

RETAIL/DENTAL/OFFICE SPACES FOR LEASE AT:

VICTORY CENTER

1555-1585 SEPULVEDA BLVD, TORRANCE, CA 90501



Tom Torabi

Principal | DRE# 00936845
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Bret Osterberg

Principal | DRE# 01364530
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PROPERTY SUMMARY

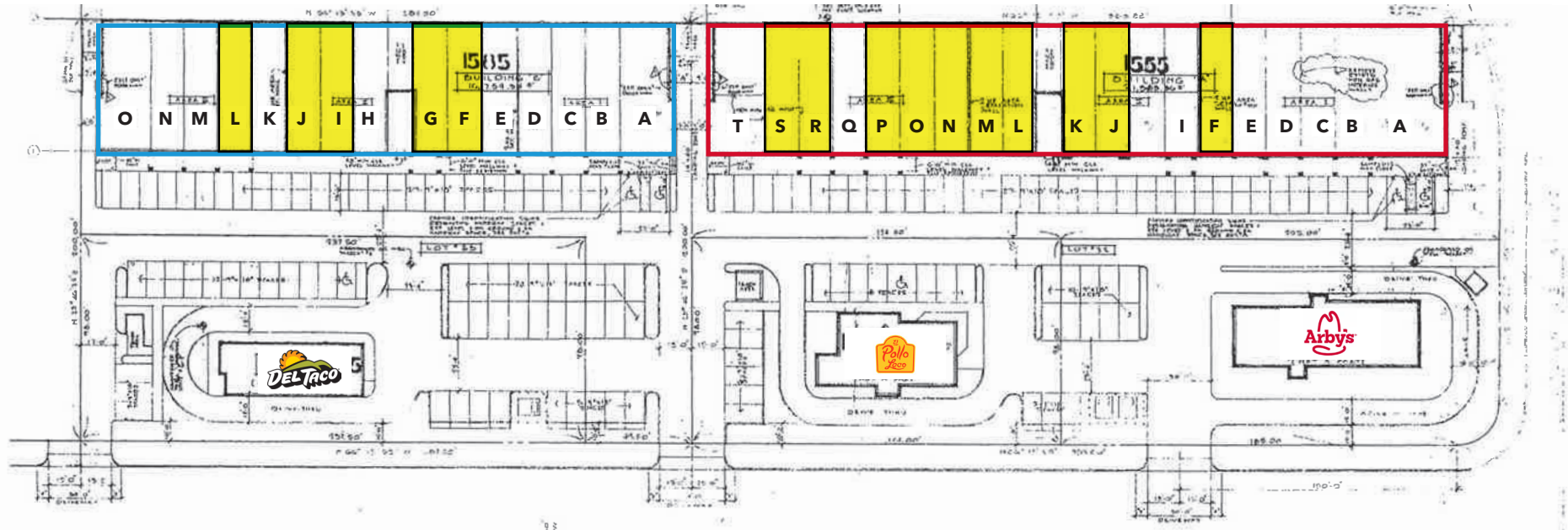
ADDRESS	Victory Plaza 1555-1585 Sepulveda Blvd Torrance , California 90501
AVAILABLE	Units Available from ±992 SF - ±4,960 SF
ASKING RATE	TBD
NNNs	±\$0.65 / SF NNN
OTHER FEATURES	<ul style="list-style-type: none"> • Prime Retail Spaces For Lease • Excellent for All Types of Retail, Medical, Dental and Office Use • Ample Free Parking • Prime Sepulveda Blvd Frontage • Outstanding Visibility & Signage • Can Accommodate Any Square Footage from 992 SF and Higher • Ready for Immediate Occupancy • High Traffic Counts and Demographics • Term: Three (3) Years or More • Contact For More Information

SITE PLAN

= Available

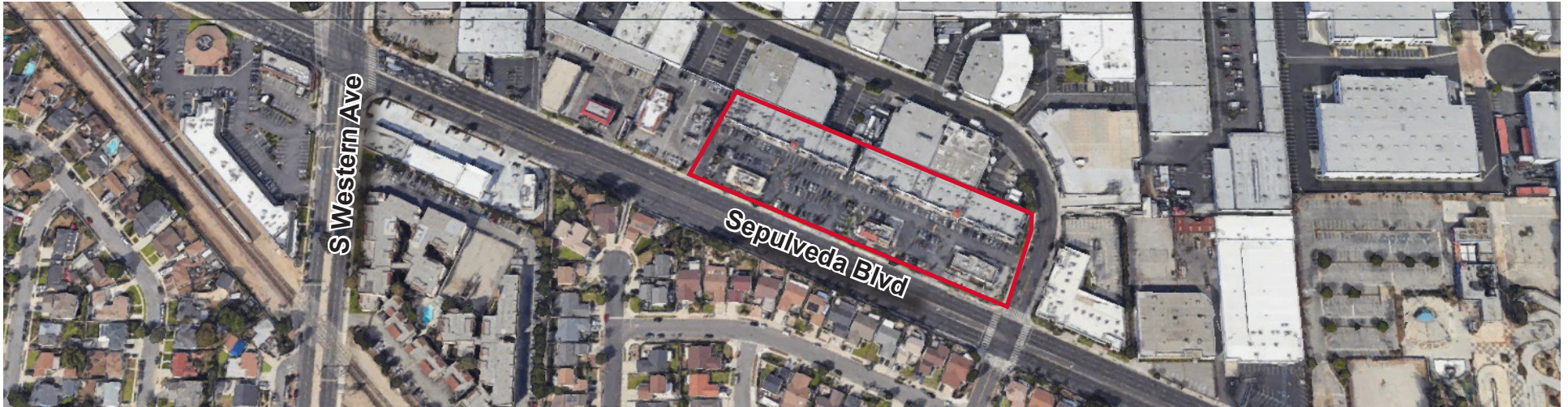
= 1555 SEPULVEDA BLVD

= 1585 SEPULVEDA BLVD



UNIT #	SQUARE FEET	AVAILABLE DATE
1555 SEPULVEDA		
F	992 SF	NOW
JK	1,984 SF	NOW
LMNO	3,968 SF	NOW
LMNOP	4,960 SF	NOW
R	992 SF	NOW
S	992 SF	NOW
1585 SEPULVEDA		
F+G	1,984 SF	NOW
I+J	1,984 SF	NOW
L	992 SF	NOW
TOTAL AVAILABLE SF	18,349 SF	

AERIAL MAP



- | | | | |
|----------------------------|-------------------------------|---------------------------------|-------------------|
| • Arby's | • South Bay Children's Dental | • Muse Karaoke | • Lemuel Guiyab |
| • El Pollo Loco | • Golden Nails | • Pearl Threading & Beauty Care | • Caffe Bene |
| • Del Taco | • Korean B.B.B.Q. | • Qui Mei | • Kimbap Paradise |
| • Jung Joo Yoon & Kiki Lee | • Pita Spot | • Gushiya Sushi & Ramen | |

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2027 POPULATION PROJECTION	36,020	212,674	464,727
2022 POPULATION ESTIMATE	36,287	216,131	472,653
2010 POPULATION CENSUS	34,758	216,865	476,117
2027 HOUSEHOLD PROJECTION	11,580	699,251	158,048
2022 HOUSEHOLD ESTIMATE	11,704	70,489	160,900
2010 HOUSEHOLD CENSUS	11,397	71,215	162,751
OWNER OCCUPIED	7,106	39,598	92,501
RENTER OCCUPIED	4,598	30,891	68,399
2022 AVG HOUSEHOLD INCOME	\$103,300	\$103,454	\$114,649
2022 MED HOUSEHOLD INCOME	\$82,718	\$81,524	\$88,866

