

# AVAILABLE

## 2ND GENERATION RESTAURANT

2404 SEPULVEDA BLVD | TORRANCE, CA



2<sup>nd</sup> Gen  
Restaurant

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LEASING

BROKERAGE

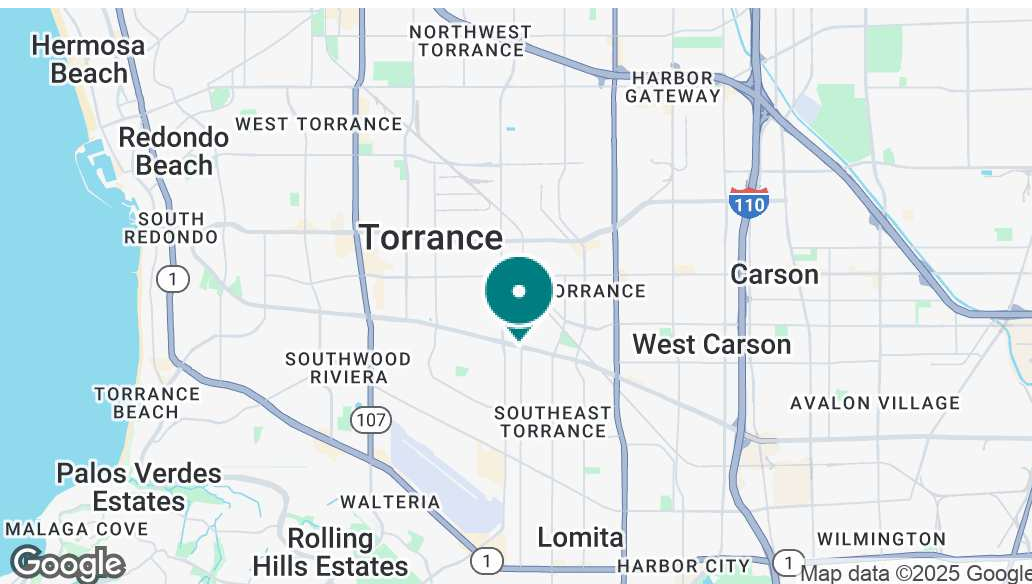
INVESTMENTS



## PROPERTY SUMMARY

2ND GEN RESTAURANT TORRANCE | 2404 SEPULVEDA BLVD, TORRANCE, CA 90501

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### PROPERTY DESCRIPTION

Turnkey ±2,620 SF fully fixtured restaurant space available for lease in the heart of Torrance. This freestanding endcap unit is a rare opportunity for experienced food operators looking to take over a modern, second-generation restaurant with existing infrastructure already in place – including a hood system, grease trap, restrooms, and more. Positioned in a two-tenant building anchored by a high-performing Wendy's, the site offers unbeatable visibility, signage, and accessibility, with strong local demographics and high traffic counts. Perfect for dine-in, to-go, or delivery-focused operations.

### LOCATION DESCRIPTION

Located at 2404 Sepulveda Blvd in Torrance, CA, this restaurant space sits at the signalized intersection of Sepulveda Blvd and Crenshaw Blvd – one of the city's most active corridors with combined traffic counts nearing 87,000 vehicles per day. The property is surrounded by dense residential neighborhoods, major national retailers, auto service uses, hotels, and places of worship, making it an ideal location for operators targeting a steady stream of breakfast, lunch, and dinner traffic. Exceptional visibility, strong co-tenancy, and a high-growth trade area make this location a can't-miss opportunity.

### PROPERTY HIGHLIGHTS

- ±2,620 SF fully built-out restaurant space
- Freestanding two-tenant building (endcap position)
- Anchored by nationally recognized Wendy's
- Turnkey infrastructure: hood system, grease trap, restrooms, etc.
- ±53 parking stalls (10.13 per 1,000 SF)
- Monument and building signage along Sepulveda Blvd (±43,054 ADT)
- Crenshaw Blvd traffic counts: ±43,889 ADT
- Near hotels, auto service centers, tire shops, church
- Strong surrounding demographics and daily population
- Ideal for quick service or full-service restaurant use

## LEASING DETAILS

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SUITE	STATUS	SIZE	TYPE	BASE RENT	DESCRIPTION
■ 2nd Gen Restaurant	Available	2,620 SF	NNN	\$3.25 SF/month	This ±2,620 square foot endcap restaurant space is fully equipped with a functioning kitchen, hood system, grease trap, and restrooms — offering a move-in ready layout for second-generation restaurant users. As part of a two-tenant freestanding building with national co-tenancy (Wendy's), the space enjoys excellent visibility and corner access. The shared surface lot provides ±53 parking stalls, supporting dine-in, takeout, and delivery-based models. The modern structure, built in 2019, offers a clean architectural presence with building and monument signage on one of Torrance's highest-trafficked corridors.

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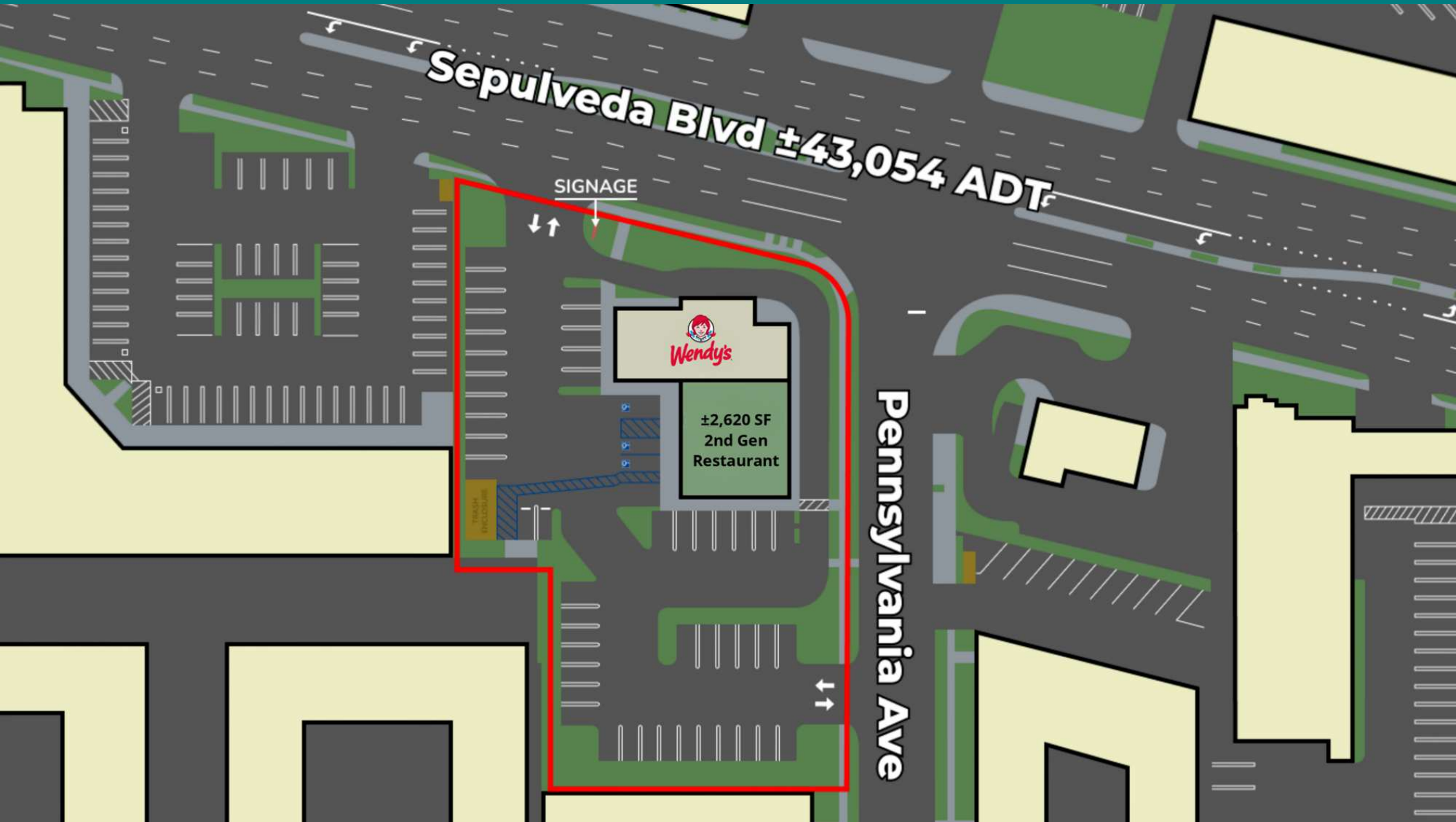
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## SITE PLAN

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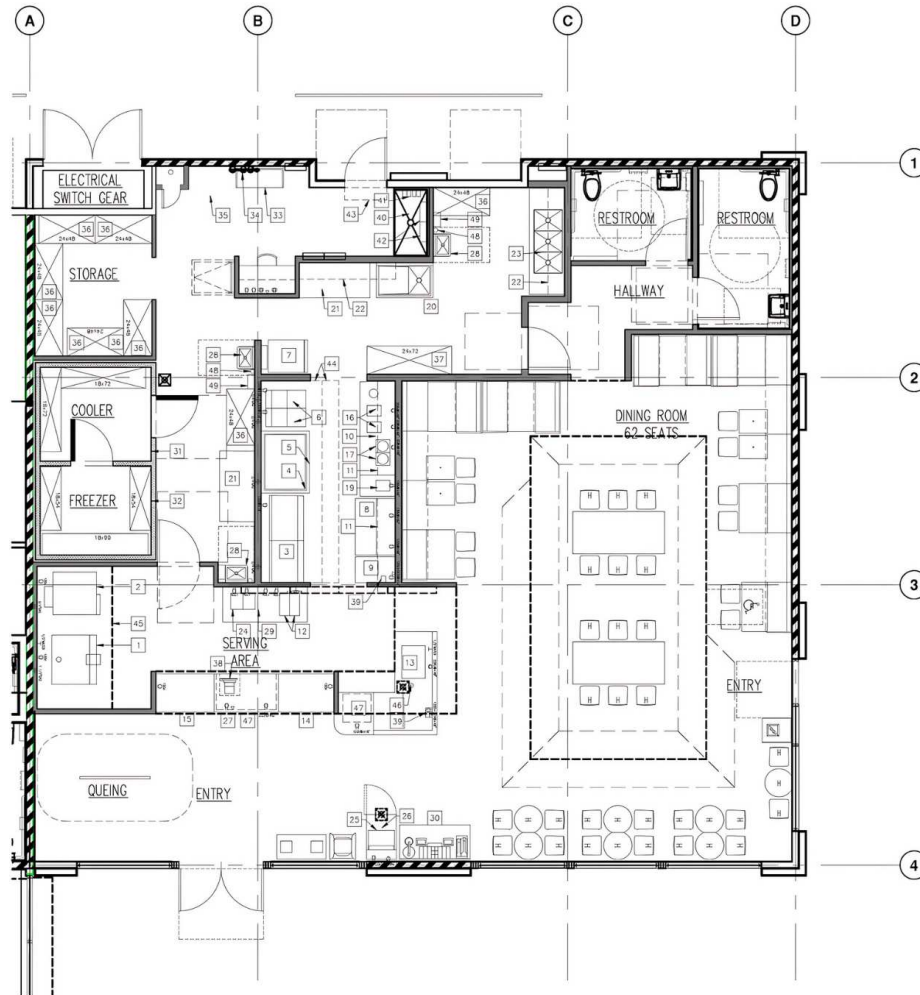
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## FLOOR PLAN

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## EQUIPMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

2404 West Sepulveda

Item	Quantity	Description of Equipment	Electric	Gas	Water	Waste	Notes
1	1	LBC LMO GS	120V	1 1/2"	1/4"	F.S.	90 KBTUM Filtered Water
2	2	Blodget Zephaire 200 G	120V	3/4"	--	--	120 KBTUH with 29" legs
3	1	Imperial IR GG36 C	120V	3/4"	--	--	317, KBTUH
4	1	Imperial ICB 4836	120V	3/4"	--	--	140, KBTUH
5	1	Stainless Table	--	--	--	--	--
6	2	Imperial IRF 50	120V	3/4"	--	--	120 KBTU per Fryer
7	1	Freezer	120V	--	--	--	--
8	1	Turbo Air MST 48 18 N	120V	--	--	--	1/2 Horse Power 15 AMP
9	1	Stainless Table	--	--	--	--	--
10	1	Stainless Table	--	--	--	--	--
11	2	Stainless Shelf	--	--	--	--	18" x 72"
12	2	Bunn 38700 0043	120V	--	3/4"	--	Filtered Water
13	1	Grindmaster CS2-220	220V	--	3/4"	--	Filtered Water
14	1	SABA SL GC - 47	115V	--	--	--	5.8 AMPS
15	1	Deli Case T.B.D.	120V	--	--	--	T.B.D.
16	2	Single Waffle Baker	208V	--	--	--	5.3 AMPS
17	1	Krampouz Cecij4	240V	--	--	--	3600 Watts
18	1	Stainless Table	--	--	--	--	84" x 30"
19	1	Panni Grill	T.B.D.	--	--	--	T.B.D.
20	1	Prep Sink	--	--	Hot/Cold	Floor Sink	30 x 40
21	2	Work Table	--	--	--	--	30 x 60
22	2	Shelf	--	--	--	--	84 x 14
23	1	3 Comp Sink	--	--	Hot/Cold	D	30 x 84
24	1	Crathco D25-4	120V	--	--	--	--
25	1	Free Style / Drink Station	120V	--	3/4"	F.S.	Filtered Water
26	1	Ice Machine on Free Style	208V	--	3/4"	F.S.	Filtered Water
27	1	POS Counter	--	--	--	--	--
28	3	Hand Sink	--	--	Hot/Cold	D	Provide Soap & Paper Towels
29	1	Bread Counter	--	--	--	--	--
30	1	Condiment Counter	--	--	--	--	--
31	1	Walk In Cooler	208V	--	--	F.S.	30 Power with 20 AMP Breaker
32	1	Walk In Freezer	208V	--	--	F.S.	30 Power with 20 AMP Breaker
33	1	Bag N Box and Carbonator	120V	--	--	--	--
34	1	Water Filter	--	--	3/4"	--	--
35	1	CO2	--	--	--	--	--
36	8	Memo 24" x 48" Shelf	--	--	--	--	--
37	1	Metro 24" x 72"	--	--	--	--	--
38	1	POS	120V	--	--	--	T.B.D. Provide Power & Data
39	2	POS Printer	120V	--	--	--	T.B.D. Provide Power & Data
40	1	Mop Sink	--	--	--	--	--
41	1	Mop Rack	--	--	--	--	--
42	2	Water Heater	120V	Yes	Yes	I.D.	Unit T.B.D.
43	1	Air Curtain Mars STD 242	120V	--	--	--	1/2 Horsepower on Micro Switch
44	1	Hood Captive Air 5424 ND 2 PSFP	208V	--	--	--	3 Phase Power with 5 H.P. Motor & 1 H.P. MAU
45	1	Hood Captive Air 6024 UHB	120V	--	--	--	1/2 Horsepower motor
46	1	Dipper	--	--	C	Floor Sink	--
47	1	V.C. Ref	120V	--	--	--	--
48	3	Soap Dispenser	--	--	--	--	--
49	3	Paper Towel	--	--	--	--	--

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## ADDITIONAL PHOTOS

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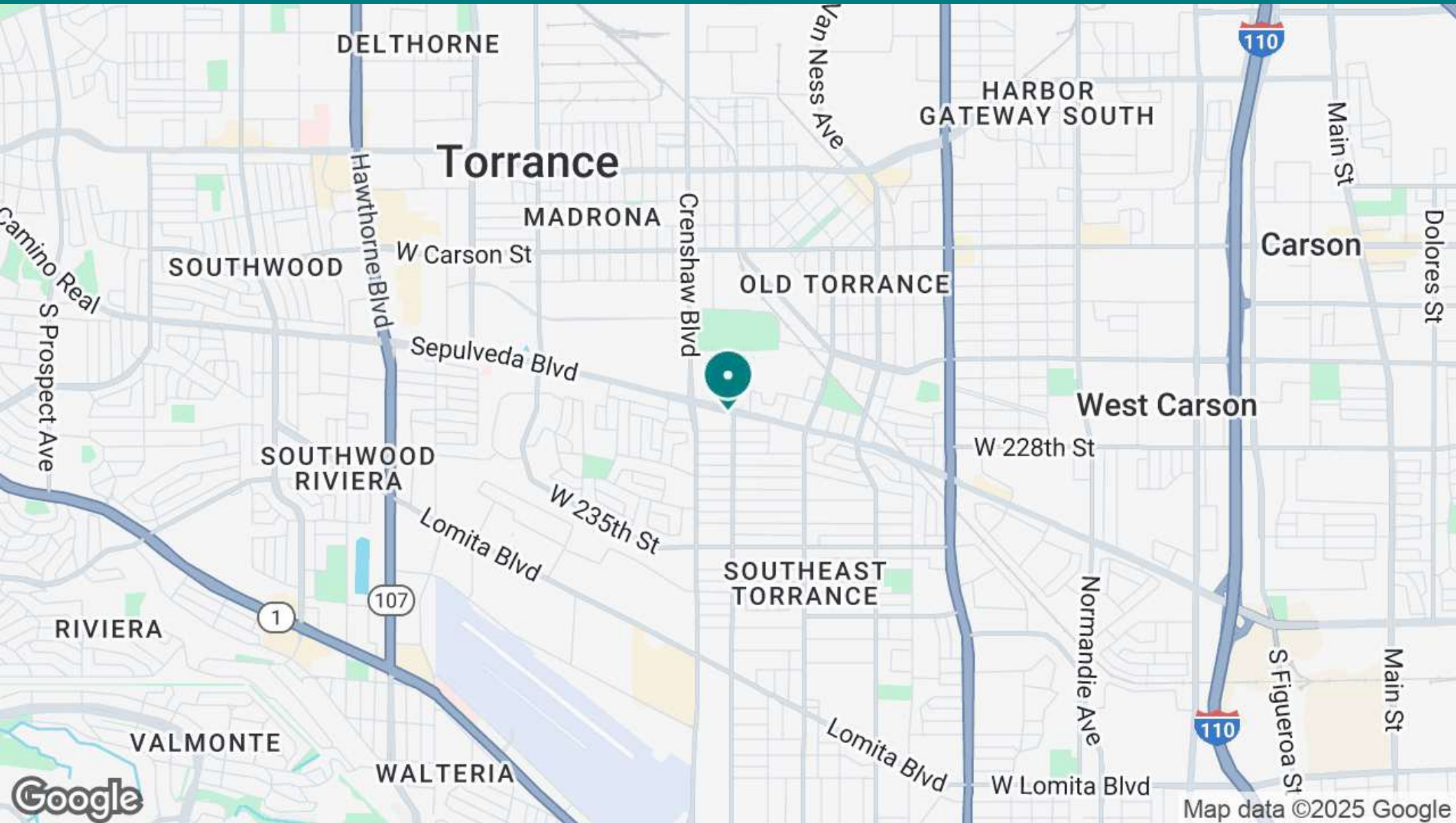
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## LOCATION MAP

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## AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,787	215,611	516,558
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,295	78,322	184,485
Persons per HH	2.6	2.8	2.8
Average HH Income	\$152,146	\$133,430	\$140,246
Average House Value	\$1,050,172	\$969,506	\$996,356
Per Capita Income	\$58,517	\$47,653	\$50,087

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	29.10%	29.90%	30.90%
Population Black (%)	3.70%	6.20%	7.60%
Population American Indian (%)	0.60%	0.90%	1.10%
Population Asian (%)	42.50%	31.50%	25.50%
Population Pacific Islander (%)	0.50%	0.70%	0.70%
Population Other (%)	10.60%	16.90%	19.80%

Map and demographics data derived from AlphaMap

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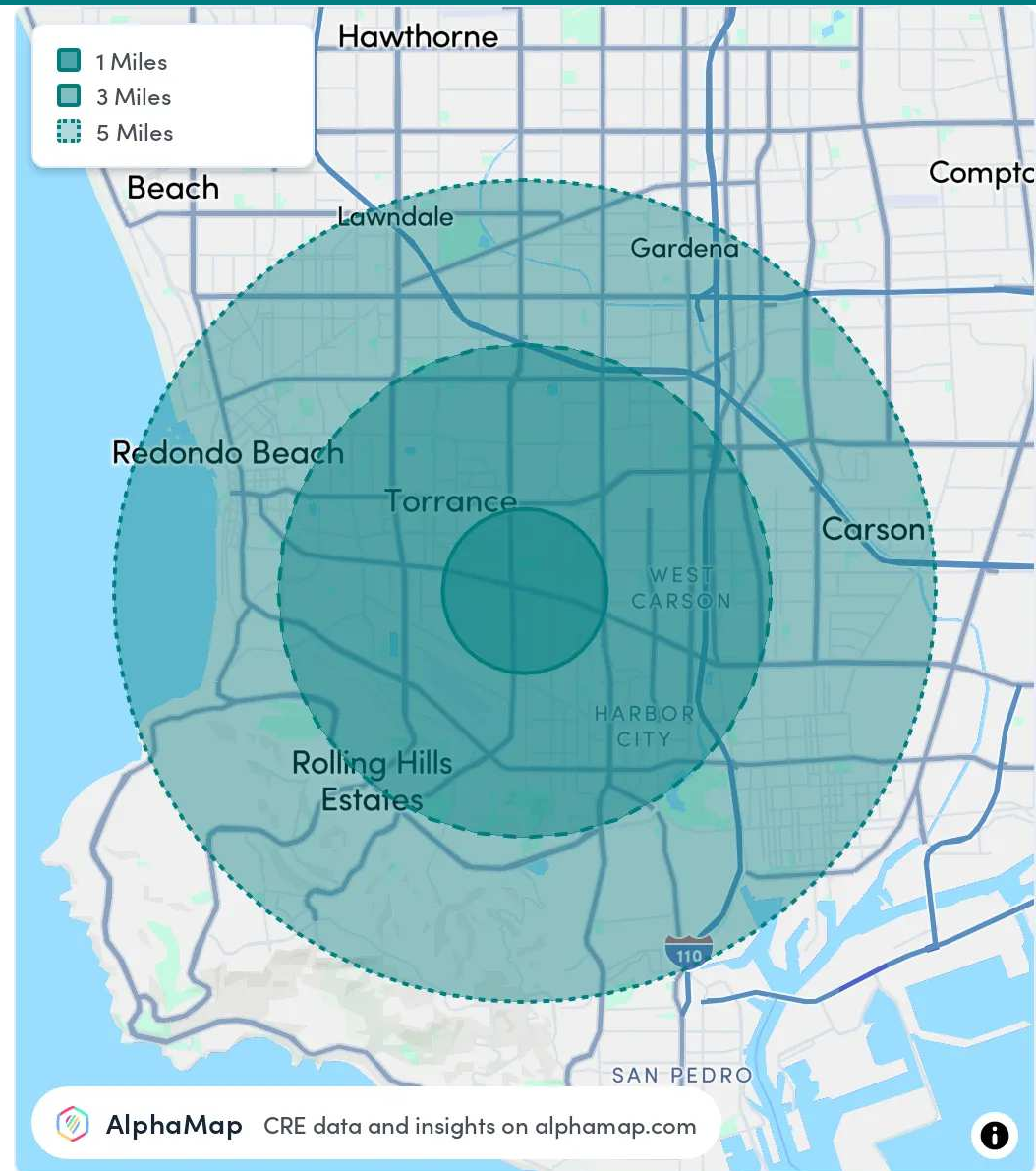
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## MEET THE TEAM

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