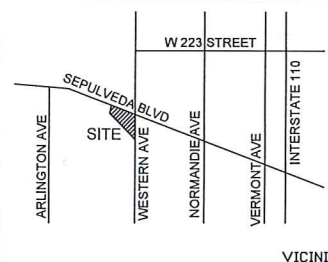
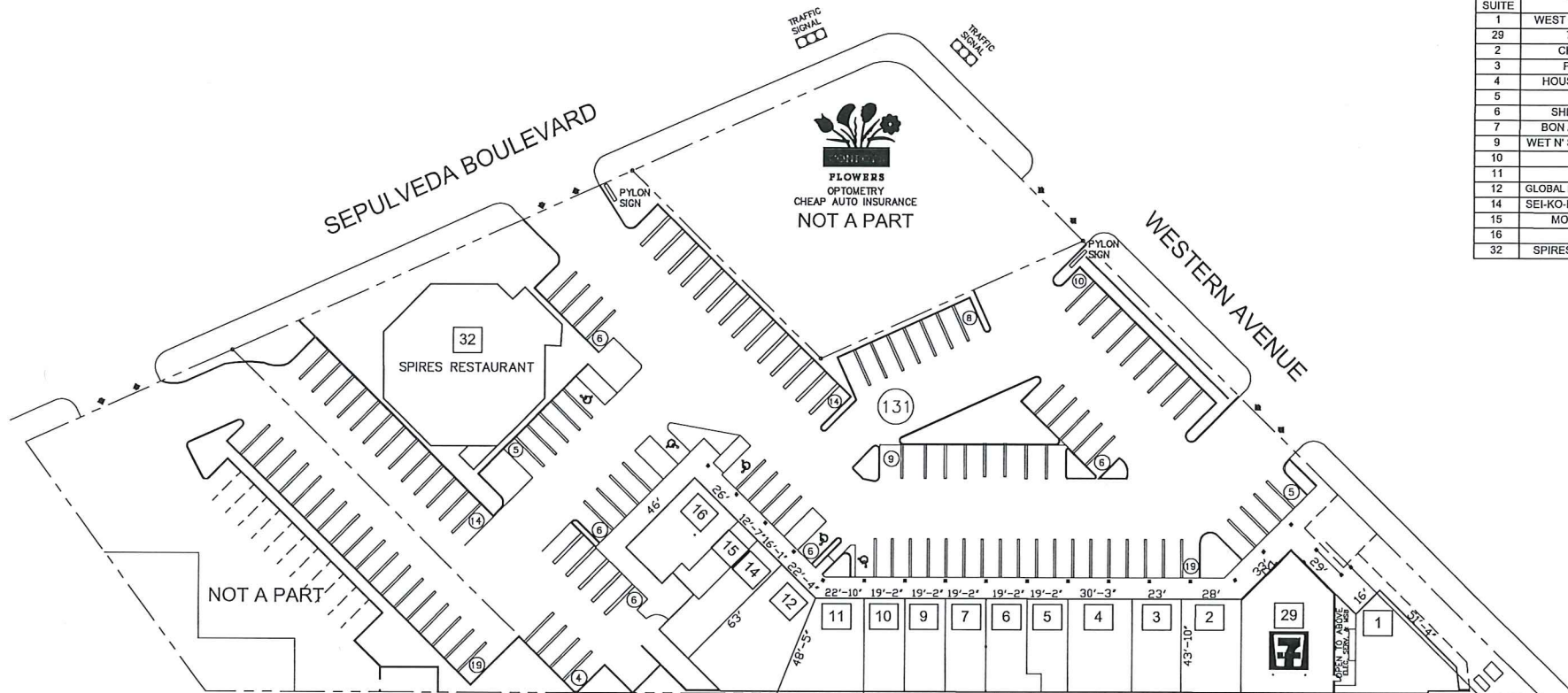


TENANT LEGEND		
SUITE	TENANT	SF
1	WEST COAST DENTAL	1624 sf
29	7-ELEVEN	2459 sf
2	CHECK N GO	1232 sf
3	PRO NAILS	664 sf
4	HOUSE OF BRIDES	1632 sf
5		796 sf
6	SHISEN RAMEN	901 sf
7	BON ACUPUNTURE	842 sf
9	WET N' SOAK CLEANERS	842 sf
10		850 sf
11		1295 sf
12	GLOBAL BUILDING SUPPLY	1873 sf
14	SEI-KO-EN RESTAURANT	968 sf
15	MODERN TECH	665 sf
16		1228 sf
32	SPIRES RESTAURANT	6043 sf



TOTAL BUILDING SF:	22,914 SF
PARKING PROVIDED:	131 STALLS
PARKING RATIO:	5.73/1000 SF
TRAFFIC COUNTS:	114,000 ADT (2005)
DEMOGRAPHICS	1 MILES 3 MILES 5 MILES
2018 EST. POP.	32,672 223,187 528,827
2023 PROJ. POP.	34,506 229,743 540,955
AVG. HH. INCOME	96,258 96,853 109,087

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WESTERN TOWN PLAZA
1730 W SEPULVEDA BOULEVARD TORRANCE, CA 90501

SITE LEASE PLAN

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

SCALE: 0' 25' 50'
Mar. 11, 19
S
SHEET 1 OF 1