sunday, August 9th. Please mark your calendars and stop by the 5-story building (21535 Hawthorne Blvd.) to get totally emersed in some of the world's finest artists' expressions. Further details to follow.



Del Amo Crossing Tenants

*We would like to welcome
our new tenants*

Franklin Technology Systems

Kreassive Inc.

We are happy you're here!



(310) 406-3730



21535 Hawthorne Blvd., Suite 100, Torrance, CA 90503

4TH OF
July



In observance of Fourth of July the Management
Office will be closed on Friday, July 3rd.

Should you have an emergency, please call
Security (310) 614-5036.

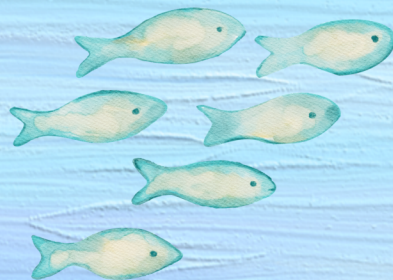




Happy *Anniversary*

We would like to recognize the
following tenants who will celebrate
their Anniversaries of Tenancy in
June, July, and August.

- California Bank & Trust
- Discovery
- Allmon DiBernardo
- New U Therapy
- RTI Properties Inc.
- Japan Taste Marketing
- Richard Briggs Law
- Clear Choice
- Incinta Fertility Center
- SIG International
- KTN Enterprises
- KTN Norris Foundation
- The Light Center
- Mitsubishi
- John Credell Law
- Celerium Inc.
- Hanover Search
- Ploutus Advisors
- Collinson Law
- WaterWorks Engineers



Summer Outdoor Activities in Torrance

As we head into the summer season, we hope everyone enjoys the warmer weather, longer days, and the many activities our community has to offer. Below are some activities & events, and a refreshing seasonal recipe.

- Visit the local farmers market at Wilson Park for fresh produce & handmade goods.
- Enjoy walking paths and outdoor recreation and check community calendars for outdoor concerts, movie nights, and seasonal festivals happening throughout the city.
- Lunch/Dinner at Downtown Torrance
- Explore the Madrona Marsh Nature Preserve nature trails.
- Visit South Coast Botanic Garden for beautiful gardens and walking paths.
- Spend a relaxing afternoon near Torrance County Beach.
- Sunset walk along the coast.

4th of July Fireworks Show

Date: Saturday, July 4, 2026

Time: Fireworks are scheduled for the evening (recent years have started around 8:45 PM - 9:00 PM)

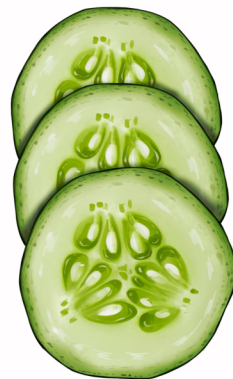
Location: The display is launched from the Torrance Civic Center area, with designated public viewing zones. The city has confirmed a 2026 Independence Day fireworks event as part of America's 250th anniversary celebrations.

Summer Recipe

Fresh Cucumber Summer Salad

Ingredients

- 4 Persian cucumbers, sliced
- 1 cup cherry tomatoes, halved
- ¼ red onion, thinly sliced
- Feta cheese (optional)
- Black Olives
- Fresh dill or parsley
- 2 tbsp olive oil
- 1 tbsp lemon juice
- salt & pepper



1. Combine cucumbers, tomatoes, and onion in a bowl.
2. Drizzle with olive oil and lemon juice.
3. Season with salt, pepper, and herbs.
4. Toss well and top with olives and feta cheese if desired.
5. Refrigerate briefly before serving.

TENANT REMINDERS



Parking Office: (310) 540-3039

Office Hours 8:00 am - 5:00 pm

Contact: Eloisa.velasquez@abm.com

Rent: Payments are due on or before the 1st day of each month. In order to avoid late fees please mail your check to the lockbox at least five days prior to due date.

21515 Hawthorne Owner, LLC

P.O. Box 846909, Los Angeles, CA 90084-6909

Trash Bins: Please note our bins are only to be used for disposing of daily office trash and recycling items such as paper, plastic/glass bottles, aluminum cans, and broken down boxes (no E-Waste items). Any office furniture (chair, desk, file cabinet) or other bulky items will require you to order a bin for disposal.

Deliveries: Getting something delivered? All deliveries must be completed before 8:00 am or after 6:00 pm Monday - Friday, Saturday after 1:00 pm and anytime on Sunday. If a delivery company is being used, please contact the management office for vendor insurance guidelines that are required to be received prior to the delivery date. Please make arrangements with your delivery vendor to dispose of any large boxes.

Insurance: Please be sure to submit your most updated COI along with an additional Insured Endorsement to us here at the management office or email to ecastanon@mullerco.com We want to make sure our files are up to date.

Leasing Information: There are renewals coming up this year; if you have any questions concerning your renewal or would like to get a jump start, please contact Margaret Powell (310) 406-3730 or email mpowell@mullerco.com



Management Office

(310) 406-3730



Parking Services

(310) 540-3039

Building Security

(310) 614-5036



Service Requests

www.delamocrossing.com

Select "Tenant Log-In"

Notary Services



Edith Castanon ecastanon@mullerco.com