

# WESTERN TOWN PLAZA

1730 Sepulveda Blvd,  
Torrance, CA 90501



**UP TO 6 MONTHS FREE!!!**



## CONTACT US

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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

- \$2.95 /SF inc 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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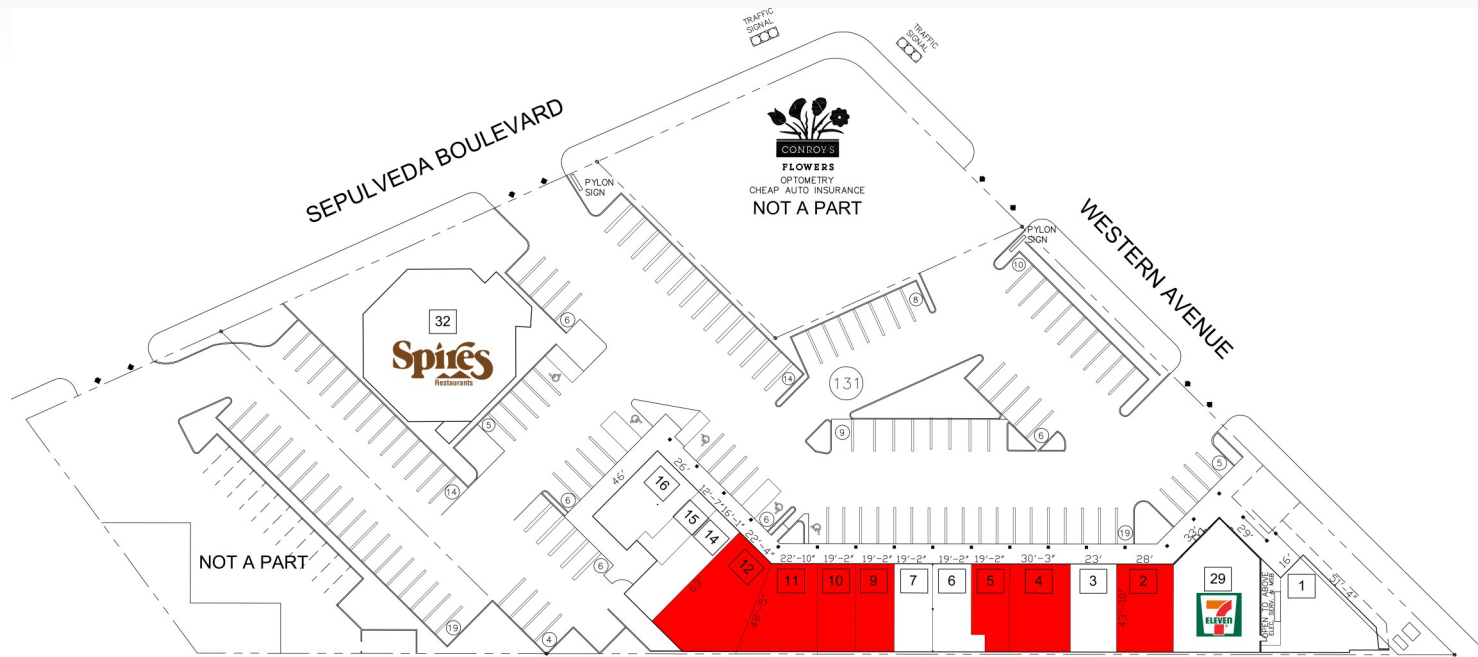
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| Ste. | Tenant                        | SF    |
|------|-------------------------------|-------|
| 1    | West Coast Dental Group       | 1,624 |
| 2    | Vacant                        | 1,232 |
| 3    | Pro Nails                     | 664   |
| 4    | 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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