



NNN Walgreens Investment Property FOR SALE

Harvest Realty is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in 2976 Sepulveda Blvd, Torrance, CA. This ±15,048 SF retail property, built in 2002 and situated on a ±58,806 SF lot, is leased on an absolute NNN basis with no landlord responsibilities. The property is Located in one of the most desirable retail areas in Los Angeles County.



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2976 Sepulveda Blvd, Torrance, CA 90503



EXECUTIVE SUMMARY

- **Offering Price:** \$9,580,000.00
- **Building SqFt:** 15,048 SqFt
- **Year Built:** 2002
- **Lot Size:** 58,806 SqFt
- **Parcel ID:** 7369-005-042
- **County:** Los Angeles
- **Zoning Type :** TOCC-GEN (Torrance Commercial Corridor General)
- **Annual Rent Income** \$423,360.
- **Lease Start** December 2022.
- **Rent Increase** 5% every 5 years.
- **Renewal :** Automatically renews for twelve (12) consecutive five-year terms.



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Investment Highlights

Fully Stabilized Asset:

The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor.

Prime Location:

High-traffic corridor with excellent visibility and accessibility.

Strong Demographics:

Growing population with increasing income levels and educational attainment.

Economic Growth:

As Torrance continues to attract both local businesses and large national brands, the demand for commercial space remains high, enhancing the potential for property value appreciation and steady rental income.

Redevelopment Opportunity:

the large land combined with prime location, this site presents a redevelopment opportunity.



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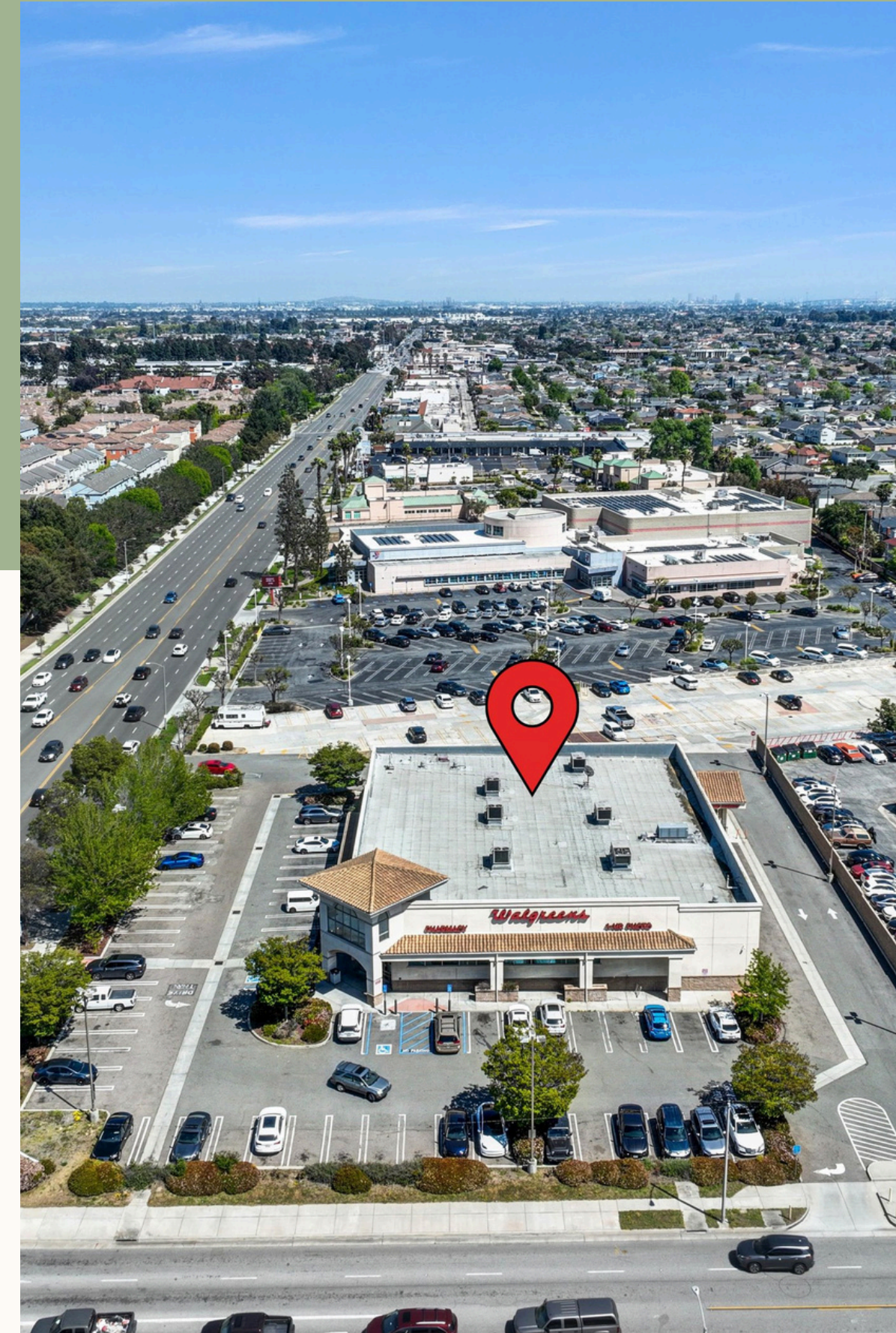
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Surrounding Amenities & Location Highlights

- Educational Institutions:
 - West High School and Torrance High School – well-rated public schools.
 - Close to El Camino College (approx. 5 miles) and easy access to higher education institutions in Los Angeles.
- Employment Hubs:
 - Proximity to major employers such as Honda (former North American HQ), Honeywell Aerospace, Robinson Helicopter Company, Pelican Products, and Torrance Unified School District.
 - Close to the Torrance Industrial and Business Parks.
- Retail Centers:
 - Del Amo Fashion Center (One of the largest malls in the United States, featuring Nordstrom, Macy's, Apple Store, and luxury brands) – approx. 5 minutes away.
 - Torrance Promenade – home to Trader Joe's, Best Buy, HomeGoods, and Marshalls.
 - Rolling Hills Plaza – featuring Whole Foods, Ulta Beauty, AMC Theatres, and LA Fitness.
 - Major national retailers nearby: Target, Ralphs, Home Depot, Costco, and Lowe's.
- Healthcare Facilities:
 - Torrance Memorial Medical Center – a nationally ranked hospital known for high-quality care, less than 2 miles away.
 - Providence Little Company of Mary Medical Center – serving the South Bay region.
- Transportation:
 - Immediate access to major freeways I-405 and I-110, facilitating easy commuting across South Bay and Greater Los Angeles.
 - Approx. 15 minutes to Los Angeles International Airport (LAX).
 - Ports of Los Angeles and Long Beach within a 20-minute drive.



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Surrounding Amenities&Location Highlights

- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Ample parking available parking spaces for shoppers and employees.
- Excellent Visibility from Magnolia Ave and Surrounding Businesses.
- Dense Residential Neighborhood.
- Dominant retail corridor.
- One of the strongest and most desirable retail trade areas within Torrance, CA.
- University town with large student population.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Excellent access, frontage and visibility.
- The site also benefits from its positioning in an extremely dense and growing residential area.
- Easy access to major freeways including I-405 and I-110, minutes to Los Angeles International Airport (LAX) and Ports of Los Angeles/Long Beach.



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,422	204,220	493,863
2010 Population	24,148	213,748	512,078
2024 Population	24,289	211,919	513,152
2029 Population	24,102	206,234	499,353
2024-2029 Growth Rate	-0.15 %	-0.54 %	-0.54 %
2024 Daytime Population	40,625	251,737	531,326



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	627	4,344	10,726
\$15000-24999	238	3,424	7,598
\$25000-34999	410	3,634	8,199
\$35000-49999	724	6,054	13,166
\$50000-74999	1,011	9,686	22,189
\$75000-99999	940	9,282	21,204
\$100000-149999	2,057	16,308	36,031
\$150000-199999	1,533	10,779	24,208
\$200000 or greater	2,252	19,040	45,854
Median HH Income	\$ 117,943	\$ 110,881	\$ 111,870
Average HH Income	\$ 154,691	\$ 153,495	\$ 158,361

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,850	79,101	180,433
2010 Total Households	9,720	81,057	183,928
2024 Total Households	9,791	82,551	189,176
2029 Total Households	9,977	82,624	189,235
2024 Average Household Size	2.45	2.54	2.67
2024 Owner Occupied Housing	5,495	43,193	104,116
2029 Owner Occupied Housing	5,584	43,858	105,941
2024 Renter Occupied Housing	4,296	39,358	85,060
2029 Renter Occupied Housing	4,394	38,766	83,294
2024 Vacant Housing	436	3,785	8,588
2024 Total Housing	10,227	86,336	197,764



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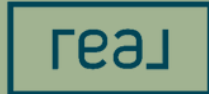


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- Harvest Realty is proud to offer the exclusive opportunity to acquire 2976 Sepulveda Blvd., a 100% leased, stabilized retail located in the heart of Torrance, California.
- Strategically located along one of Torrance's most heavily trafficked corridors, Sepulveda Boulevard, the property benefits from over 40,000 vehicles per day, excellent street visibility, and proximity to high-performing retail, healthcare, and corporate hubs.
- Positioned on the heavily traveled Sepulveda Boulevard corridor, the property enjoys exceptional visibility and accessibility, supported by robust area demographics, strong consumer spending, and proximity to top-tier retail anchors, healthcare institutions, and major employers.
- High-traffic corridor with excellent visibility and accessibility.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE HARVEST REALTY DEVELOPMENT ADVISOR FOR MORE DETAILS