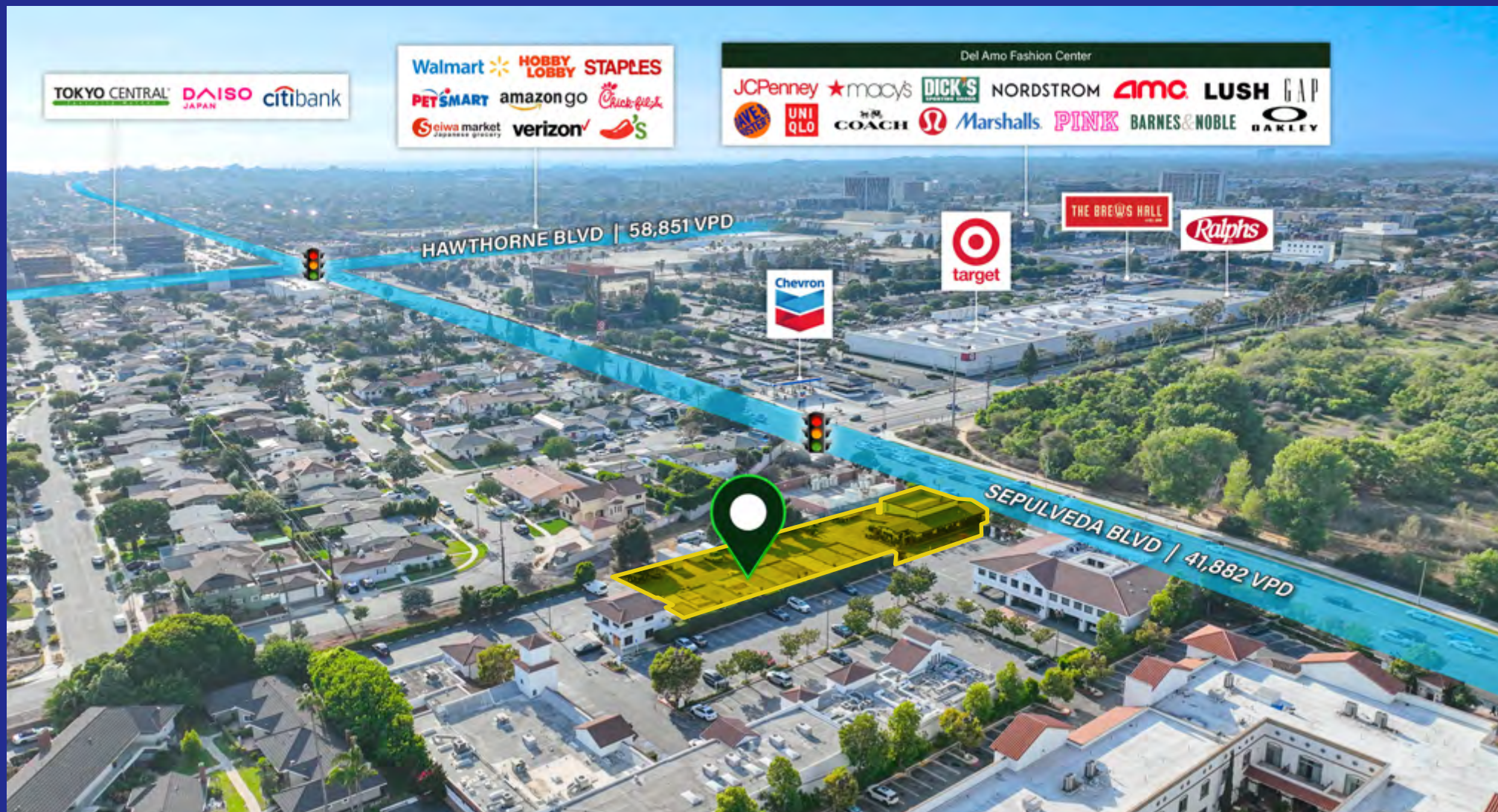


Retail, Restaurant, Office, or Drive-Thru Ground Lease Opportunity

Lot square footage: $\pm 33,765$ SF

Existing improvements: 3,500-7,356 SF



3304 - 3314 Sepulveda Blvd, Torrance CA 90505

CBRE

PROPERTY HIGHLIGHTS



AVAILABLE NOW

Prime ground lease opportunity for Retail, Restaurant, Office, or Drive Thru



ADJACENT TO DEL AMO FASHION CENTER

one of the nation's largest malls



SHADOW ANCHORED BY TARGET

high performing box retailer



HIGH VISIBILITY SIGNAGE

Pylon sign and additional signage available for maximum visibility



HIGH TRAFFIC COUNT

44,752 vehicles per day (VPD) traffic count



ON-SITE PARKING

for customers and staff

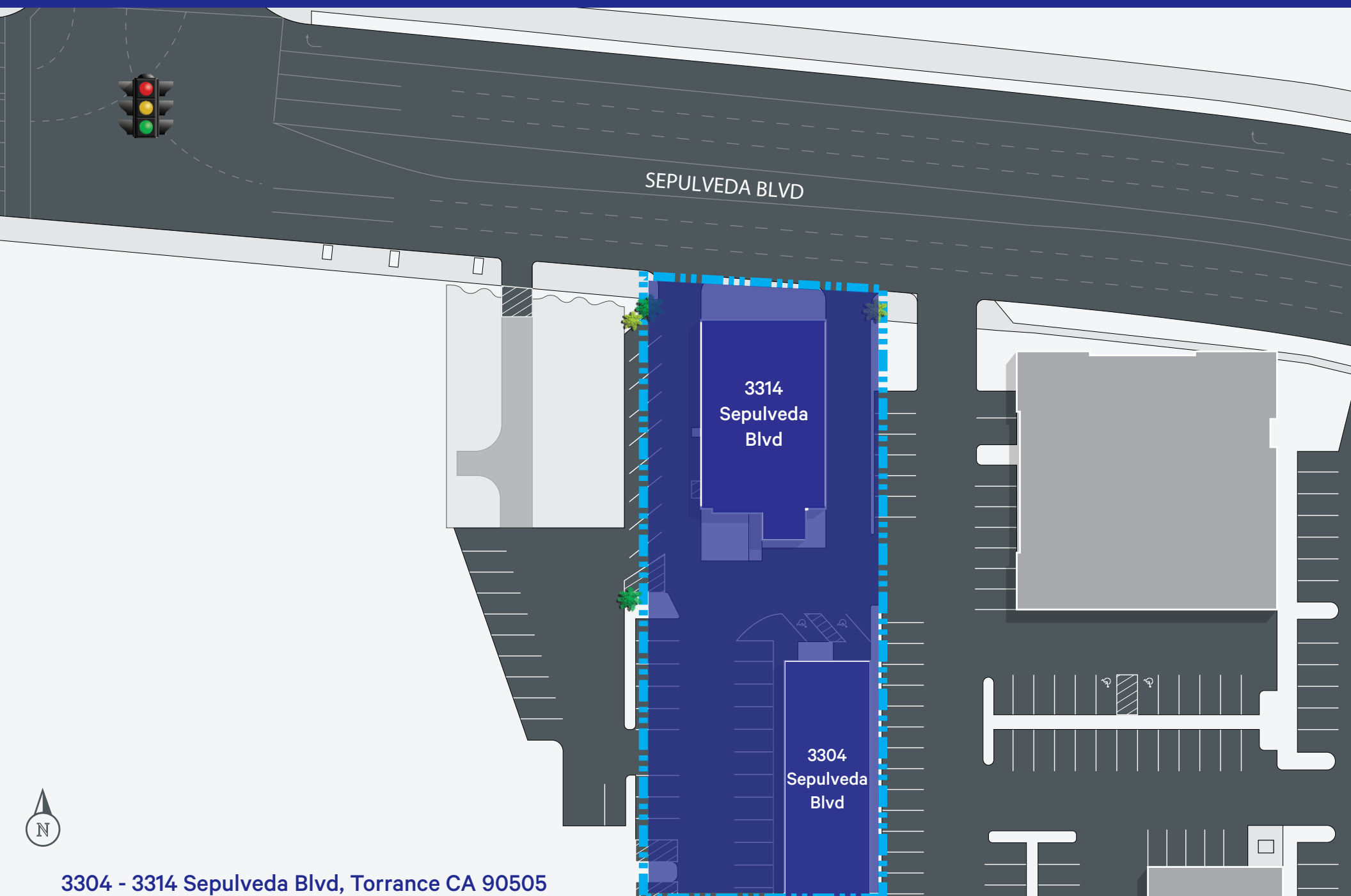


HIGHLY WALKABLE

with a walk score of 84



SITE PLAN



3304 - 3314 Sepulveda Blvd, Torrance CA 90505

AREA DEMOGRAPHICS



205,695 PEOPLE
within 3 miles



\$151,186 AVERAGE HH INCOME
within 1 mile



7,568 BUSINESSES
within 2 miles



77,363 EMPLOYEES
within 2 miles



81,561 HOUSEHOLDS
within 3 miles



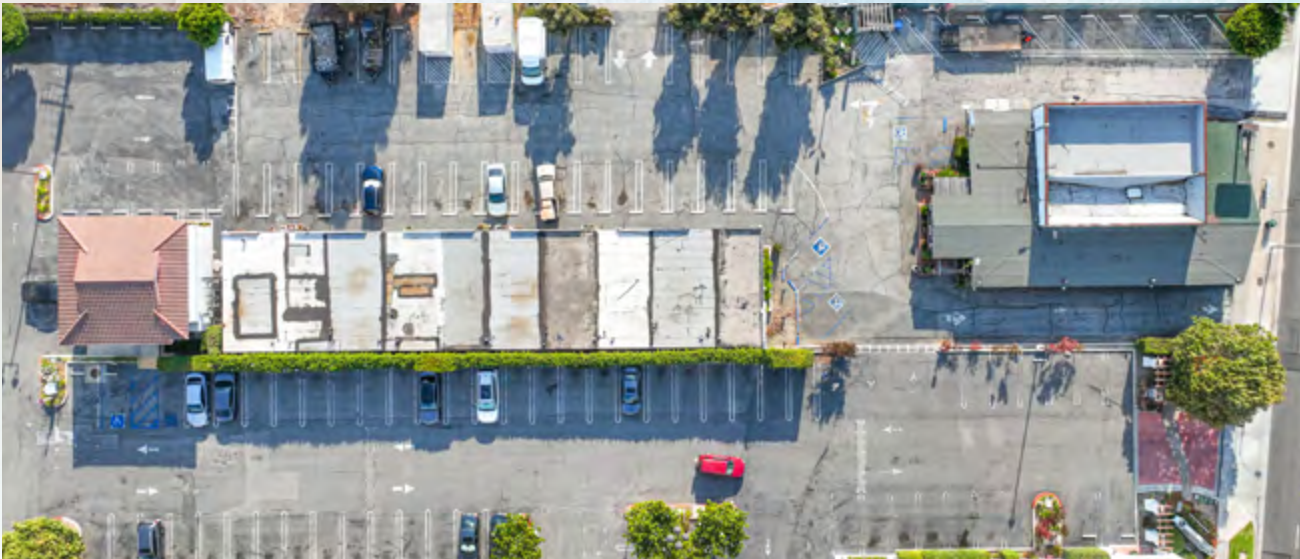
Torrance Memorial Medical Center



FOR LEASE

Retail, Restaurant, Office, or Drive-Thru Ground Lease Opportunity

Lot square footage: **±33,765 SF**
Existing improvements: 3,500-7,356 SF



FOR MORE INFORMATION
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