

FOR LEASE

JOIN NATIONAL FAST CASUAL RESTAURANT IN FORMER WELLS SOUTH BAY PAD
1303-1313 SEPULVEDA BLVD. | HARBOR CITY, CA 90710



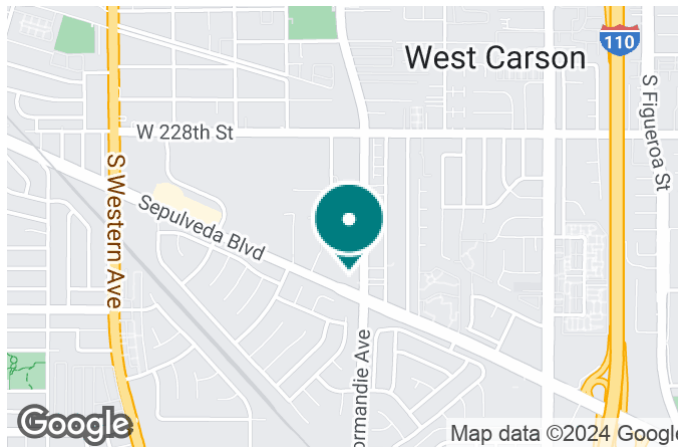
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

JOIN NATIONAL FAST CASUAL RESTAURANT IN FORMER WELLS SOUTH BAY PAD | 1303-1313 SEPULVEDA BLVD., HARBOR CITY, CA 90710 BROCHURE | PAGE 2



FEATURES & AMENITIES

- Former Wells Fargo on Freestanding Pad Being Demised
- Join National Fast Casual Restaurant (in Leases)
- Ideal For Another Fast Casual/QSR Tenant
- A+ Co-Tenants Include CVS, Coffee Bean & Tea Leaf Drive-Thru, Ono Hawaiian BBQ, Buffalo Spot + Goodwill
- Ample Parking
- Multiple Pylon Signs
- Newer Construction Property With Excellent Curb Appeal
- Strong Traffic Counts With +/-65,000 Cars Per Day

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,427	75,108	165,028
Total Population	33,325	221,368	473,251
Average HH Income	\$98,741	\$92,636	\$102,318

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Former Wells Fargo location on the pad of a CVS anchored center is being demised. Join national fast casual restaurant (currently in leases). Available space is ideal for a fast-casual/QSR tenant. A+ co-tenants, including Coffee Bean & Tea Leaf drive-thru, Ono Hawaiian BBQ, Blue Burro, Buffalo Spot, and Goodwill. The newer construction, multi-building shopping center features excellent curb appeal, high street visibility on a major signalized intersection, prominent pylon signage, and ample parking in a sizable onsite lot. Ideal space for a variety of uses, including retail, medical offices, and restaurants.

LOCATION DESCRIPTION

Prime South Bay Location at the NWC of Sepulveda & Normandie. The busy intersection boasts tremendous traffic counts, with approximately 65,000 cars per day. Well-located site is adjacent to hundreds of multi-family dwellings and millions of square feet of industrial space. Both sources of significant day and nighttime traffic. Numerous national tenants in the surrounding area.

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OFFERING SUMMARY

Lease Rate:	\$4.50 SF/month (NNN)
Available SF:	1,730 SF
Building Size:	42,811 SF

SPACES	LEASE RATE	SPACE SIZE
1305B	\$4.50 SF/month	1,730 SF

ADDITIONAL PHOTOS

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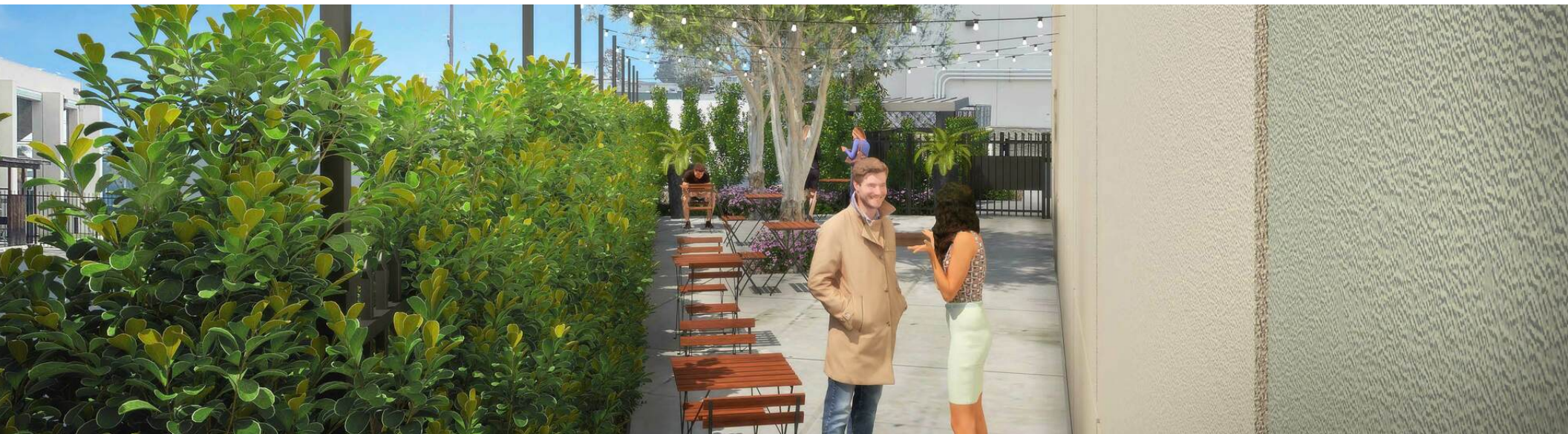
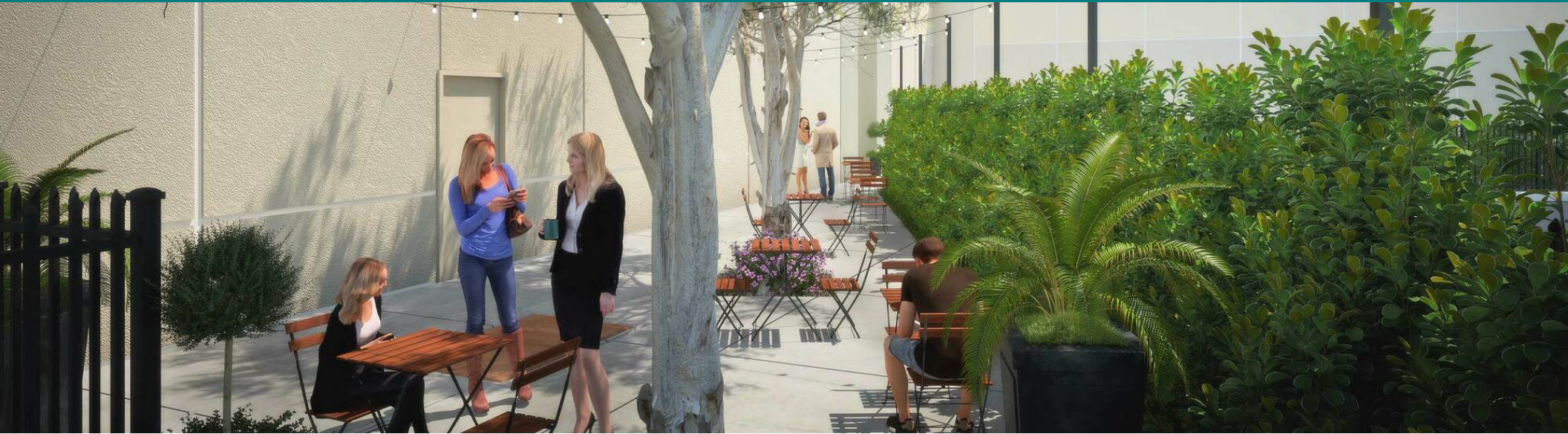
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PROPOSED PATIO SPACE

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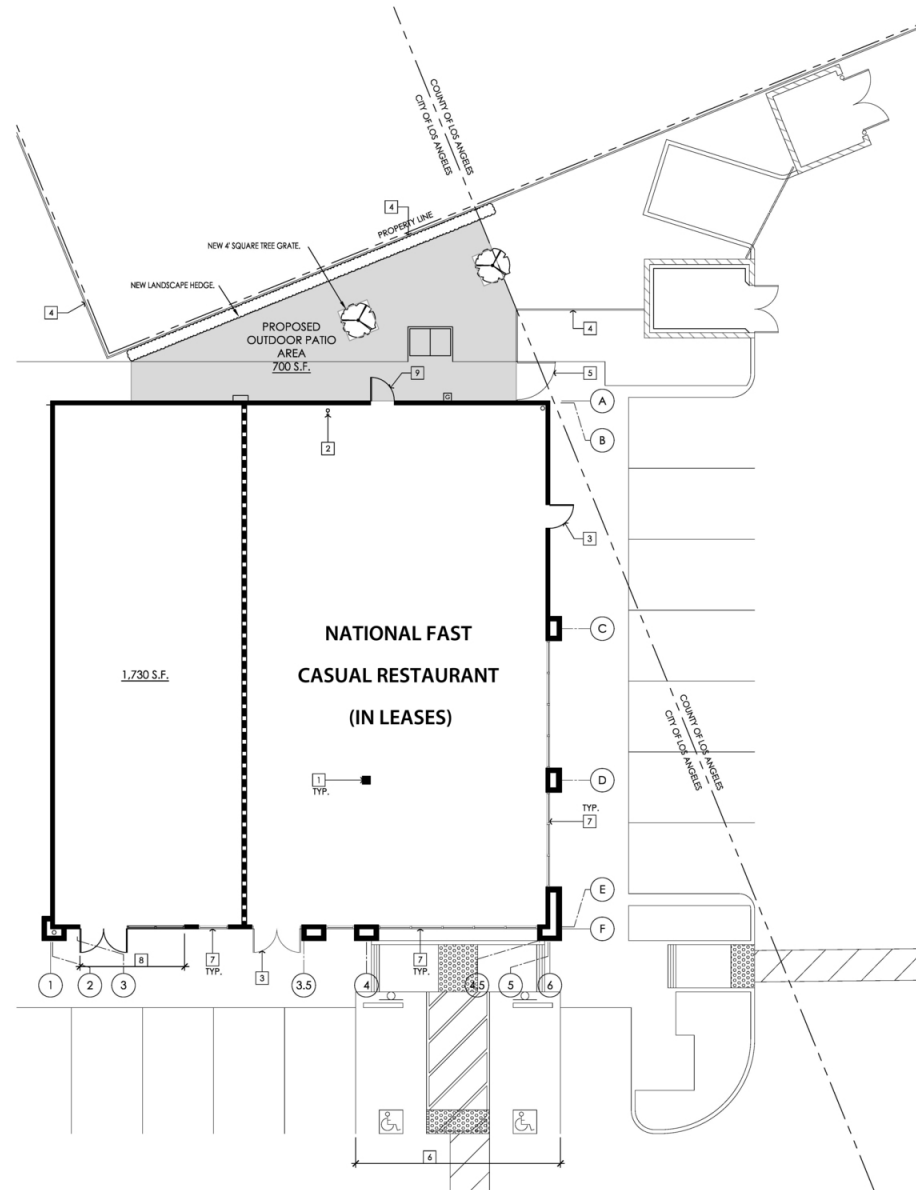
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FLOOR PLANS

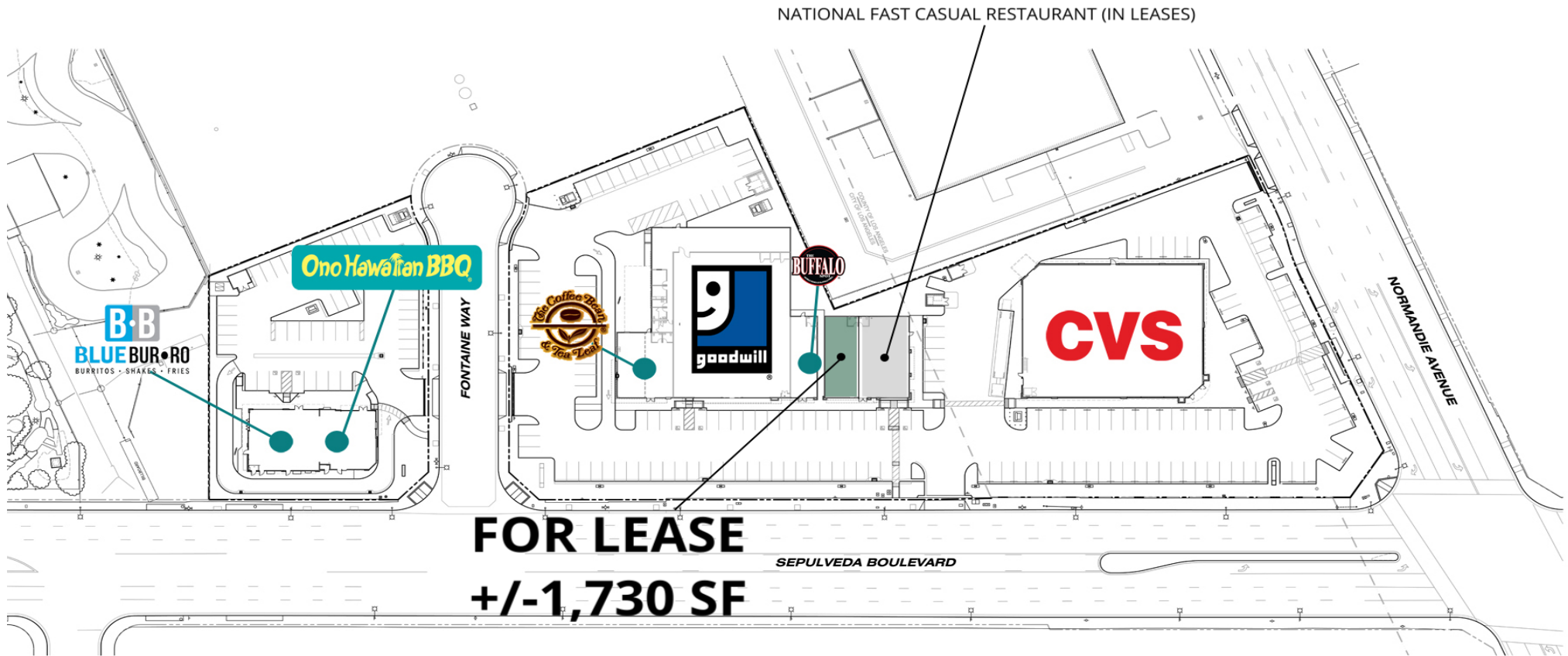
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SITE PLAN

JOIN NATIONAL FAST CASUAL RESTAURANT (IN LEASES) | 1303-1313 SEPULVEDA BLVD., HARBOR CITY, CA 90710 BROCHURE | PAGE 7



SUITE	TENANT	SIZE
1305A	-	2,000 - 2,520 SF
1305B	Available	1,730 SF

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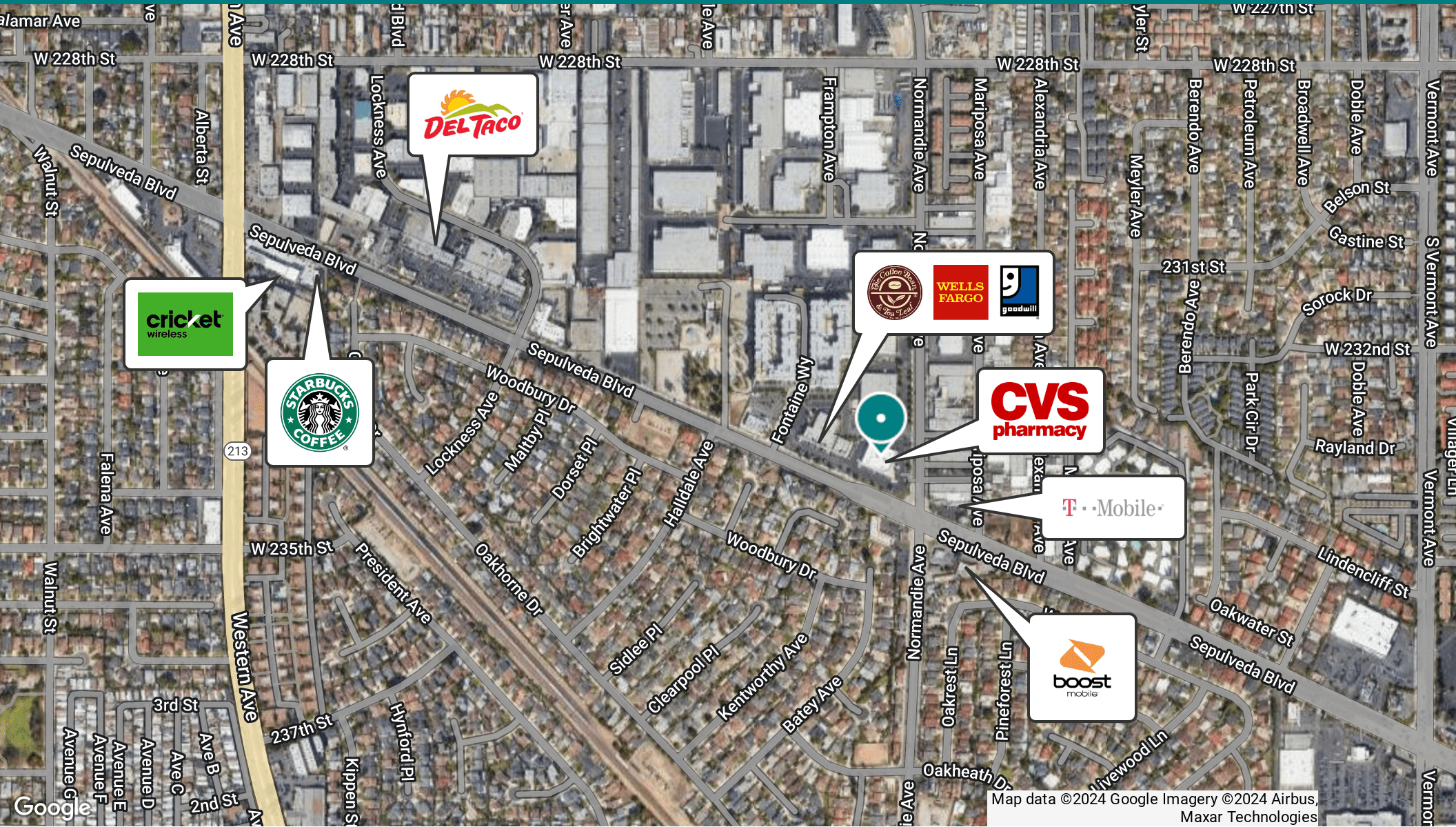
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RETAILER MAP

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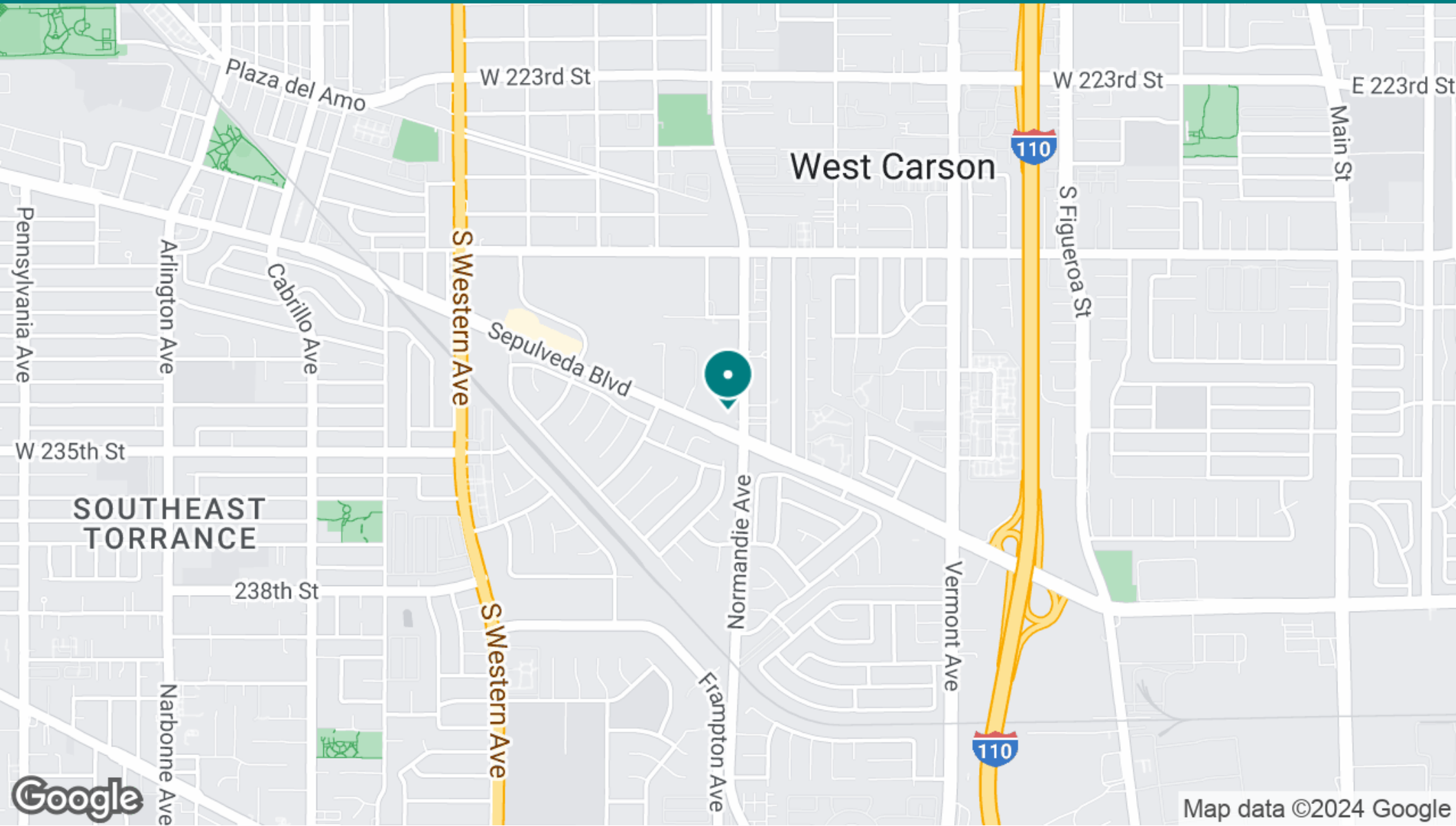


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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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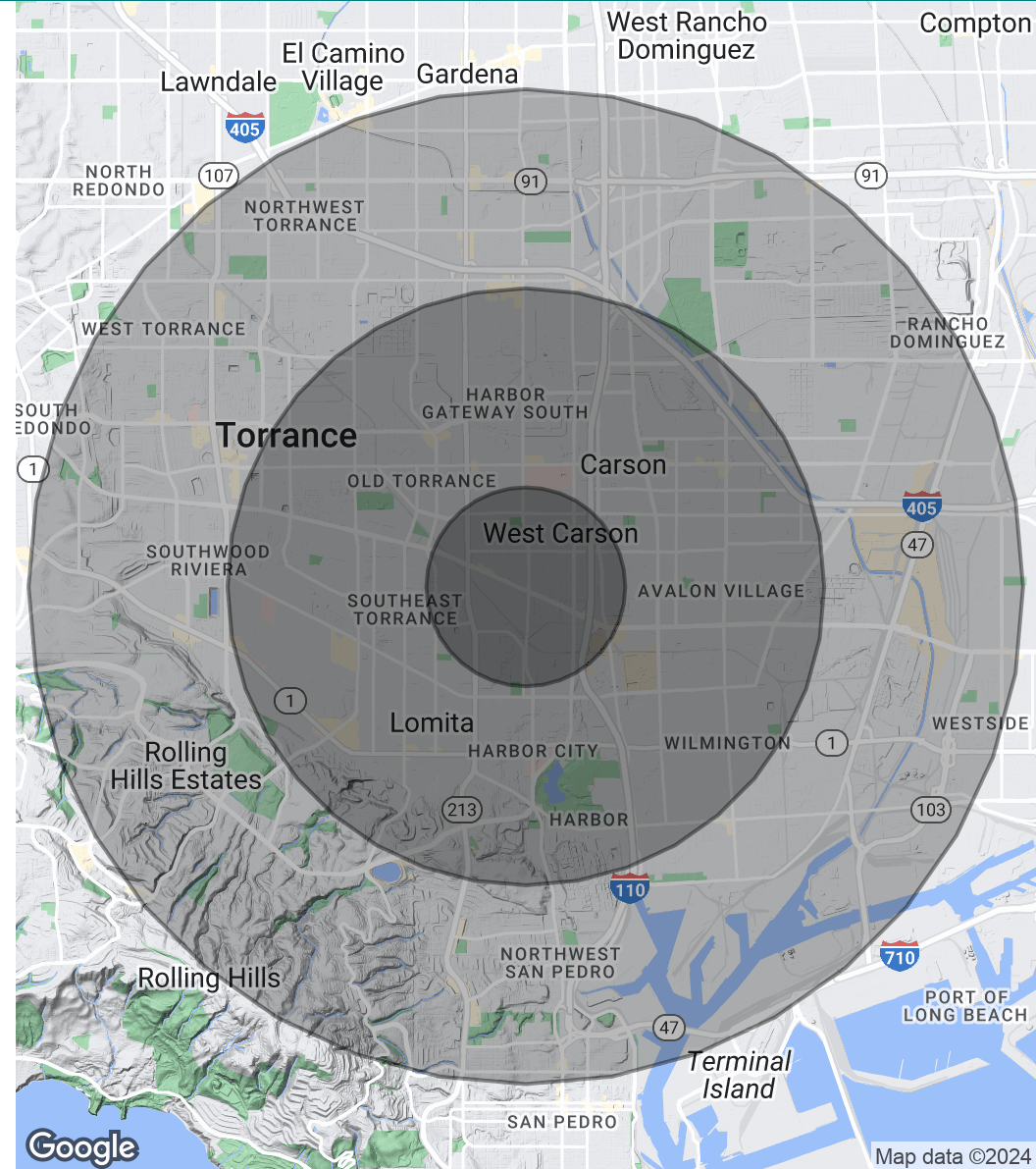
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,325	221,368	473,251
Average Age	40.9	38.6	40.1
Average Age (Male)	38.5	37.3	38.6
Average Age (Female)	43.3	39.9	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,427	75,108	165,028
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$98,741	\$92,636	\$102,318
Average House Value	\$540,226	\$556,989	\$643,072

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	39.2%	46.1%	39.2%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,203	88,291	197,136
Total Population - Black	2,936	12,725	40,226
Total Population - Asian	10,917	59,969	123,249
Total Population - Hawaiian	97	1,671	3,167
Total Population - American Indian	117	1,042	1,947
Total Population - Other	7,153	40,834	69,480

* Demographic data derived from 2020 ACS - US Census



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