1730 Sepulveda Blvd, Torrance, CA 90501



CONTACT US

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#### **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

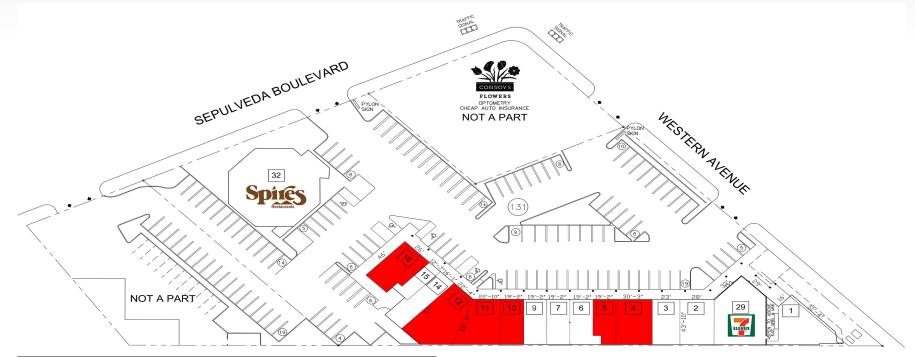
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| Ste. | Tenant                        | SF    |
|------|-------------------------------|-------|
| 1    | West Coast Dental Group       | 1,624 |
| 2    | Complete Covid Testing LLC    | 1,232 |
| 3    | Pro Nails                     | 664   |
| 4    | 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

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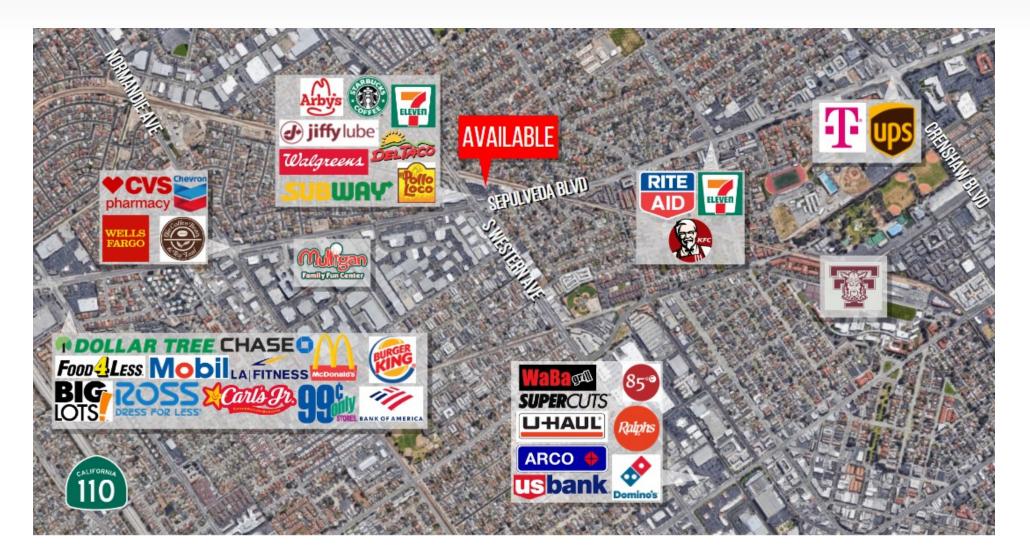
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