

WESTERN TOWN PLAZA

1730 Sepulveda Blvd,
Torrance, CA 90501



CONTACT US

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PROPERTY FEATURES

- Anchored by 7-Eleven and Spires Restaurant
- Located on a signalized corner of a major intersection at Sepulveda and Western
- Abundant parking (ratio of 6.02 / 1,000 SF)
- Highly visible shopping center
- Turn-key barber / beauty salon available

AREA AMENITIES

- Neighboring tenants include: Walgreens, CVS, Rite Aid, McDonald's, and Burger King within 1.5 mile radius
- Looking for a dry cleaner, specialty retailer, quick service food, and more
- ±64,429 CPD on Sepulveda Blvd. and Western Ave.

RENTAL RATE

- \$1.85/SF + NNN

DEMOS	1 mile	3 mile	5 mile
Population	34,540	225,086	500,751
Avg. HH Income	\$95,223	\$93,194	\$103,723
Daytime Population	9,819	130,064	500,751
Traffic Count	±64,429 CPD on Sepulveda Blvd & Western Ave		



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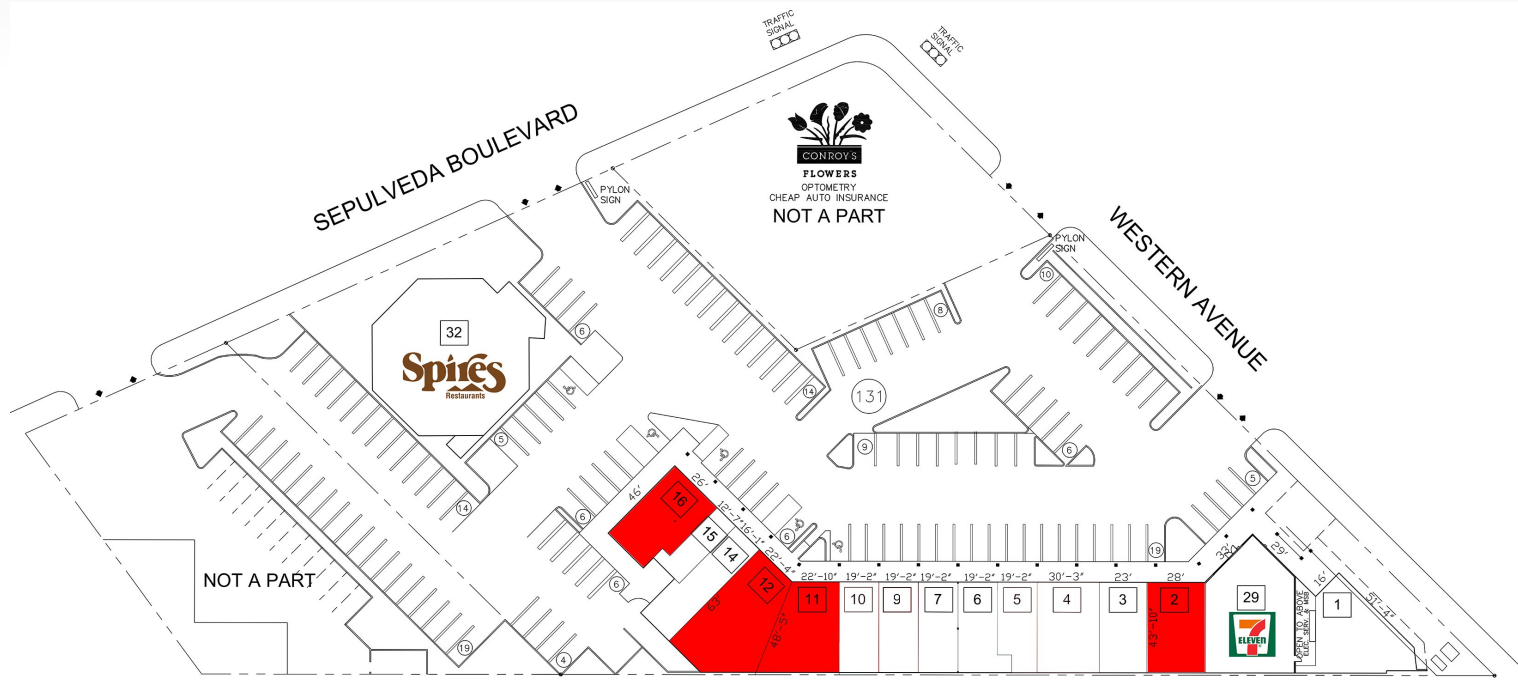
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Ste.	Tenant	SF
1	West Coast Dental Group	1,624
2	Vacant	1,232
3	Pro Nails	664
4	Modo Ink	1,632
5	XH Massage	796
6	Shisen Ramen	901
7	Bon Acupuncture & Moxi Clinic	842
9	Charged Up Nutrition	842

Ste.	Tenant	SF
10	J & J Barbers	850
11	Vacant	1,295
12	Vacant	1,873
14	Sei-Ko-En Restaurant	968
15	Cozy Down	665
16	Vacant	1,228
29	7-Eleven	2,459
32	Spires Restaurant	5,043

Max Contiguous Space Available- 4,018 SF

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