

WESTERN TOWN PLAZA

1730 Sepulveda Boulevard | Torrance, CA | 90501

Prime Retail
Spaces 842
to 3,168 sq.ft.



David Maling
Executive Vice President
213.453.1770 xcell/text
dmaling@naicapital.com
CalDRE #01139115

NAI Capital | **RETAIL**
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP



Property Description

Classic Strip Retail Center is the heart of Torrance. There are four available spaces ranging from 842 Sq.ft. to 3,168 Sq.Ft. The center is anchored by 7-11 and Spires Restaurant. Co Tenant include West Coast Dental, Modo Ink, J&J Barbershop, Ajido Ramen, Sei-Ko-En Restaurant, Pro Nails, XH Massage, J&J Barber Supply, Bon Acupuncture, and Cozy Down. The center offers an abundant of parking with over 138 spaces. Situated on a highly visible corner of Sepulveda and Western, this is a great opportunity to join a center with other successful tenants.

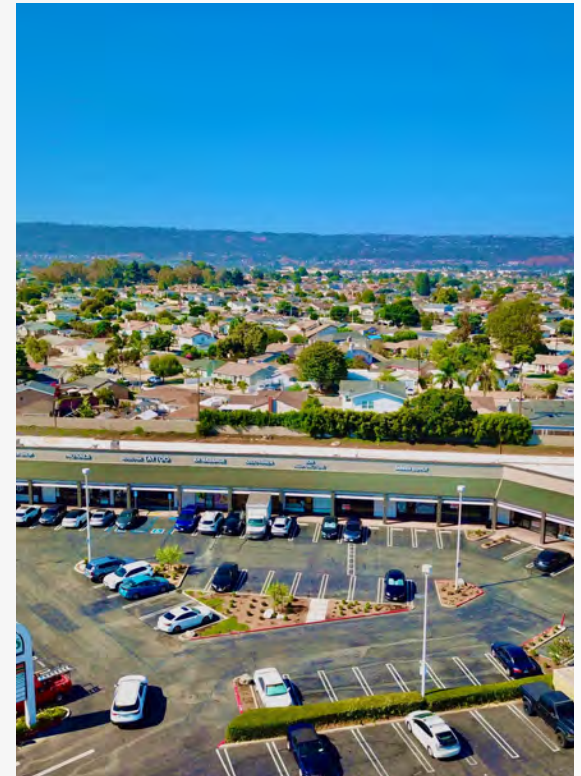
Property Highlights

- Top Signalized Intersection - Sepulveda Blvd and Western Avenue
- Anchored by 7-11 and Spires Restaurant
- Four Spaces Available ranging from 842 to 3,168 Square Feet
- Ample Parking

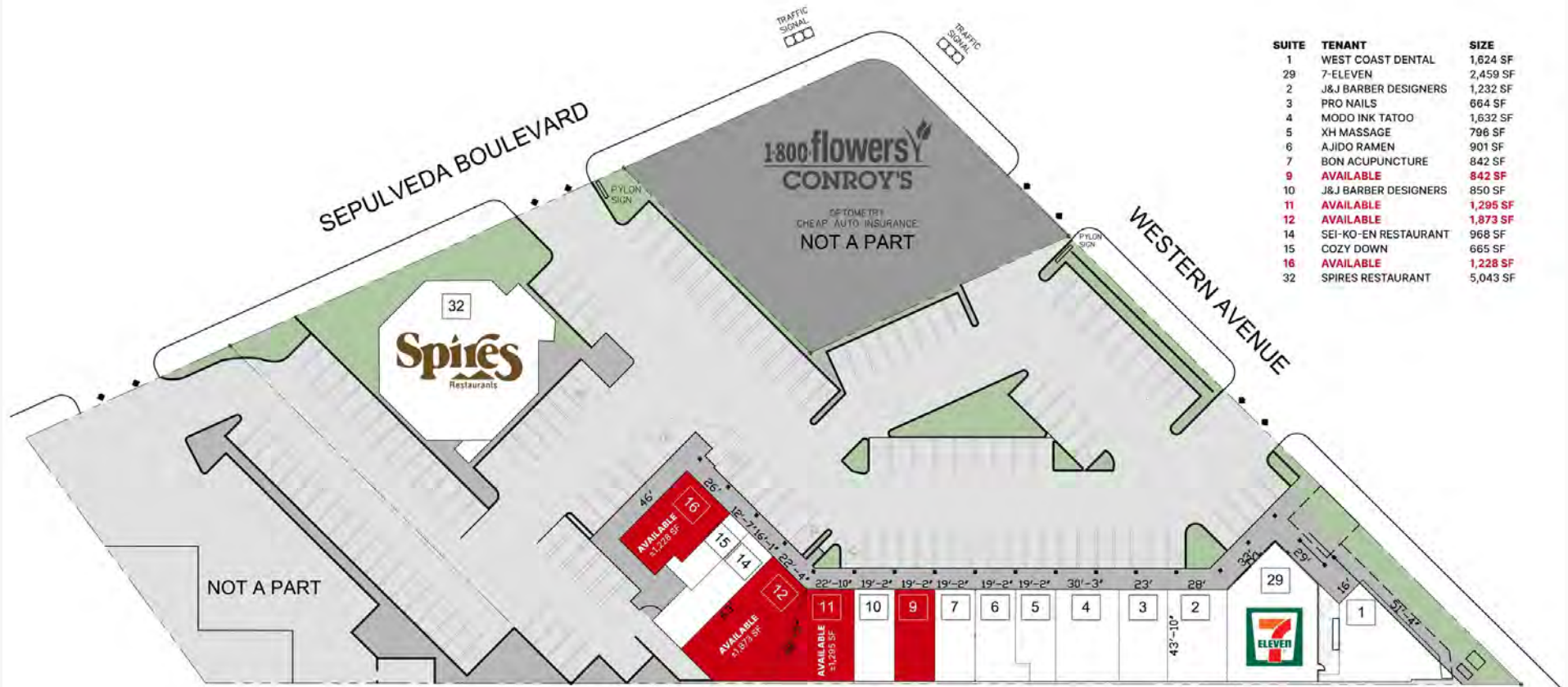
Offering Summary

Lease Rate:	\$1.95 - 2.35 SF/month (NNN)
Number of Units:	4
Available SF:	842 - 1,873 SF
Lot Size:	89,942 SF
Building Size:	22,914 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	11,662	73,856	169,524
Total Population	32,818	214,996	487,045
Average HH Income	\$137,442	\$125,485	\$139,286



SITE PLAN

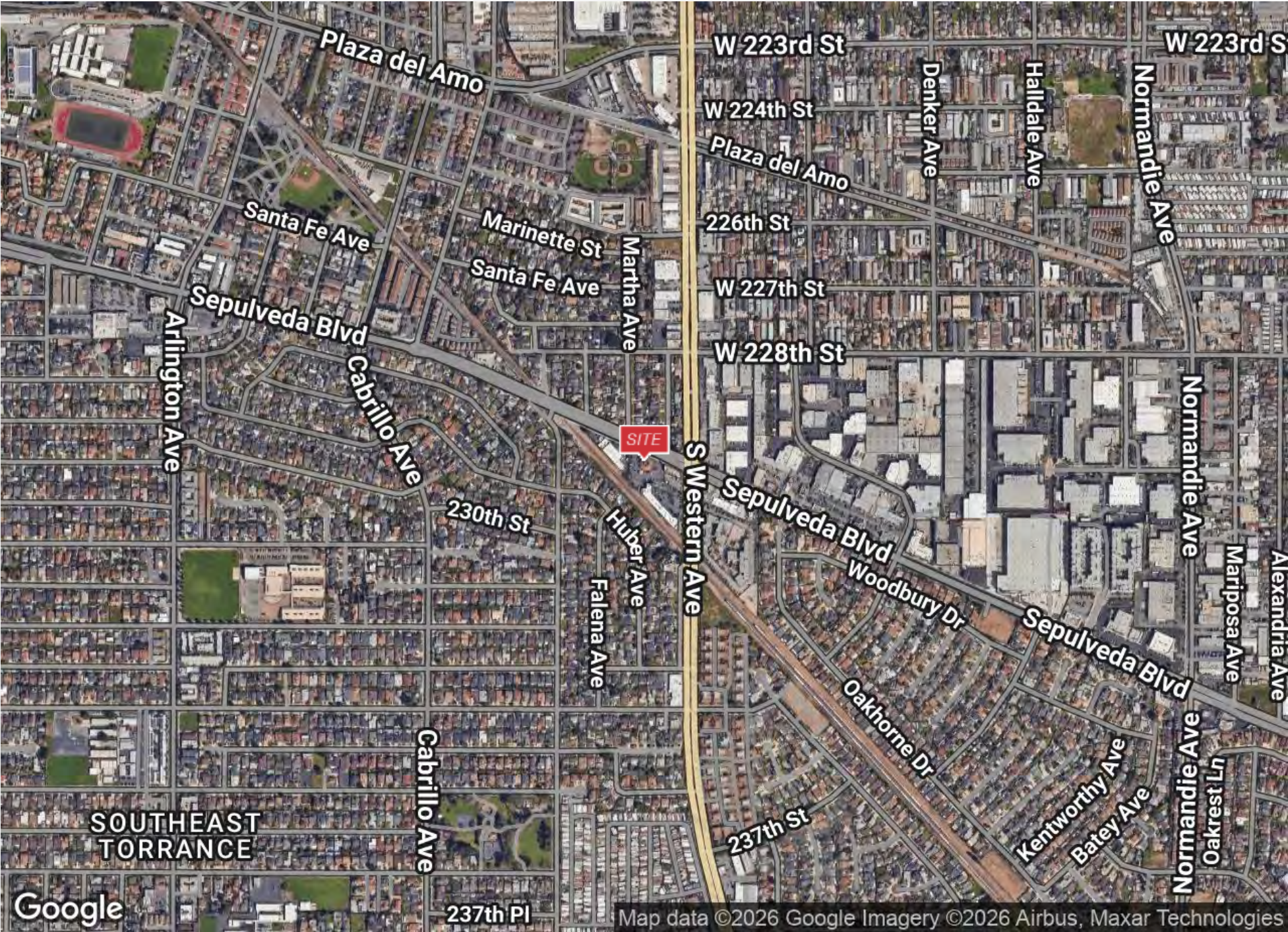


VACANT UNITS



VACANT UNITS

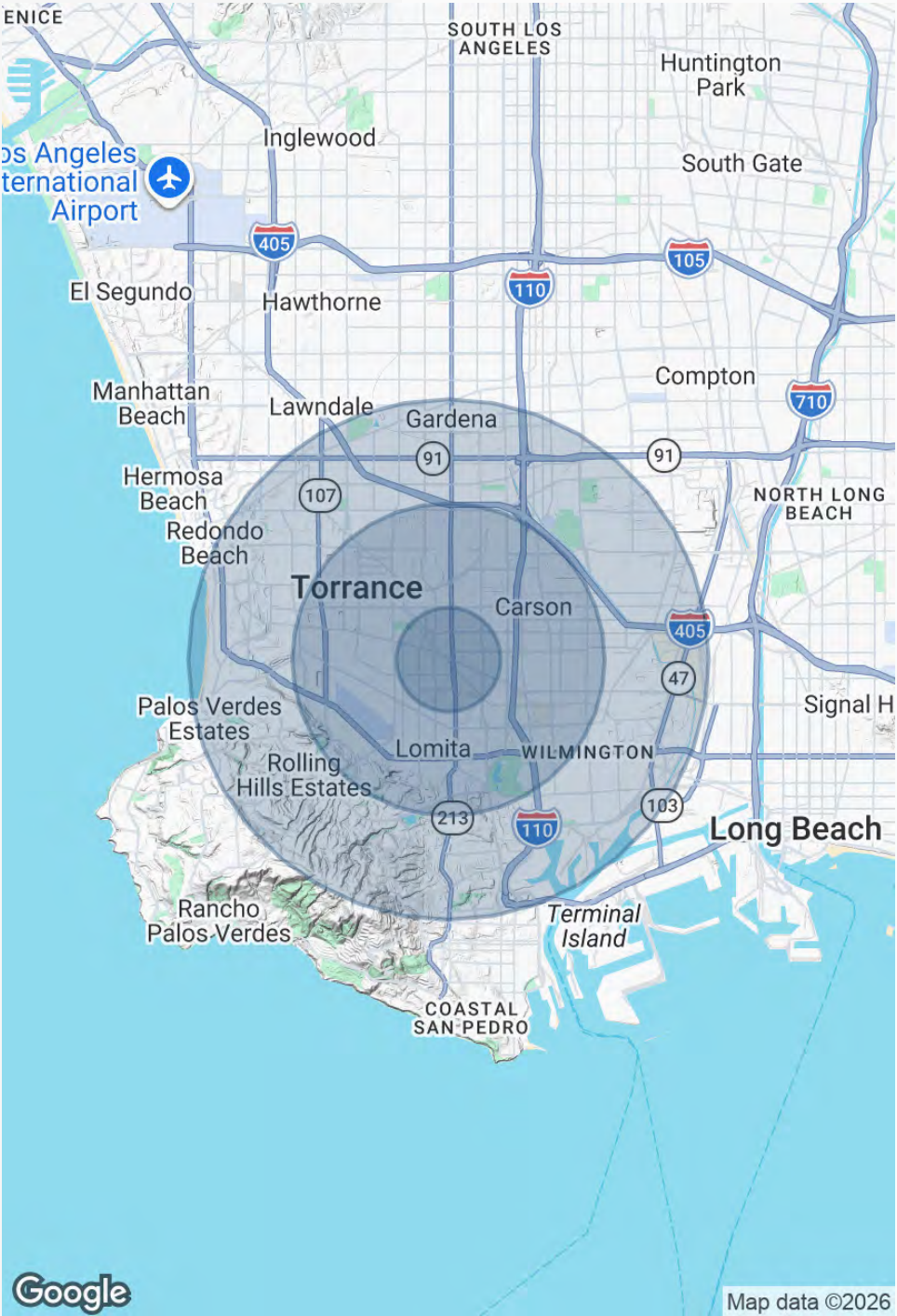




Population	1 Mile	3 Miles	5 Miles
Total Population	32,818	214,996	487,045
Average Age	41.2	41.0	41.9
Average Age (Male)	40.4	39.8	40.4
Average Age (Female)	41.7	41.9	42.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,662	73,856	169,524
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$137,442	\$125,485	\$139,286
Average House Value	\$841,851	\$796,348	\$971,052

2023 American Community Survey (ACS)



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