1730 Sepulveda Blvd, Torrance, CA 90501



CONTACT US

 RACHEL ADAMS (818) 697-9375 · rachel@illicre.com · DRE #02052879

 C. ROGER JEFFRIES III (818) 697-9388 · roger@illicre.com · DRE #02064346

 TODD NATHANSON (818) 514-2204 · todd@illicre.com · DRE #00923779



1730 Sepulveda Blvd, Torrance, CA 90501



### CONTACT US

 RACHEL ADAMS (818) 697-9375 · rachel@illicre.com · DRE #02052879

 C. ROGER JEFFRIES III (818) 697-9388 · roger@illicre.com · DRE #02064346

 TODD NATHANSON (818) 514-2204 · todd@illicre.com · DRE #00923779



1730 Sepulveda Blvd, Torrance, CA 90501





 RACHEL ADAMS (818) 697-9375 · rachel@illicre.com · DRE #02052879

 C. ROGER JEFFRIES III (818) 697-9388 · roger@illicre.com · DRE #02064346

 TODD NATHANSON (818) 514-2204 · todd@illicre.com · DRE #00923779



1730 Sepulveda Blvd, Torrance, CA 90501

#### **PROPERTY FEATURES**

- Anchored by 7-Eleven and Spires Restaurants
- Located on signalized corner of arterial
- Abundant parking (ratio of 6.02 / 1,000 SF)
- Highly visible shopping center
- Turn-key barber / beauty salon available
- ±4,018 contiguous square feet available

### **AREA AMENITIES**

- Walgreens, CVS, Rite Aid, McDonalds & Burger King within 1.5 mile radius
- Looking for a dry cleaner, specialty retailer, quick service food, and more

### **RENTAL RATE**

• \$1.85/SF + NNN

DEMOS	1 mile	3 mile	5 mile
Population	34,540	225,086	500,751
Avg. HH Income	\$95,223	\$93,194	\$103,723
Daytime Population	9,819	130,064	500,751
Traffic Count	±64,429 CPD on Sepulveda Blvd & Western Ave		





### CONTACT US

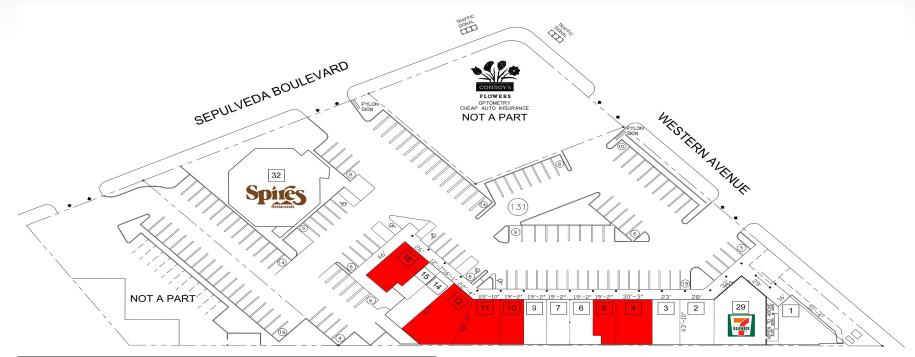
 RACHEL ADAMS (818) 697-9375 · rachel@illicre.com · DRE #02052879

 C. ROGER JEFFRIES III (818) 697-9388 · roger@illicre.com · DRE #02064346

 TODD NATHANSON (818) 514-2204 · todd@illicre.com · DRE #00923779



### 1730 Sepulveda Blvd, Torrance, CA 90501



Ste.	Tenant	SF
1	West Coast Dental Group	1,624
2	Complete Covid Testing LLC	1,232
3	Pro Nails	664
4	Vacant	1,632
5	Vacant	796
6	Shisen Ramen	901
7	Bon Acupuncture & Moxi Clinic	842
9	Charged Up Nutrition	842

Ste.	Tenant	SF
10	Vacant	850
11	Vacant	1,295
12	Vacant	1,873
14	Sei-Ko-En Restaurant	968
15	Modern Tech	665
16	Vacant	1,228
29	7-Eleven	2,459
32	Spires Restaurant	5,043

Max Contiguous Space Available- 4,018 SF

### CONTACT US

 RACHEL ADAMS (818) 697-9375 · rachel@illicre.com · DRE #02052879

 C. ROGER JEFFRIES III (818) 697-9388 · roger@illicre.com · DRE #02064346

 TODD NATHANSON (818) 514-2204 · todd@illicre.com · DRE #00923779



1730 Sepulveda Blvd, Torrance, CA 90501



### CONTACT US

 RACHEL ADAMS (818) 697-9375 · rachel@illicre.com · DRE #02052879

 C. ROGER JEFFRIES III (818) 697-9388 · roger@illicre.com · DRE #02064346

 TODD NATHANSON (818) 514-2204 · todd@illicre.com · DRE #00923779

