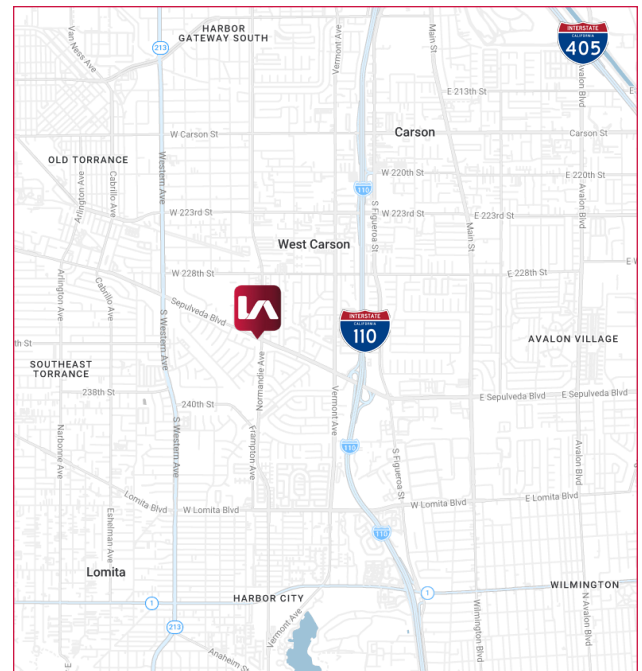




±2,000 SQ. FT. RETAIL SPACE FOR LEASE
1310 SEPULVEDA BLVD | HARBOR CITY, CA 90710

PROPERTY HIGHLIGHTS

- **Asking Rate:** \$2.50 / SF / Mo. NNN
- ±2,000 SF retail space available for lease
- Prominent pylon signage opportunity
- Strong street visibility
- Located at the signalized SWC of Sepulveda Blvd & Normandie Ave
- Combined traffic counts of approximately 63,000 ADT
- Dense trade area with over 33,000 residents within 1 mile
- Over 129,000 residents within 2 miles
- Strong daytime population (over 39,000 employees within 2 miles)
- Ample on-site parking with convenient access
- C2 zoning in the City of Los Angeles



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

SEAN FANG CCIM

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 sfang@leelalb.com
 424-409-6898

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 DRE LIC 01069854
 21250 Hawthorne Blvd, Suite 700,
 Torrance, CA 90503



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PROPERTY DEMOGRAPHICS

POPULATION			
	1 mile	3 miles	5 miles
2020 Population	34,332	228,445	479,391
2025 Population	34,174	222,166	464,612
2030 Population Projection	34,107	220,504	460,753
Annual Growth 2025-2030	0%	-0.2%	-0.2%

HOUSEHOLDS			
	1 mile	3 miles	5 miles
2020 Households	11,540	75,172	162,072
2025 Households	11,402	72,637	155,980
2030 Household Projection	11,358	71,976	154,410
Annual Growth 2025-2030	-0.1%	-0.2%	-0.2%

2025 CONSUMER SPENDING

	1 mile		3 miles		5 miles	
	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$21,508,912	\$1,886	\$140,946,766	\$1,940	\$303,325,311	\$1,945
Entertainment, Hobbies & Pets	\$57,731,649	\$5,063	\$366,404,774	\$5,044	\$817,653,374	\$5,242
Food & Alcohol	\$112,411,604	\$9,859	\$723,410,468	\$9,959	\$1,572,359,709	\$10,081
Household	\$71,046,825	\$6,231	\$435,497,486	\$5,996	\$979,287,947	\$6,278
Transportation & Maintenance	\$110,639,939	\$9,704	\$691,111,145	\$9,515	\$1,511,537,658	\$9,691
Health Care	\$19,370,232	\$1,699	\$121,912,930	\$1,678	\$271,021,726	\$1,738
Education & Daycare	\$28,602,426	\$2,509	\$184,768,971	\$2,544	\$422,701,032	\$2,710

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