

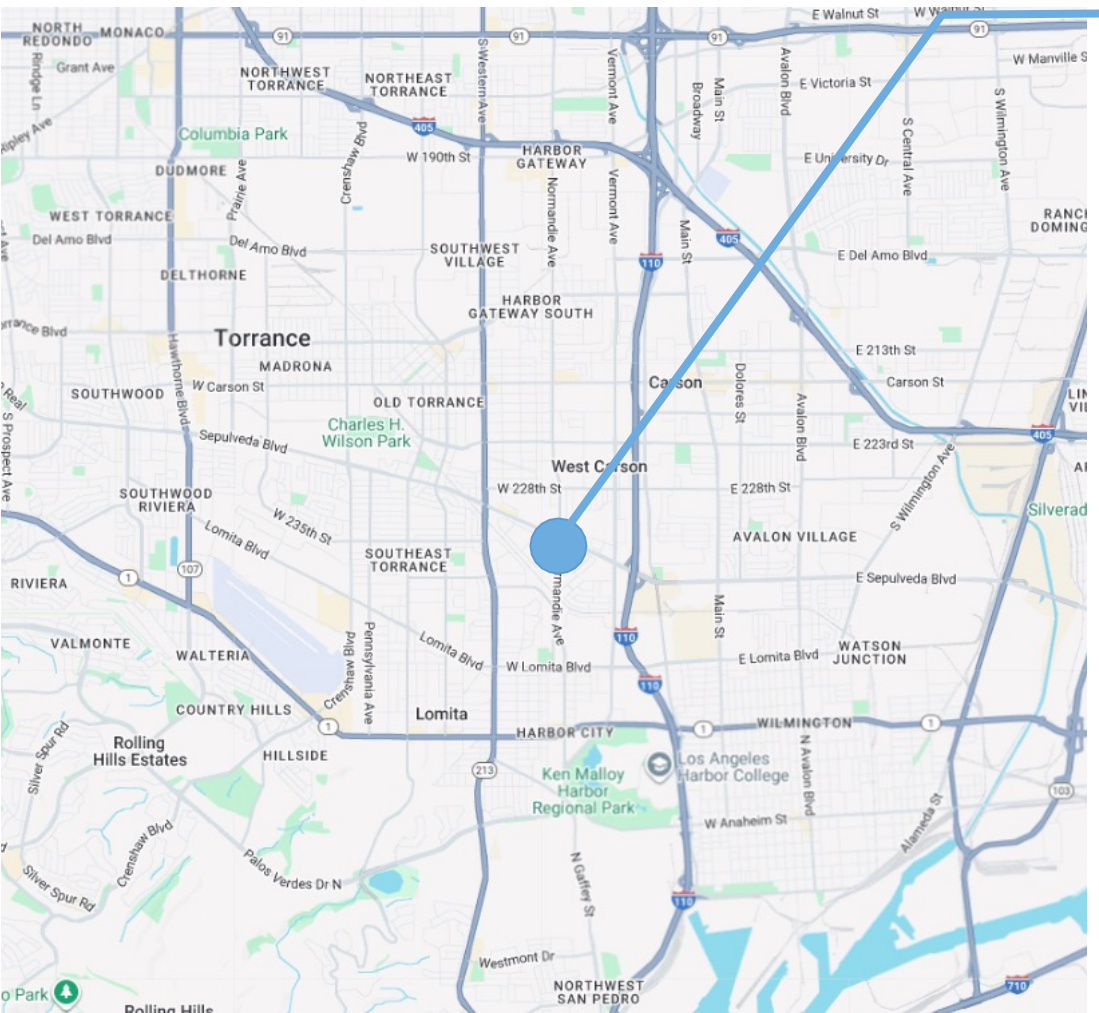
Harbor City Plaza For Lease

1310 Sepulveda Boulevard
Harbor City, CA 90710



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Property Highlights:

- 1,600 sf 2nd gen restaurant for lease
- Prime 2,000 SF retail space for lease with prominent pylon signage
- Located at the SWC of Sepulveda and Normandie with traffic counts of approximately 63,000 ADT
- Densely populated with over 33,000 residents in a 1-mile radius, and over 129,000 residents in a 2-mile radius
- Ethnically diverse, high income trade area
- Huge daytime population of over 39,000 employees in a 2-mile radius
- Ample parking and great access

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	33,839	129,142	222,811
AHH Income	\$135,589	\$135,445	\$132,801



TERRY BORTNICK
Tel: 888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

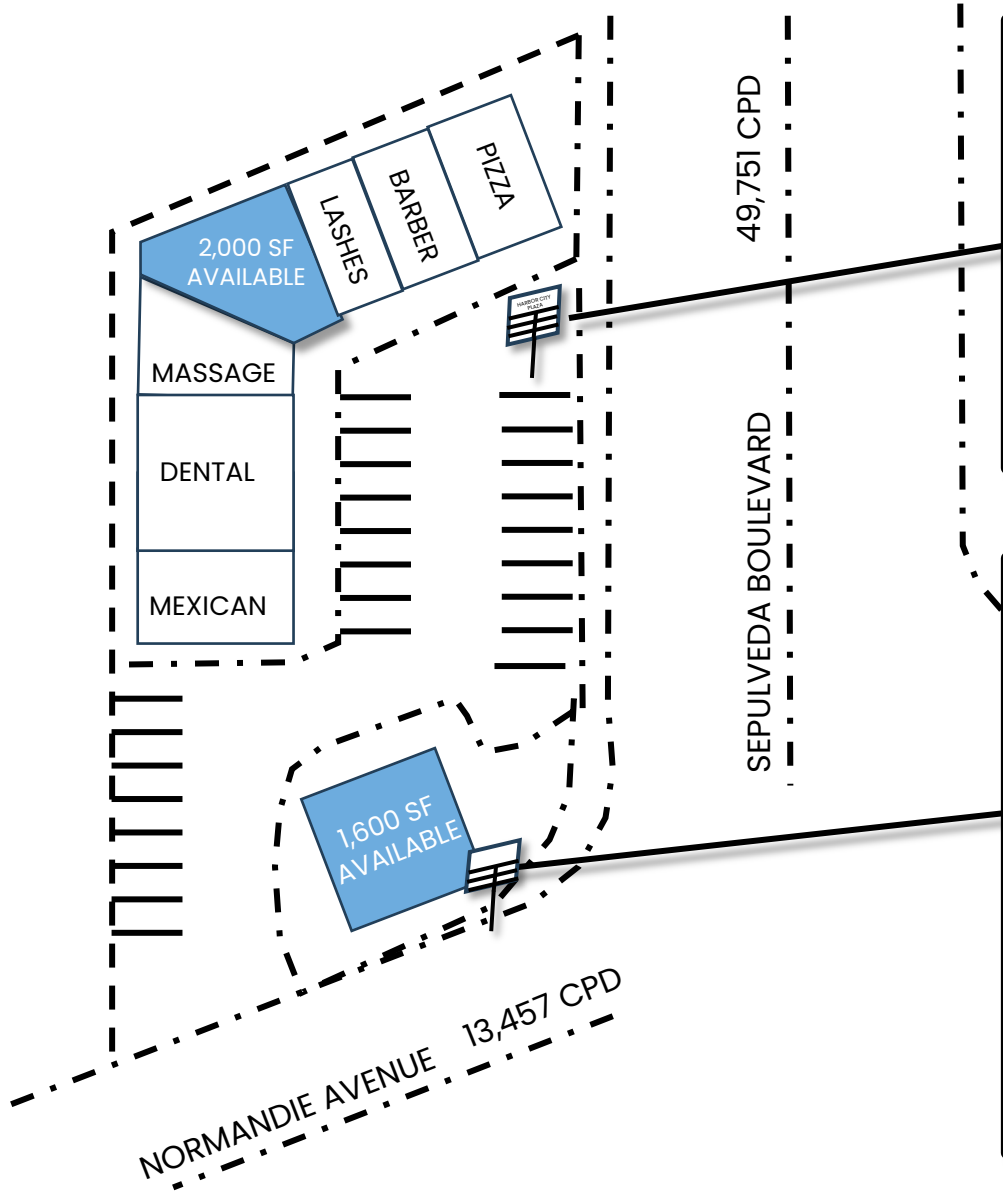
CHARLIE BORTNICK
Tel: 888-301-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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