



FOR LEASE

NEW HORIZONS PLAZA

2734-2776 West Sepulveda Blvd.
Torrance, California



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	26,697	216,639	542,871
Avg. HH Income	\$102,893	\$98,157	\$105,864

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

Positioned w/in Dense Residential Community of Torrance | 803 - 2,475 SF Available

CORELAND COMPANIES

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www.coreland.com

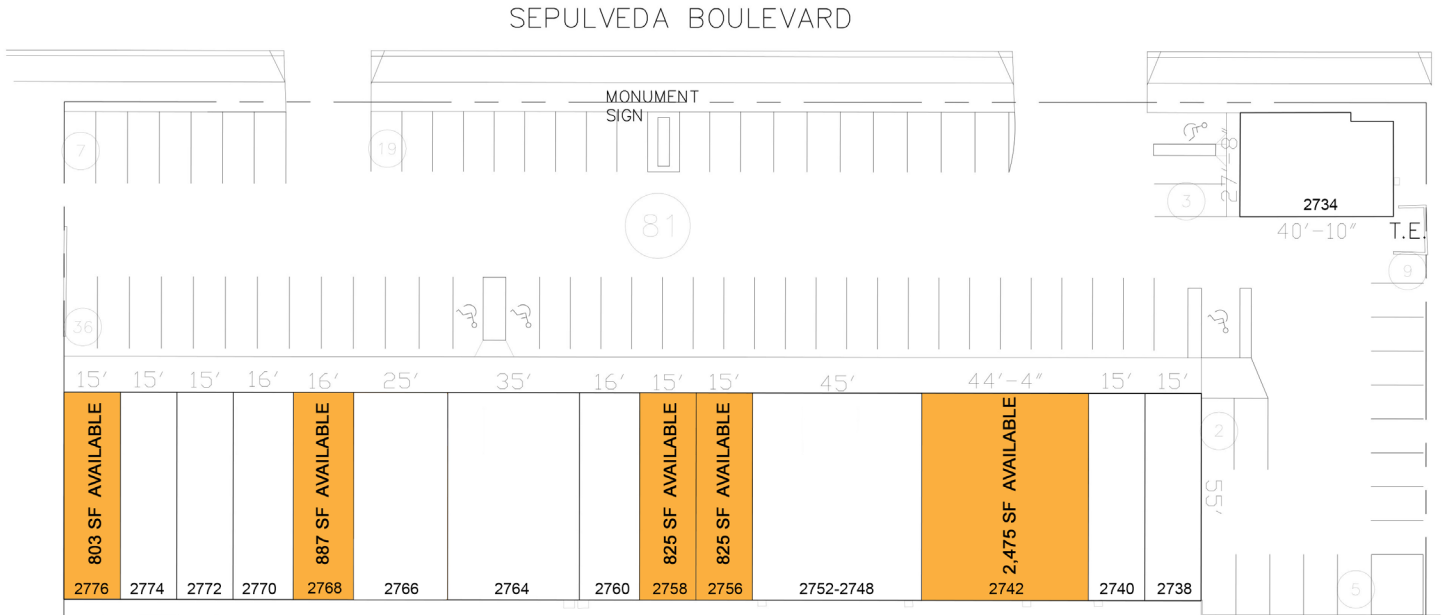
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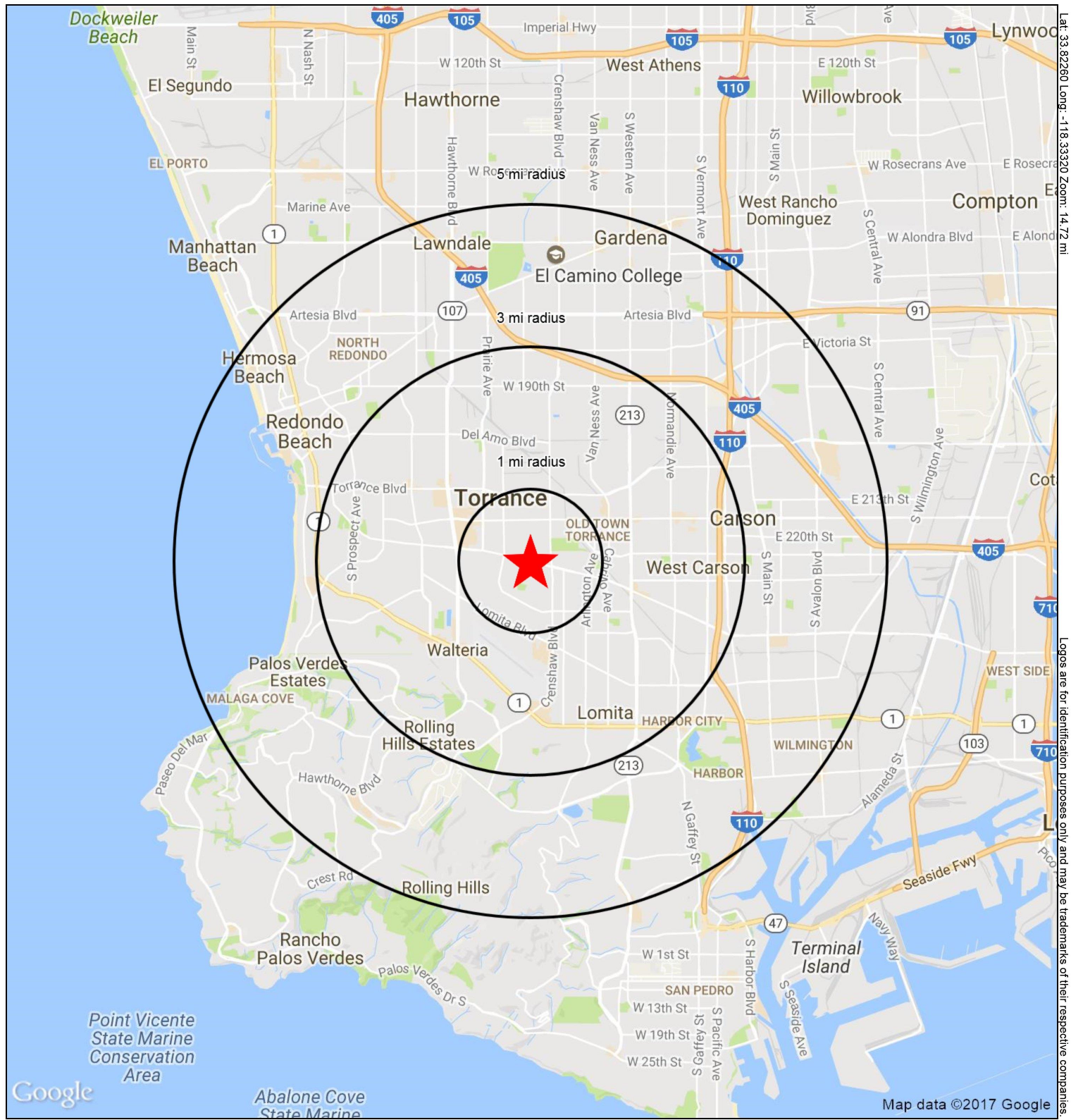
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- ▶ Positioned in the heart of Torrance with ideal visibility off Sepulveda Boulevard (45,000 CPD);
- ▶ Surrounded by densely-populated Torrance housing community and within close proximity to Shery High School;
- ▶ Great synergy among many longstanding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



New Horizons Plaza

2734-2776 W. Sepulveda Blvd, Torrance, CA 90505

CORELAND
COMPANIES

SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.8226/-118.3332

RS1

New Horizons Plaza

2734-2776 W. Sepulveda Blvd, Torrance, CA 90505

1 mi radius 3 mi radius 5 mi radius

POPULATION	2016 Estimated Population	26,697	216,639	542,871
	2021 Projected Population	27,515	223,201	559,443
	2010 Census Population	26,013	211,164	528,774
	2000 Census Population	23,393	202,626	510,821
	Projected Annual Growth 2016 to 2021	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2016	0.9%	0.4%	0.4%
	2016 Median Age	42.5	39.9	39.2
HOUSEHOLDS	2016 Estimated Households	10,722	79,895	194,973
	2021 Projected Households	11,196	83,320	203,343
	2010 Census Households	10,350	77,136	188,197
	2000 Census Households	9,454	75,263	184,683
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	0.8%	0.4%	0.3%
RACE AND ETHNICITY	2016 Estimated White	41.9%	47.8%	48.4%
	2016 Estimated Black or African American	2.6%	4.9%	6.1%
	2016 Estimated Asian or Pacific Islander	46.1%	30.2%	25.8%
	2016 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
	2016 Estimated Other Races	9.0%	16.5%	19.2%
	2016 Estimated Hispanic	14.9%	27.3%	33.0%
INCOME	2016 Estimated Average Household Income	\$102,893	\$98,157	\$105,864
	2016 Estimated Median Household Income	\$86,879	\$80,124	\$85,390
	2016 Estimated Per Capita Income	\$41,387	\$36,278	\$38,094
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.4%	6.2%	7.6%
	2016 Estimated Some High School (Grade Level 9 to 11)	3.6%	5.6%	6.2%
	2016 Estimated High School Graduate	17.5%	19.3%	19.3%
	2016 Estimated Some College	20.0%	20.8%	20.3%
	2016 Estimated Associates Degree Only	7.9%	8.1%	7.8%
	2016 Estimated Bachelors Degree Only	34.2%	27.0%	25.5%
	2016 Estimated Graduate Degree	14.3%	13.0%	13.3%
BUSINESS	2016 Estimated Total Businesses	2,788	13,039	25,430
	2016 Estimated Total Employees	32,434	145,271	244,315
	2016 Estimated Employee Population per Business	11.6	11.1	9.6
	2016 Estimated Residential Population per Business	9.6	16.6	21.3

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