



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE



SEPULVEDA BLVD
WESTERN AVE

WESTERN TOWN PLAZA

1730 Sepulveda Blvd., Torrance, CA 90501



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RETAIL SPACE
TORRANCE, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

1730 Sepulveda Blvd., Torrance, CA 90501







APPROX. 842-3,168 SF

RETAIL SPACES AVAILABLE

- ✓ Anchored by 7-Eleven and Spires Restaurant
- ✓ Co-Tenants include: Best Dental, Modo Ink, Designers Barbershop, Ramen Izakaya Ajido, Sei-Ko-En, Complete Nail Care, XH Massage, J&J Barber Supply, Bon Acupuncture, and Cozy Down
- ✓ Over 138 surface parking spaces are available
- ✓ Highly visible shopping center located on a signalized corner of a major intersection at Sepulveda and Western

AREA AMENITIES

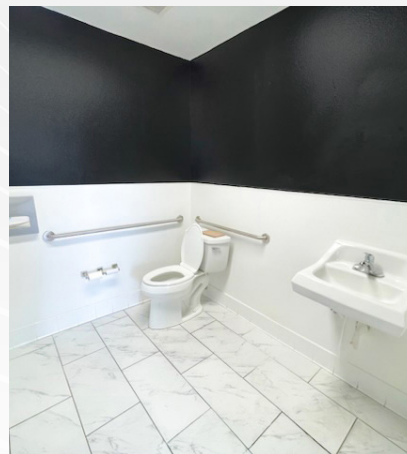
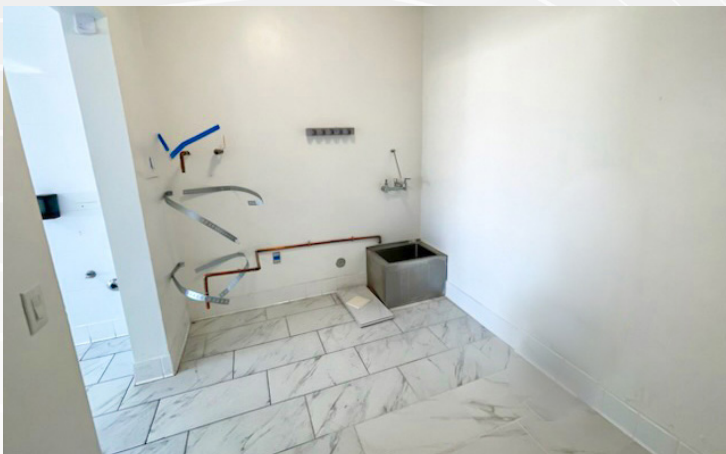
- ✓ Neighboring tenants include: Walgreens, CVS, Rite Aid, McDonald's, and Burger King within 1.5 mile radius
- ✓ ±64,429 CPD on Sepulveda Blvd. and Western Ave.
- ✓ Located on a signalized corner of a major intersection at Sepulveda and Western

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	34,274	219,862	483,229
 Avg. HH Income	\$117,299	\$111,168	\$121,358
 Daytime Pop	33,179	209,849	457,298
 Traffic Count	± 31,450 CPD ON WESTERN AVE		

RETAIL SPACE
TORRANCE, CA

INTERIOR PHOTOS

1730 Sepulveda Blvd., Torrance, CA 90501



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UNIT 11



UNIT 12



SITE PLAN

1730 Sepulveda Blvd., Torrance, CA 90501



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



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