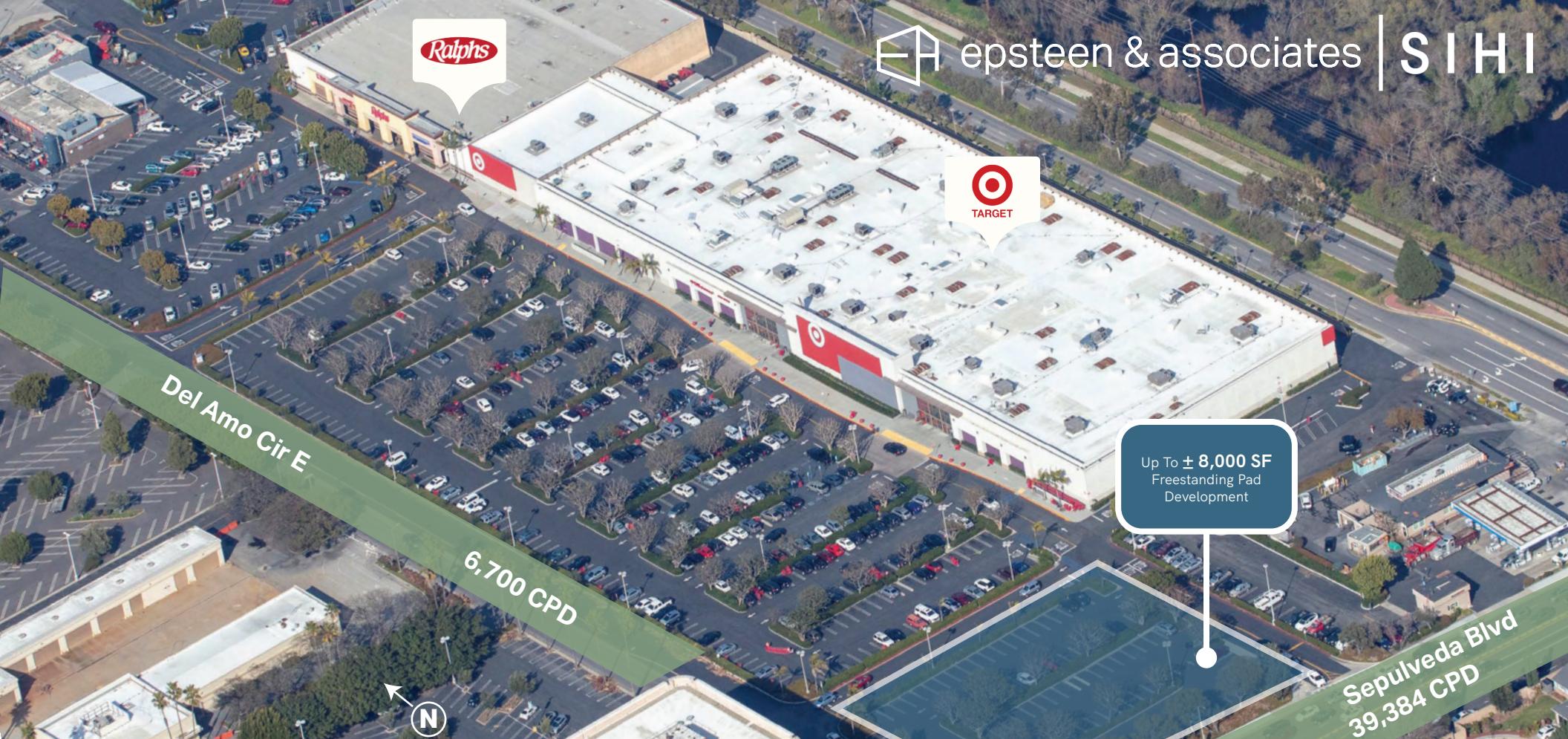




epsteen & associates

SIHI



TORRANCE SHOPPING CENTER

3433 Sepulveda Blvd TORRANCE, CA

FOR LEASE

± 8,000 SF | Pad Development

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

CONTACT FOR MORE INFORMATION

JACK FARLO

310.451.8171 X220

JFARLO@EPSTEEN.COM

BRE LIC: 02067149

MIKE GETZ

310.451.8171 X226

MGETZ@EPSTEEN.COM

BRE LIC: 01838728

JACK AUSTIN

310.451.8171 X221

JAUSTIN@EPSTEEN.COM

BRE LIC: 02217375

JASON GORDON

310.451.8171 X222

JGORDON@EPSTEEN.COM

BRE LIC: 01139740

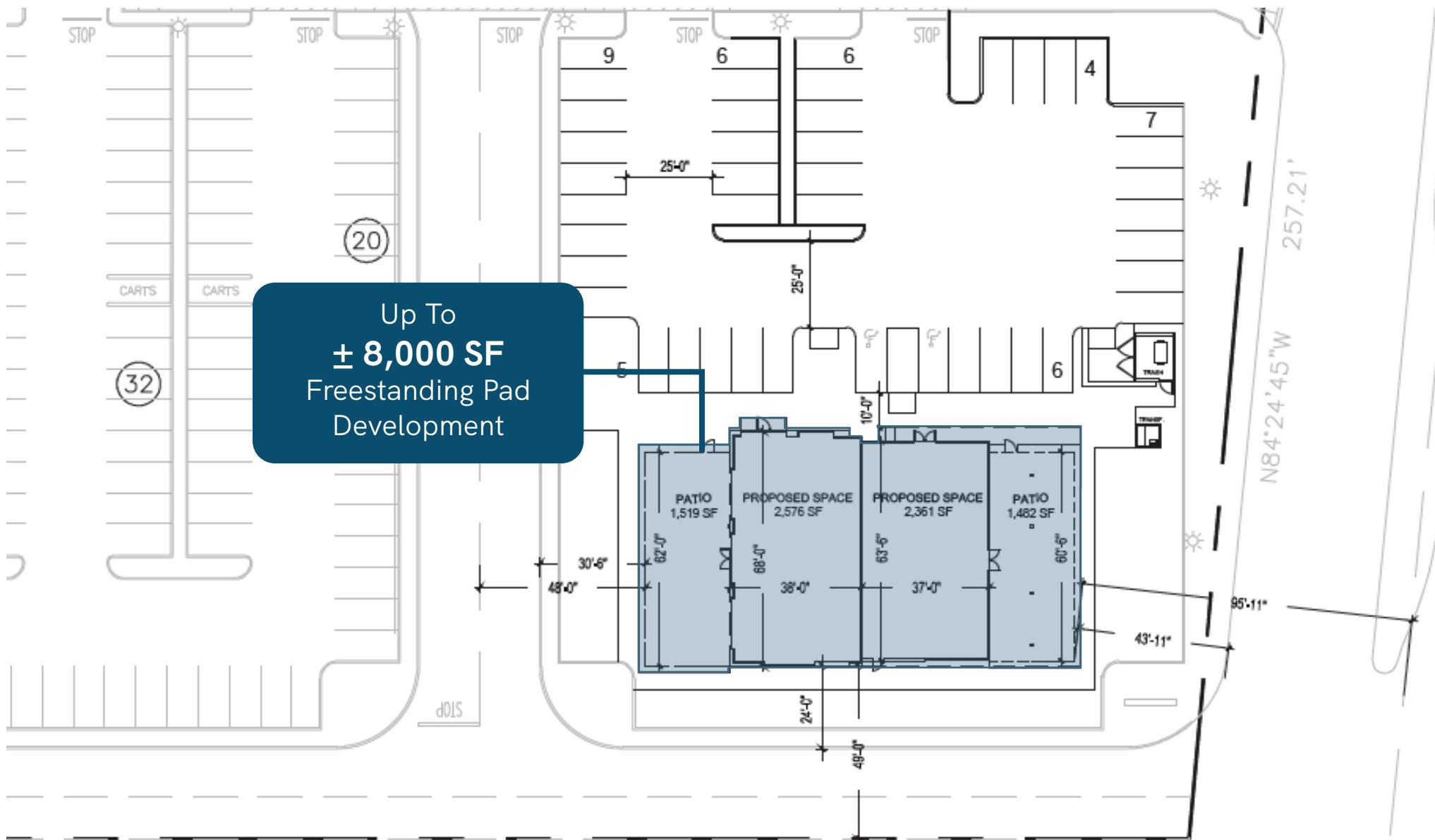
SITE PLAN

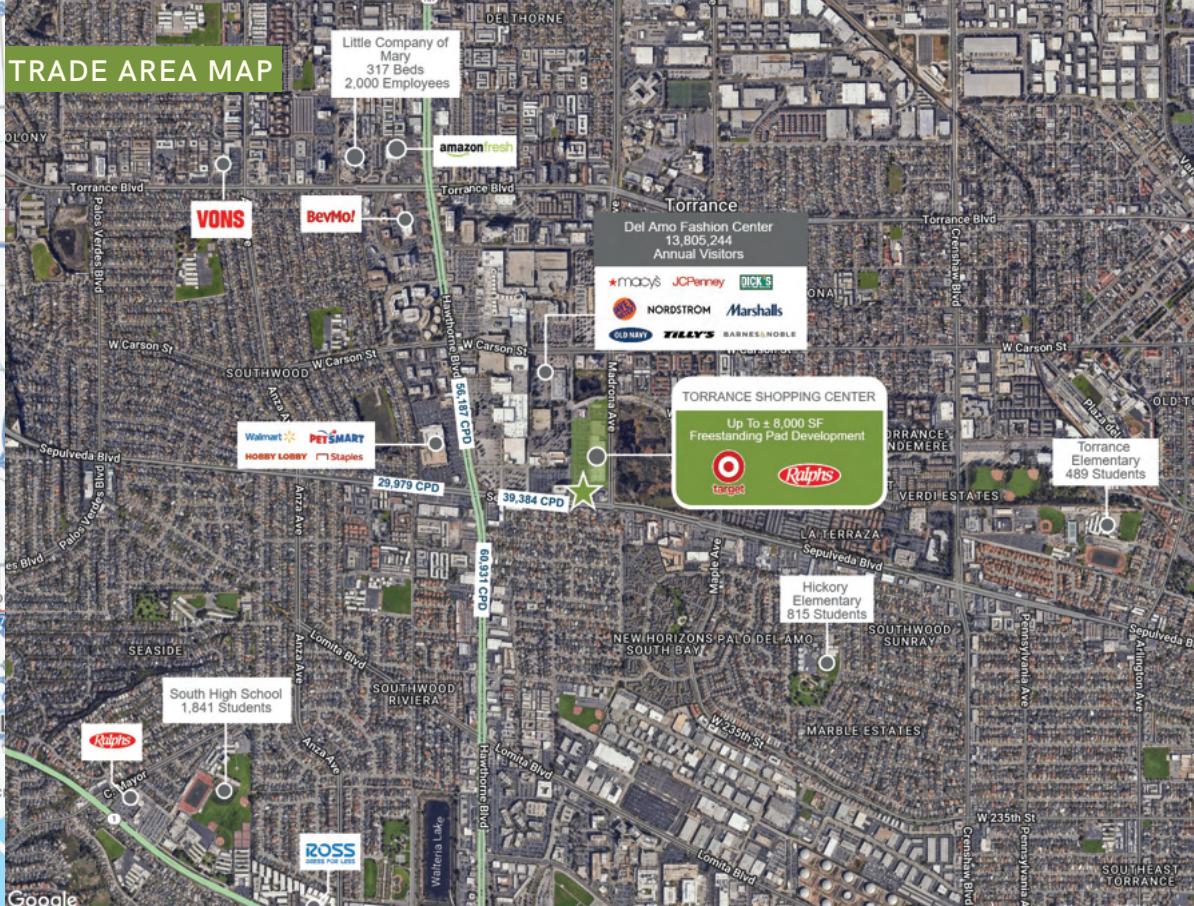
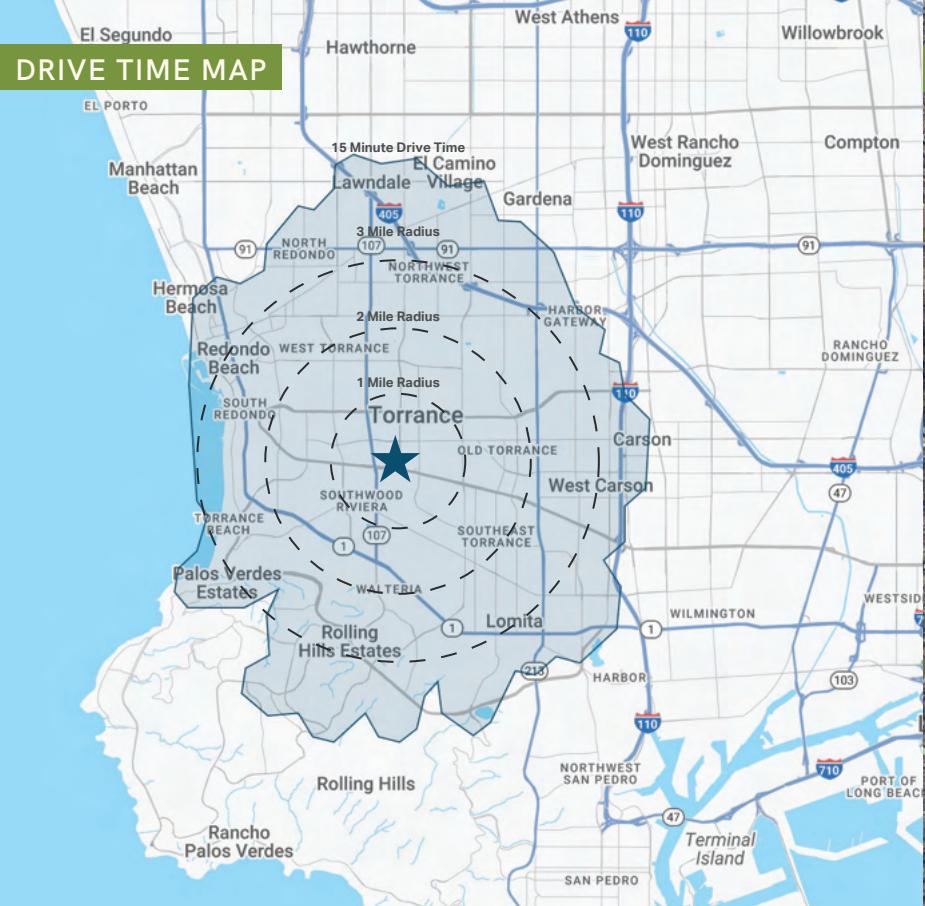


PROPERTY DETAILS

- Anchored by Target and Ralphs, ensuring consistent foot traffic
- Adjacent to Del Amo Fashion Center, one of the largest and most prominent malls in the USA. The mall features **23 million annual visitors** and high sales per square foot
- High income trade area with **\$169,000** average household income
- Strong traffic on Sepulveda Blvd (**39,384 CPD**)
- **200,000+ residents** and **160,000+ employees** within 3-miles

SITE PLAN





DEMOGRAPHICS

Trade Area: 15 Min Drive Time



Population
1 MILE 28,452
2 MILE 93,846
3 MILE 207,363
TRADE AREA 344,038



Daytime Population
1 MILE 24,728
2 MILE 69,146
3 MILE 116,842
TRADE AREA 160,790



Med Household Income
1 MILE \$118,999
2 MILE \$124,827
3 MILE \$124,192
TRADE AREA \$124,359



Avg Household Income
1 MILE \$153,617
2 MILE \$164,339
3 MILE \$169,717
TRADE AREA \$169,552

LIFESTYLE SPENDING

INDEX BASED ON NATIONAL AVERAGE OF 100 WITHIN A 3 MILE RADIUS



144
Meals at Restaurants



135
Entertainment / Recreation



130
Retail Goods

This infographic contains data provided by ESRI



TORRANCE

Torrance Shopping Center presents a compelling opportunity for an experience-driven, sit-down restaurant or brewery concept seeking to establish a strong presence in a vibrant South Bay trade area. Ideally located adjacent to the Del Amo Fashion Center, the 7th largest mall in the United States, spanning over 2.5 million square feet. Within an affluent, densely populated community known for its dining culture and loyal local customer base, the center benefits from excellent visibility, easy access, and strong co-tenancy that supports extended dwell time.

The surrounding residential neighborhoods and nearby employment centers generate consistent lunch, dinner, and evening traffic, making the site well suited for social, destination-oriented concepts. With ample parking and a welcoming, neighborhood-focused environment, Torrance Shopping Center offers the fundamentals that allow a brewery or distinctive restaurant to thrive as a community gathering place while building a durable, long-term following in the Torrance market.



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