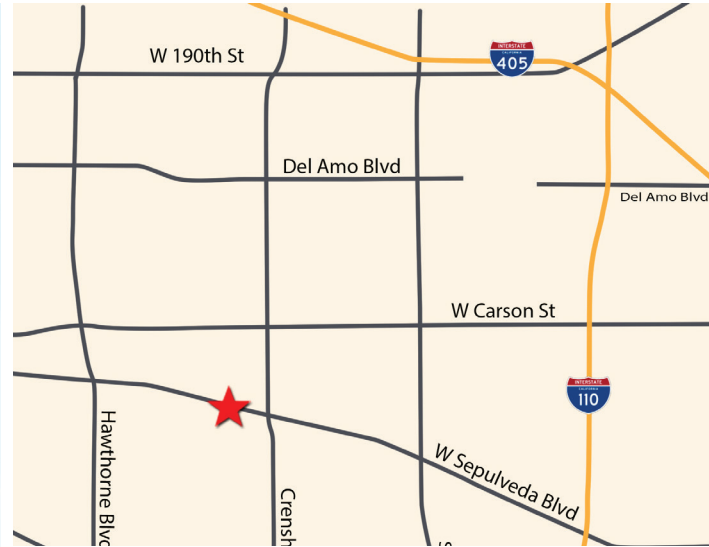




**FOR LEASE**

# NEW HORIZONS PLAZA

2734-2776 West Sepulveda Blvd.  
Torrance, California



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	26,469	213,268	534,183
Avg. HH Income	\$94,995	\$92,093	\$96,608

TRAFFIC COUNT: Over 45,000 cars per day along Sepulveda Boulevard.

**Positioned w/in Dense Residential Community of Torrance | 792 - 825 SF Available**

## CORELAND COMPANIES

17542 E. 17th Street, Suite 420  
Tustin, CA 92780  
t 714.573.7780 | f 714.573.7790

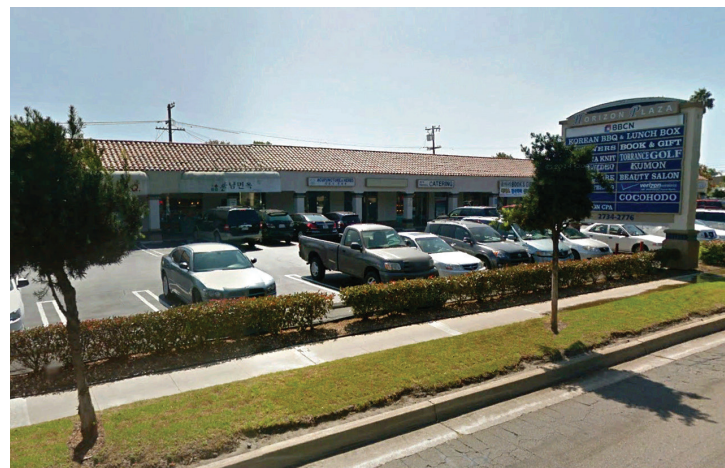
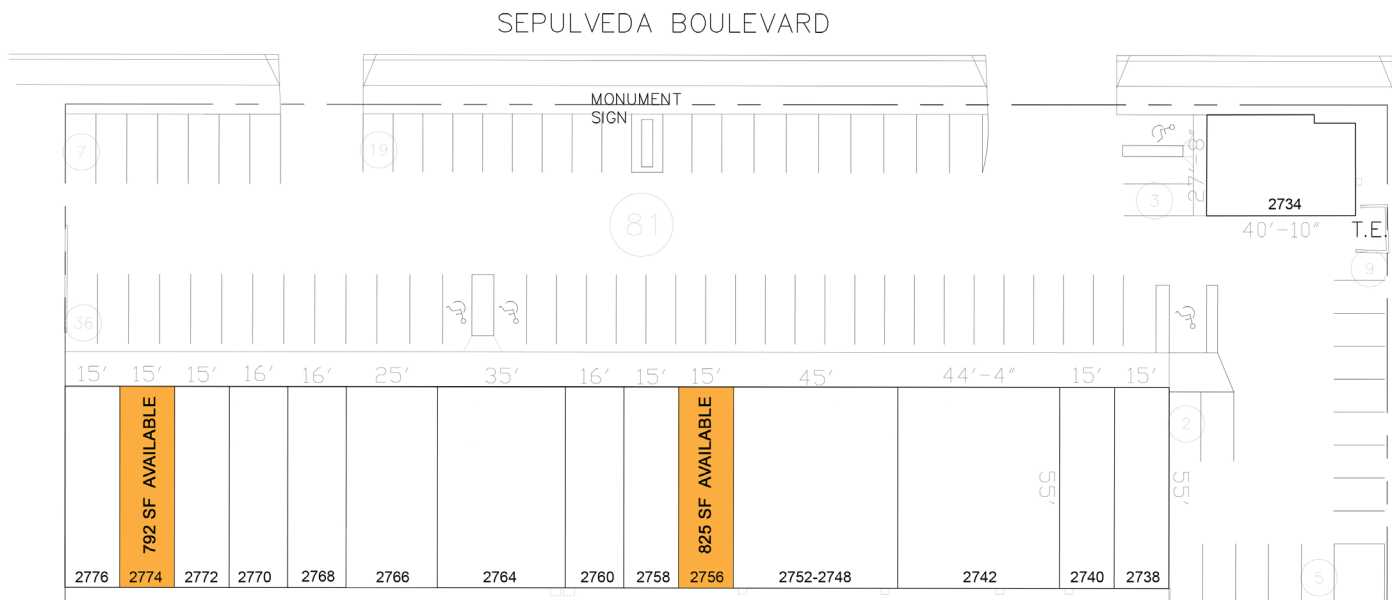
[www.coreland.com](http://www.coreland.com)

### For leasing opportunities, please contact:

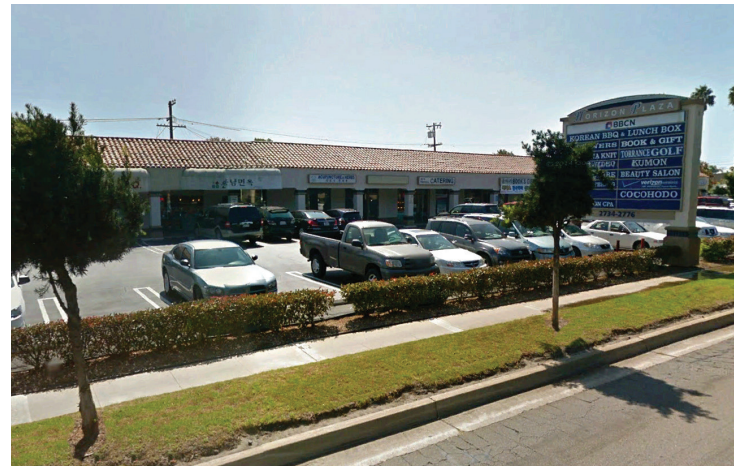
Joseph Kim (DRE No. 01463895)  
jkim@coreland.com | 714.210.6731

Matt Hammond (DRE No. 01235239)  
mhammond@coreland.com | 714.210.6711

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.



- ▶ Positioned in the heart of Torrance with ideal visibility off Sepulveda Boulevard (45,000 CPD);
- ▶ Surrounded by densely-populated Torrance housing community and within close proximity to Shery High School;
- ▶ Great synergy among many longstanding co-tenants, including local favorite, Korean walnut pastry cafe Cocohodo ;
- ▶ Pylon signage available.



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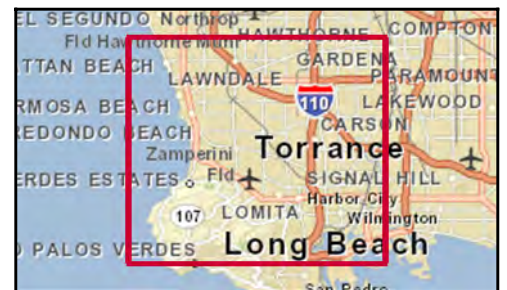
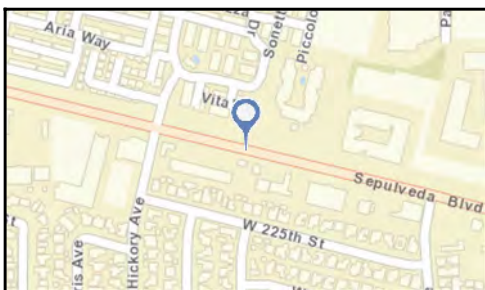
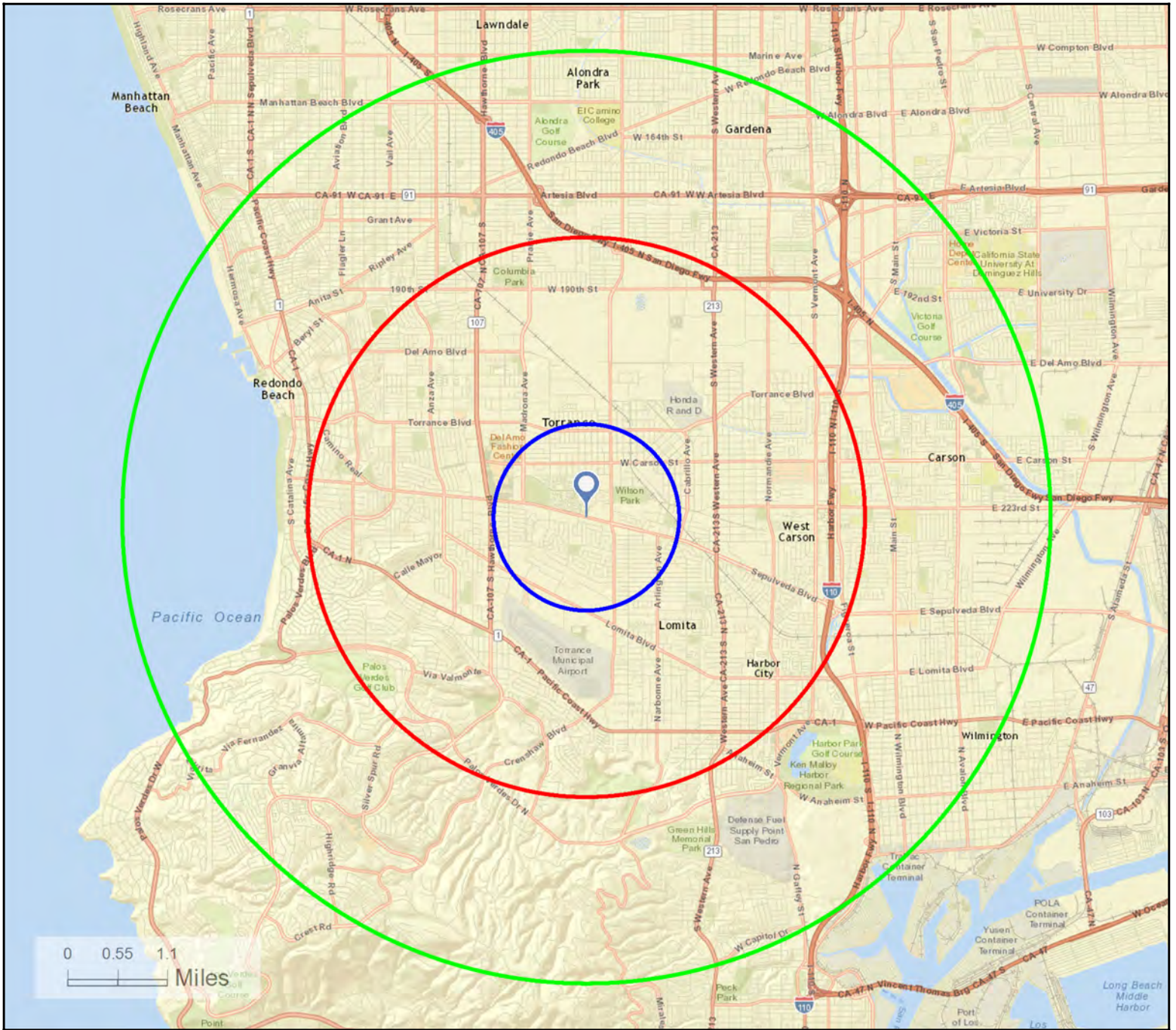
# Site Map

2734 Sepulveda Blvd, Torrance, California, 90505

Rings: 1, 3, 5 mile radii

Latitude: 33.822790

Longitude: -118.3330



July 03, 2014



# Market Profile

2734 Sepulveda Blvd, Torrance, California, 90505  
Rings: 1, 3, 5 mile radii

Latitude: 33.82279  
Longitude: -118.33309

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2000 Total Population	23,401	203,110	510,764
2010 Total Population	26,049	211,750	528,660
2014 Total Population	26,469	213,268	534,183
2014 Group Quarters	235	2,721	4,893
2019 Total Population	27,091	217,277	545,745
2014-2019 Annual Rate	0.47%	0.37%	0.43%
<b>Household Summary</b>			
2000 Households	9,385	75,326	184,896
2000 Average Household Size	2.46	2.67	2.74
2010 Households	10,294	77,273	188,371
2010 Average Household Size	2.51	2.71	2.78
2014 Households	10,411	77,581	189,802
2014 Average Household Size	2.52	2.71	2.79
2019 Households	10,650	79,043	193,966
2019 Average Household Size	2.52	2.71	2.79
2014-2019 Annual Rate	0.45%	0.37%	0.43%
2010 Families	6,988	53,505	129,922
2010 Average Family Size	3.08	3.26	3.34
2014 Families	7,084	53,784	131,056
2014 Average Family Size	3.09	3.27	3.35
2019 Families	7,264	54,871	134,097
2019 Average Family Size	3.08	3.27	3.35
2014-2019 Annual Rate	0.50%	0.40%	0.46%
<b>Housing Unit Summary</b>			
2000 Housing Units	9,643	77,601	191,037
Owner Occupied Housing Units	60.1%	53.3%	54.3%
Renter Occupied Housing Units	37.3%	43.8%	42.5%
Vacant Housing Units	2.7%	2.9%	3.2%
2010 Housing Units	10,750	80,716	196,981
Owner Occupied Housing Units	59.0%	53.1%	54.3%
Renter Occupied Housing Units	36.8%	42.6%	41.4%
Vacant Housing Units	4.2%	4.3%	4.4%
2014 Housing Units	10,883	81,347	199,368
Owner Occupied Housing Units	57.0%	51.2%	52.2%
Renter Occupied Housing Units	38.7%	44.2%	43.0%
Vacant Housing Units	4.3%	4.6%	4.8%
2019 Housing Units	11,125	82,687	203,234
Owner Occupied Housing Units	57.3%	51.1%	52.0%
Renter Occupied Housing Units	38.4%	44.5%	43.4%
Vacant Housing Units	4.3%	4.4%	4.6%
<b>Median Household Income</b>			
2014	\$76,365	\$70,054	\$70,830
2019	\$87,421	\$81,031	\$82,019
<b>Median Home Value</b>			
2014	\$518,819	\$479,477	\$461,718
2019	\$703,520	\$653,485	\$633,831
<b>Per Capita Income</b>			
2014	\$37,814	\$33,813	\$34,493
2019	\$43,022	\$38,851	\$40,117
<b>Median Age</b>			
2010	42.5	39.7	38.7
2014	43.7	40.6	39.5
2019	45.2	41.1	39.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



# Market Profile

2734 Sepulveda Blvd, Torrance, California, 90505  
Rings: 1, 3, 5 mile radii

Latitude: 33.82279  
Longitude: -118.33309

	1 mile	3 mile	5 mile
<b>2014 Households by Income</b>			
Household Income Base	10,411	77,581	189,802
<\$15,000	7.2%	8.2%	8.6%
\$15,000 - \$24,999	8.5%	7.6%	7.3%
\$25,000 - \$34,999	8.7%	8.6%	8.2%
\$35,000 - \$49,999	10.1%	11.0%	11.2%
\$50,000 - \$74,999	14.4%	17.1%	16.8%
\$75,000 - \$99,999	13.5%	13.4%	12.4%
\$100,000 - \$149,999	21.6%	19.3%	18.5%
\$150,000 - \$199,999	8.7%	7.6%	8.1%
\$200,000+	7.2%	7.1%	8.9%
Average Household Income	\$94,995	\$92,093	\$96,608
<b>2019 Households by Income</b>			
Household Income Base	10,650	79,043	193,966
<\$15,000	6.2%	7.2%	7.6%
\$15,000 - \$24,999	5.7%	5.2%	5.1%
\$25,000 - \$34,999	6.7%	6.7%	6.4%
\$35,000 - \$49,999	9.3%	10.4%	10.6%
\$50,000 - \$74,999	13.4%	16.1%	15.7%
\$75,000 - \$99,999	15.1%	14.7%	13.5%
\$100,000 - \$149,999	24.5%	21.1%	19.6%
\$150,000 - \$199,999	10.7%	9.8%	10.3%
\$200,000+	8.3%	8.8%	11.3%
Average Household Income	\$108,089	\$105,732	\$112,289
<b>2014 Owner Occupied Housing Units by Value</b>			
Total	6,200	41,635	104,080
<\$50,000	0.0%	0.1%	0.1%
\$50,000 - \$99,999	0.7%	1.8%	2.7%
\$100,000 - \$149,999	3.2%	5.7%	5.8%
\$150,000 - \$199,999	4.3%	5.8%	5.3%
\$200,000 - \$249,999	4.4%	5.7%	6.0%
\$250,000 - \$299,999	4.2%	5.9%	6.6%
\$300,000 - \$399,999	13.4%	13.4%	14.4%
\$400,000 - \$499,999	17.5%	14.7%	14.4%
\$500,000 - \$749,999	29.4%	24.3%	21.0%
\$750,000 - \$999,999	13.9%	11.4%	10.1%
\$1,000,000 +	9.0%	11.3%	13.4%
Average Home Value	\$576,617	\$553,459	\$552,700
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	6,377	42,257	105,735
<\$50,000	0.0%	0.0%	0.1%
\$50,000 - \$99,999	0.2%	0.7%	1.3%
\$100,000 - \$149,999	1.1%	2.3%	2.6%
\$150,000 - \$199,999	2.0%	3.1%	3.2%
\$200,000 - \$249,999	2.3%	3.6%	4.1%
\$250,000 - \$299,999	2.2%	3.5%	4.3%
\$300,000 - \$399,999	6.1%	8.0%	9.2%
\$400,000 - \$499,999	8.3%	9.9%	10.2%
\$500,000 - \$749,999	34.1%	30.6%	28.1%
\$750,000 - \$999,999	29.5%	22.7%	19.7%
\$1,000,000 +	14.1%	15.5%	17.3%
Average Home Value	\$723,130	\$682,882	\$672,566

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



# Market Profile

2734 Sepulveda Blvd, Torrance, California, 90505  
 Rings: 1, 3, 5 mile radii

Latitude: 33.82279  
 Longitude: -118.33309

	1 mile	3 mile	5 mile
<b>2010 Population by Age</b>			
Total	26,052	211,747	528,660
0 - 4	5.7%	5.8%	6.0%
5 - 9	5.7%	6.0%	6.2%
10 - 14	5.8%	6.5%	6.6%
15 - 24	10.1%	12.4%	12.8%
25 - 34	11.1%	12.5%	13.2%
35 - 44	15.7%	14.8%	14.9%
45 - 54	16.7%	16.4%	15.7%
55 - 64	12.3%	11.8%	11.5%
65 - 74	8.2%	6.9%	6.9%
75 - 84	6.1%	4.7%	4.6%
85 +	2.7%	2.0%	1.8%
18 +	79.0%	77.3%	76.9%
<b>2014 Population by Age</b>			
Total	26,469	213,269	534,182
0 - 4	5.3%	5.5%	5.8%
5 - 9	5.8%	5.9%	6.0%
10 - 14	6.0%	6.3%	6.4%
15 - 24	10.8%	12.7%	12.9%
25 - 34	10.0%	12.4%	13.1%
35 - 44	14.1%	13.5%	13.6%
45 - 54	16.1%	15.5%	15.0%
55 - 64	13.8%	13.3%	12.7%
65 - 74	9.1%	8.0%	7.9%
75 - 84	5.8%	4.7%	4.6%
85 +	3.1%	2.2%	2.0%
18 +	79.3%	78.4%	77.9%
<b>2019 Population by Age</b>			
Total	27,089	217,279	545,743
0 - 4	5.1%	5.5%	5.8%
5 - 9	5.5%	5.7%	5.9%
10 - 14	6.2%	6.2%	6.3%
15 - 24	10.7%	11.7%	11.8%
25 - 34	10.2%	13.1%	13.6%
35 - 44	12.0%	12.8%	13.2%
45 - 54	15.1%	13.9%	13.6%
55 - 64	15.2%	14.3%	13.6%
65 - 74	10.5%	9.4%	9.1%
75 - 84	6.3%	5.1%	4.9%
85 +	3.2%	2.3%	2.1%
18 +	79.5%	78.9%	78.3%
<b>2010 Population by Sex</b>			
Males	12,418	103,343	259,683
Females	13,631	108,407	268,977
<b>2014 Population by Sex</b>			
Males	12,631	104,264	262,800
Females	13,837	109,004	271,383
<b>2019 Population by Sex</b>			
Males	12,950	106,456	269,074
Females	14,141	110,821	276,671

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



# Market Profile

2734 Sepulveda Blvd, Torrance, California, 90505  
Rings: 1, 3, 5 mile radii

Latitude: 33.82279  
Longitude: -118.33309

	1 mile	3 mile	5 mile
<b>2010 Population by Race/Ethnicity</b>			
Total	26,049	211,751	528,660
White Alone	44.0%	49.7%	50.0%
Black Alone	2.3%	4.5%	5.7%
American Indian Alone	0.3%	0.5%	0.6%
Asian Alone	44.4%	28.2%	23.6%
Pacific Islander Alone	0.3%	0.6%	0.8%
Some Other Race Alone	4.1%	11.1%	14.0%
Two or More Races	4.7%	5.3%	5.3%
Hispanic Origin	13.2%	25.8%	31.9%
Diversity Index	69.8	79.7	82.5
<b>2014 Population by Race/Ethnicity</b>			
Total	26,469	213,268	534,183
White Alone	42.1%	48.2%	48.8%
Black Alone	2.2%	4.3%	5.5%
American Indian Alone	0.3%	0.5%	0.6%
Asian Alone	45.9%	29.3%	24.5%
Pacific Islander Alone	0.3%	0.6%	0.8%
Some Other Race Alone	4.3%	11.4%	14.3%
Two or More Races	4.9%	5.5%	5.5%
Hispanic Origin	13.8%	26.6%	32.6%
Diversity Index	70.4	80.4	83.1
<b>2019 Population by Race/Ethnicity</b>			
Total	27,092	217,277	545,746
White Alone	40.0%	46.7%	47.7%
Black Alone	2.1%	4.1%	5.2%
American Indian Alone	0.3%	0.5%	0.6%
Asian Alone	47.8%	30.8%	25.6%
Pacific Islander Alone	0.3%	0.6%	0.8%
Some Other Race Alone	4.4%	11.6%	14.5%
Two or More Races	5.0%	5.6%	5.6%
Hispanic Origin	14.4%	27.5%	33.6%
Diversity Index	70.7	81.1	83.6
<b>2010 Population by Relationship and Household Type</b>			
Total	26,049	211,750	528,660
In Households	99.1%	98.7%	99.1%
In Family Households	83.8%	84.6%	84.7%
Householder	27.0%	25.3%	24.5%
Spouse	21.6%	18.9%	18.1%
Child	29.7%	32.2%	32.9%
Other relative	4.3%	5.9%	6.6%
Nonrelative	1.3%	2.2%	2.6%
In Nonfamily Households	15.3%	14.1%	14.3%
In Group Quarters	0.9%	1.3%	0.9%
Institutionalized Population	0.4%	0.8%	0.4%
Noninstitutionalized Population	0.5%	0.4%	0.5%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.





# Market Profile

2734 Sepulveda Blvd, Torrance, California, 90505  
Rings: 1, 3, 5 mile radii

Latitude: 33.82279  
Longitude: -118.33309

	1 mile	3 mile	5 mile
<b>2014 Population 25+ by Educational Attainment</b>			
Total	19,083	148,364	367,955
Less than 9th Grade	1.3%	5.6%	7.1%
9th - 12th Grade, No Diploma	3.5%	6.0%	6.5%
High School Graduate	16.5%	18.2%	17.5%
GED/Alternative Credential	0.6%	1.5%	1.6%
Some College, No Degree	21.0%	20.6%	20.3%
Associate Degree	8.5%	8.6%	8.0%
Bachelor's Degree	33.0%	26.6%	25.5%
Graduate/Professional Degree	15.6%	13.0%	13.3%
<b>2014 Population 15+ by Marital Status</b>			
Total	21,949	175,517	437,032
Never Married	25.7%	31.1%	33.3%
Married	57.9%	52.6%	51.2%
Widowed	7.3%	5.8%	5.5%
Divorced	9.0%	10.5%	10.0%
<b>2014 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	95.1%	93.4%	92.8%
Civilian Unemployed	4.9%	6.6%	7.2%
<b>2014 Employed Population 16+ by Industry</b>			
Total	12,733	104,512	256,755
Agriculture/Mining	0.2%	0.4%	0.4%
Construction	2.2%	3.7%	3.8%
Manufacturing	16.4%	13.9%	14.3%
Wholesale Trade	4.8%	3.6%	3.5%
Retail Trade	10.1%	10.6%	10.0%
Transportation/Utilities	7.4%	6.1%	6.8%
Information	2.3%	2.4%	2.8%
Finance/Insurance/Real Estate	8.0%	7.0%	6.7%
Services	46.1%	49.4%	48.7%
Public Administration	2.4%	2.8%	2.9%
<b>2014 Employed Population 16+ by Occupation</b>			
Total	12,734	104,512	256,756
White Collar	77.8%	69.2%	67.2%
Management/Business/Financial	22.8%	18.0%	17.7%
Professional	28.6%	24.8%	24.3%
Sales	12.8%	11.4%	11.1%
Administrative Support	13.5%	15.0%	14.1%
Services	10.2%	16.1%	16.3%
Blue Collar	12.0%	14.7%	16.4%
Farming/Forestry/Fishing	0.1%	0.2%	0.2%
Construction/Extraction	2.0%	2.9%	3.1%
Installation/Maintenance/Repair	3.1%	2.6%	2.8%
Production	3.7%	4.7%	4.9%
Transportation/Material Moving	3.1%	4.3%	5.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



## Market Profile

2734 Sepulveda Blvd, Torrance, California, 90505

Rings: 1, 3, 5 mile radii

Latitude: 33.82279  
Longitude: -118.33309

	1 mile	3 mile	5 mile
<b>2010 Households by Type</b>			
Total	10,294	77,273	188,371
Households with 1 Person	27.2%	24.8%	24.1%
Households with 2+ People	72.8%	75.2%	75.9%
Family Households	67.9%	69.2%	69.0%
Husband-wife Families	54.4%	51.8%	50.8%
With Related Children	25.2%	25.4%	25.2%
Other Family (No Spouse Present)	13.5%	17.4%	18.2%
Other Family with Male Householder	3.8%	5.3%	5.6%
With Related Children	1.6%	2.5%	2.8%
Other Family with Female Householder	9.7%	12.2%	12.6%
With Related Children	4.6%	6.5%	6.8%
Nonfamily Households	4.9%	6.0%	6.9%
All Households with Children	31.5%	34.8%	35.1%
Multigenerational Households	3.5%	5.3%	6.2%
Unmarried Partner Households	3.7%	5.1%	5.6%
Male-female	3.2%	4.5%	5.0%
Same-sex	0.5%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	10,294	77,273	188,370
1 Person Household	27.2%	24.8%	24.1%
2 Person Household	31.2%	29.0%	29.1%
3 Person Household	18.5%	18.2%	17.5%
4 Person Household	15.7%	16.2%	15.6%
5 Person Household	4.8%	6.8%	7.4%
6 Person Household	1.7%	2.9%	3.4%
7 + Person Household	1.0%	2.1%	3.0%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	10,294	77,273	188,371
Owner Occupied	61.6%	55.5%	56.8%
Owned with a Mortgage/Loan	45.1%	41.3%	43.0%
Owned Free and Clear	16.5%	14.2%	13.8%
Renter Occupied	38.4%	44.5%	43.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

July 03, 2014