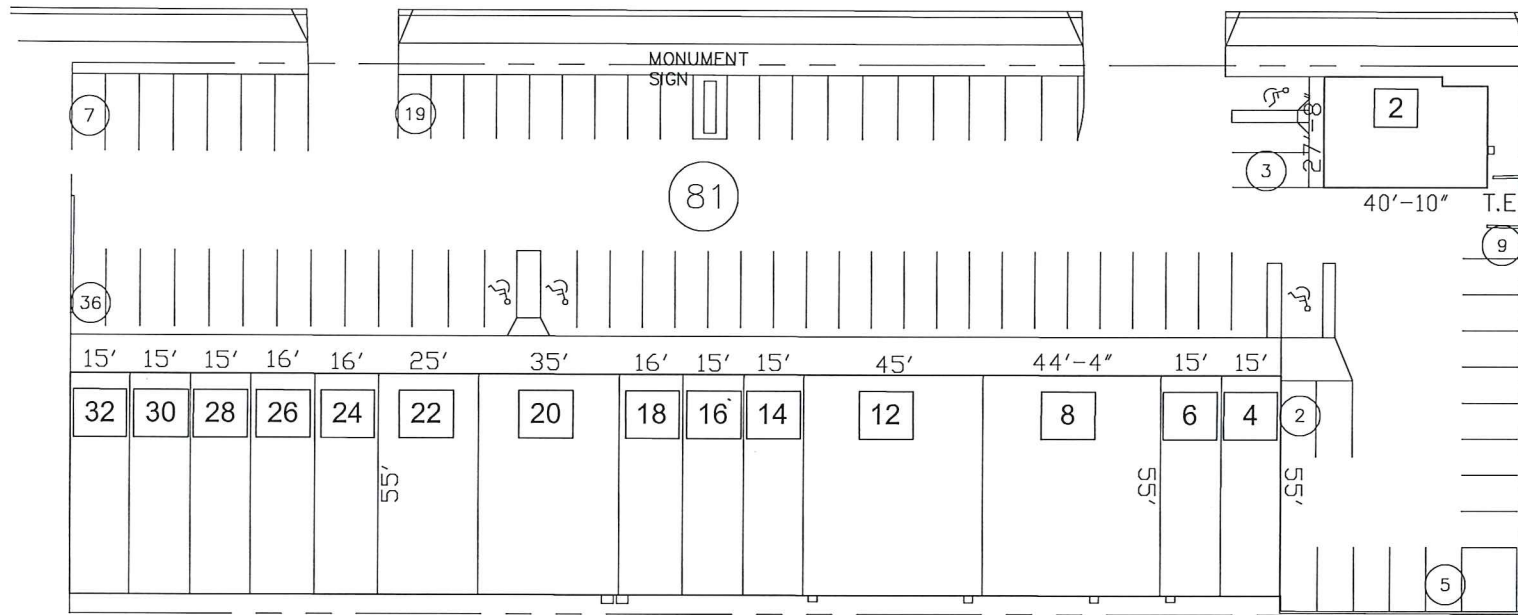
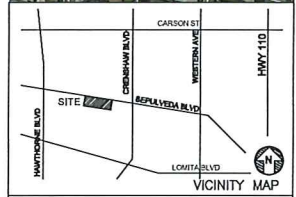


SEPULVEDA BOULEVARD



TENANT LEGEND		
SUITE	TENANT	SF
2	WALNUT PASTRY	1100 sf
4	KUMON	825 sf
6	JAE H. YOON CPA	825 sf
8	BBCN BANK	2475 sf
12	SEOUL RESTAURANT	2475 sf
14		825 sf
16		825 sf
18	PAGODA CATERING	880 sf
20	GIFTABLE	1791 sf
22	LUCETE	1363 sf
24		867 sf
26	HAIR CURCUR	880 sf
28	ENERGY ACUPUNTURE	803 sf
30	CORE	792 sf
32		803 sf



TOTAL BUILDING SF:	17,549 SF
PARKING PROVIDED:	81 STALLS
PARKING RATIO:	4.62/1000 SF
TRAFFIC COUNTS:	41,000 ADT (2005)

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2018 EST. POP.	25,969	219,113	546,334
2023 PROJ. POP.	26,347	224,248	558,743
AVG. HH. INCOME	113,420	109,384	117,636

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NEW HORIZONS PLAZA
 2758-2770 W SEPULVEDA BOULEVARD TORRANCE, CA 90505

SITE LEASE PLAN

WATT COMPANIES
 2716 OCEAN PARK BOULEVARD
 SANTA MONICA, CA 90405
 T. 310.314.2430

SCALE: 0' 15' 30'
 Mar. 10, 19

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 SHEET 1 OF 1