

SEPULVEDA & WESTERN

1630-1668 Western Blvd

Torrance, CA 90710



- Redevelopment project at major intersection of Sepulveda & Western
- Brand new Starbucks drive-thru under construction
- 2,516 SF +/- endcap with patio space.
- Approximately 14,000 SF divisible
- Ample parking spaces: 54 Stalls
- Ideal for food tenants
- In close proximity to the 405 & 110-FWY

CONTACT

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Jack Farlo

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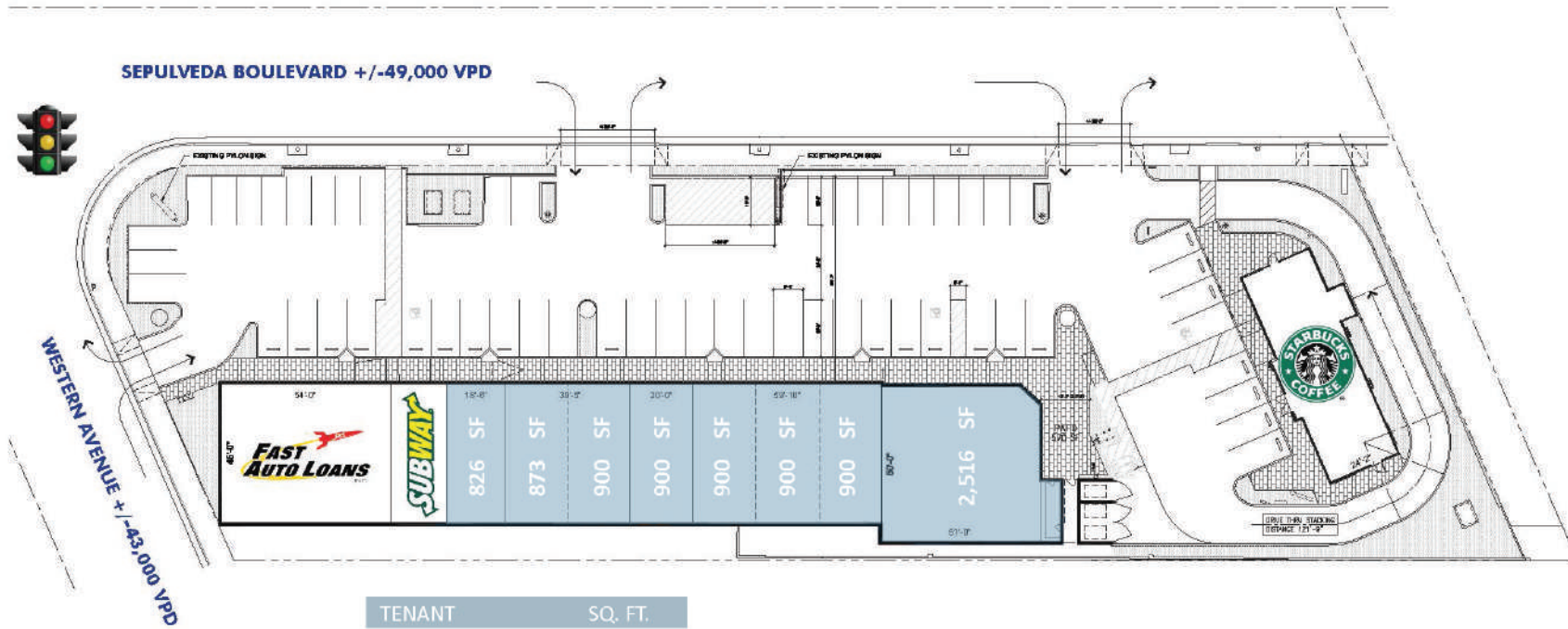
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LIC# 02067149

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TENANT	SQ. FT.
STARBUCKS	1,850 SF
AVAILABLE	2,516 SF
AVAILABLE	900 SF
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AVAILABLE	873 SF
AVAILABLE	826 SF
SUBWAY	810 SF
FAST AUTO LOANS	2,430 SF

PARKING STALLS:	59
PARKING RATIO	4.28/1,000 SF

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 epsteen & associates

FOUNDING MEMBER  CHAINLINKS
RETAIL ADVISORS

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Del Amo Fashion Center

- See's CANDIES
- OLD NAVY
- Anthropologie
- Forever 21
- Victoria's Secret
- Urban Outfitters
- Sears
- Macy's
- Chico's
- American Eagle
- Aeropostale
- LA Fitness
- Lucy's Brand
- Justice
- Outback



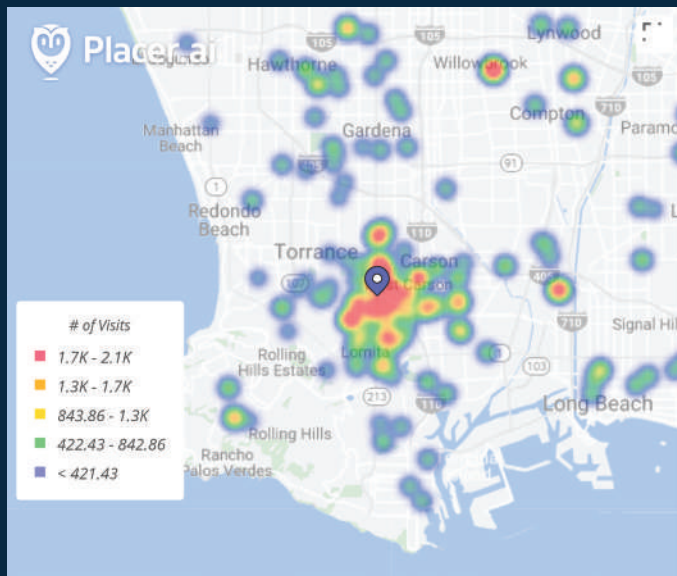
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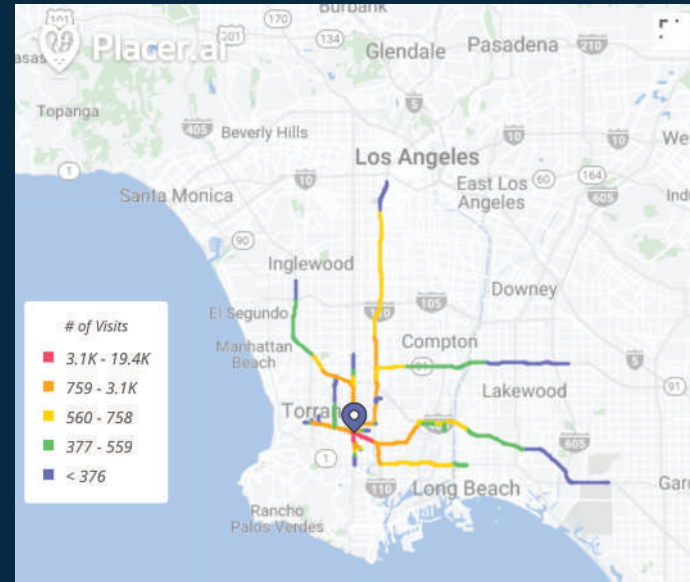
DEMOGRAPHICS

POPULATION	
1 MILE	19,375
2 MILE	64,495
3 MILE	137,182
HOUSEHOLDS	
1 MILE	9,340
2 MILE	28,672
3 MILE	58,854
AVG. INCOME	
1 MILE	\$143,280
2 MILE	\$144,024
3 MILE	\$142,911
DAYTIME POP.	
1 MILE	19,834
2 MILE	95,526
3 MILE	208,779

TRADE AREA



CUSTOMER ROUTES



EST. # OF CUSTOMERS

10.8K Per Year

EST. # OF VISITS

29.1K Per Year

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