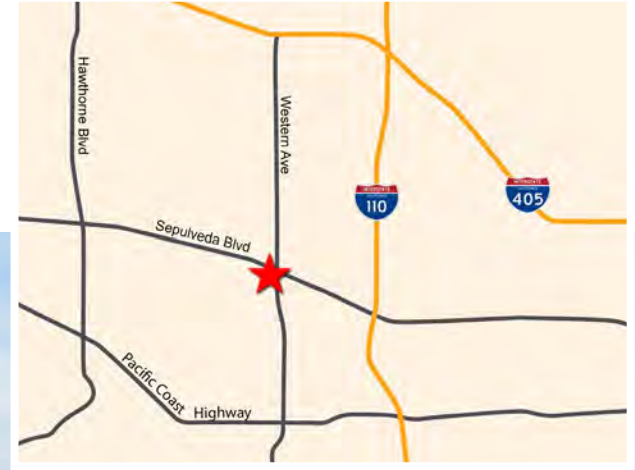




# FOR LEASE WESTERN TOWN PLAZA

1730 W. Sepulveda Boulevard  
Torrance, California



**Outstanding Visibility and High Traffic Volumes Along Sepulveda | 796 sf - 1,873 sf Available**

**For leasing opportunities, please contact:**

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**CORELAND  
COMPANIES**

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† 714.573.7780 | f 714.573.7790

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The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.



Ste.	Tenant	SF
1	West Coast Dental Group	1,624
2	Check 'n Go	1,232
3	Pro Nails	664
4	House of Brides - Potentially Available	1,632
5	AVAILABLE	796
6	Shisen Ramen	901
7	Bon Accupuncture & Moxi Clinic	842
9	AVAILABLE	842
10	AVAILABLE	850
11	AVAILABLE - Turn Key Hair Salon	1,295
12	Global Building Supply - AVAILABLE	1,873
14	Sei-Ko-En Restaurant	968
15	Modern Tech	665
16	Best Spa	1,228
29	7-Eleven	2,459
32	Spires Restaurant	5,043

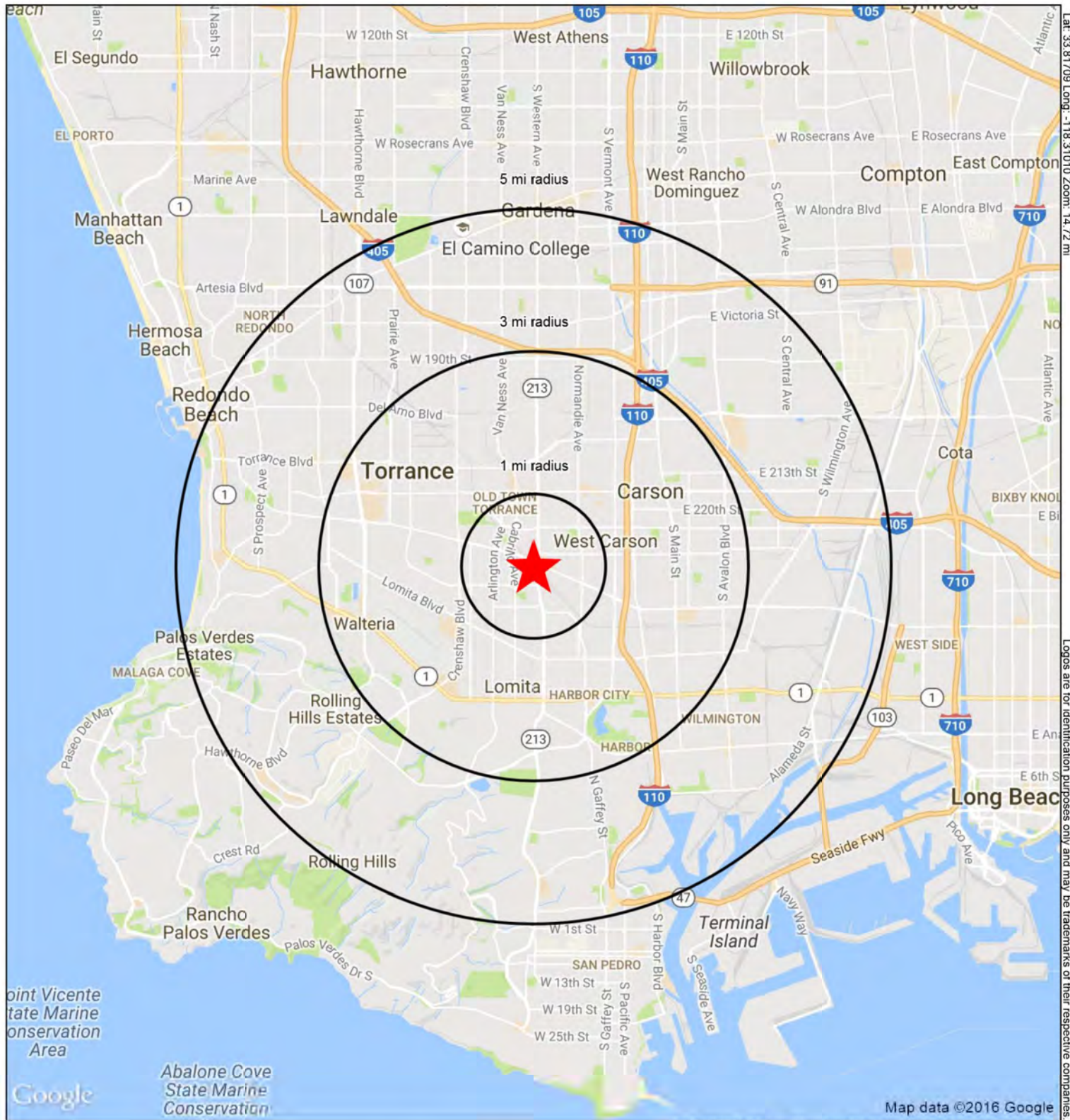
- ▶ Outstanding visibility and high traffic volumes of nearly 45,000 CPD on Sepulveda Boulevard
- ▶ Good ingress/egress with accessibility from Sepulveda Blvd. and Western Avenue;
- ▶ Former salon space available;
- ▶ Monument signage available.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	35,176	224,687	498,793
Avg. HH Income	\$88,476	\$85,553	\$97,958

TRAFFIC COUNT: Over 45,000 cars per day on Sepulveda Boulevard and Western Avenue





Lat: 33.81709 Long: -118.31010 Zoom: 14.72 mi  
Logos are for identification purposes only and may be trademarks of their respective companies.

## Western Town Plaza

1730 Sepulveda Blvd, Torrance, CA 90501



# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.8166/-118.3098

RS1

Western Town Plaza		1 mi radius	3 mi radius	5 mi radius
1730 Sepulveda Blvd, Torrance, CA 90501				
POPULATION	2016 Estimated Population	35,176	224,687	498,793
	2021 Projected Population	36,216	231,462	513,912
	2010 Census Population	34,305	218,427	485,471
	2000 Census Population	32,519	208,806	470,063
	Projected Annual Growth 2016 to 2021	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2016	0.5%	0.5%	0.4%
	2016 Median Age	38.4	38.6	39.2
HOUSEHOLDS	2016 Estimated Households	11,888	76,120	174,125
	2021 Projected Households	12,401	79,428	181,592
	2010 Census Households	11,495	73,321	167,950
	2000 Census Households	11,000	71,010	164,249
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	0.5%	0.4%	0.4%
RACE AND ETHNICITY	2016 Estimated White	42.1%	40.7%	44.7%
	2016 Estimated Black or African American	5.6%	6.3%	8.4%
	2016 Estimated Asian or Pacific Islander	29.7%	30.3%	25.7%
	2016 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
	2016 Estimated Other Races	21.9%	22.2%	20.7%
	2016 Estimated Hispanic	36.9%	37.7%	35.5%
INCOME	2016 Estimated Average Household Income	\$88,476	\$85,553	\$97,958
	2016 Estimated Median Household Income	\$73,781	\$71,037	\$80,160
	2016 Estimated Per Capita Income	\$30,010	\$29,068	\$34,276
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	8.6%	9.0%	8.6%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.7%	7.4%	6.9%
	2016 Estimated High School Graduate	21.7%	22.2%	20.3%
	2016 Estimated Some College	22.7%	21.6%	20.7%
	2016 Estimated Associates Degree Only	8.3%	8.2%	8.0%
	2016 Estimated Bachelors Degree Only	22.6%	22.4%	23.6%
	2016 Estimated Graduate Degree	9.3%	9.2%	11.8%
BUSINESS	2016 Estimated Total Businesses	1,153	12,455	23,927
	2016 Estimated Total Employees	8,847	141,639	250,123
	2016 Estimated Employee Population per Business	7.7	11.4	10.5
	2016 Estimated Residential Population per Business	30.5	18.0	20.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.