

WESTERN TOWN PLAZA

1730 Sepulveda Blvd,
Torrance, CA 90501



UP TO 6 MONTHS FREE!!!



CONTACT US

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



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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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
- ±4,860 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		



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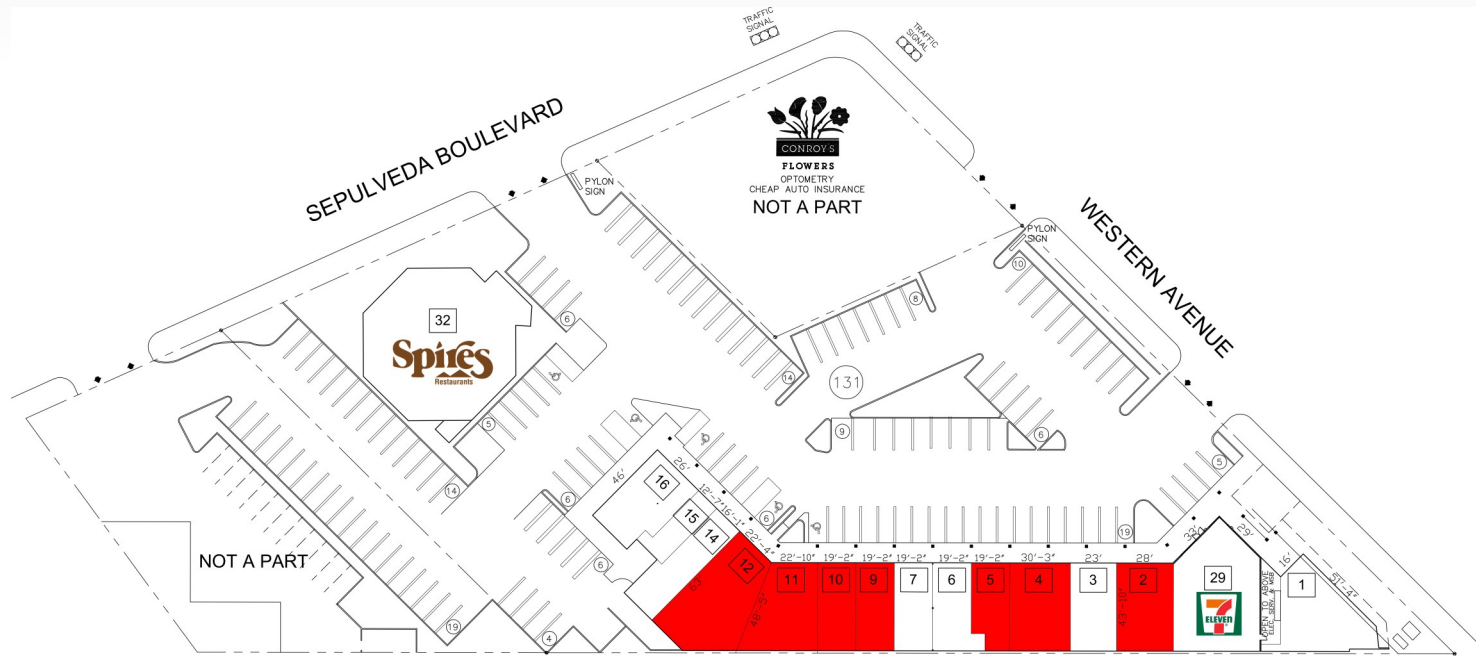
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Ste.	Tenant	SF
1	West Coast Dental Group	1,624
2	Vacant	1,232
3	Pro Nails	664
4	Vacant	1,632
5	Vacant	796
6	Shisen Ramen	901
7	Bon Acupuncture & Moxi Clinic	842
9	Vacant	842

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	Best Spa	1,228
29	7-Eleven	2,459
32	Spire's Restaurant	5,043

Max Contiguous Space Available- 4,860 SF

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