

# For Lease

## THE CARPENTER VILLAGE

RETAIL SHOPPING CENTER FOR LEASE!



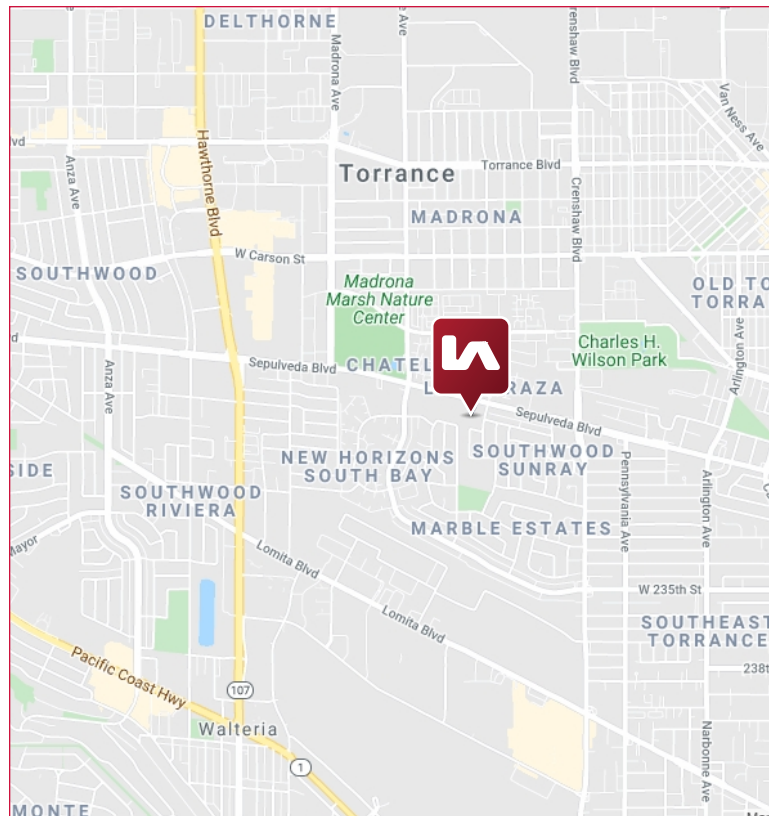
### PROPERTY FEATURES

2814-2828 Sepulveda Blvd | Torrance, CA 90505

**RATE:** \$2.25 / RSF / Mo.

**NNN:** \$0.70 / RSF / Mo.

- ▶ Available Square Footage:
  - 2814 E: 3,363 RSF
  - 2820: 3,600 RSF
  - 2822: 4,165 RSF
  - 2820 + 2822: 7,765 RSF
- ▶ Excellent Retail, Office & Medical Space Available
- ▶ High Traffic Counts & Strong Demographics
- ▶ Term: 3 - 10 Years
- ▶ Ample Free Parking
- ▶ Sepulveda Blvd. Frontage
- ▶ Monument Sign In Front Of Center



FOR MORE INFORMATION, PLEASE CONTACT:



COMMERCIAL REAL ESTATE SERVICES

**TOM TORABI**

**PH:** 310.965.1754

**Principal | Lic ID# 00936845**

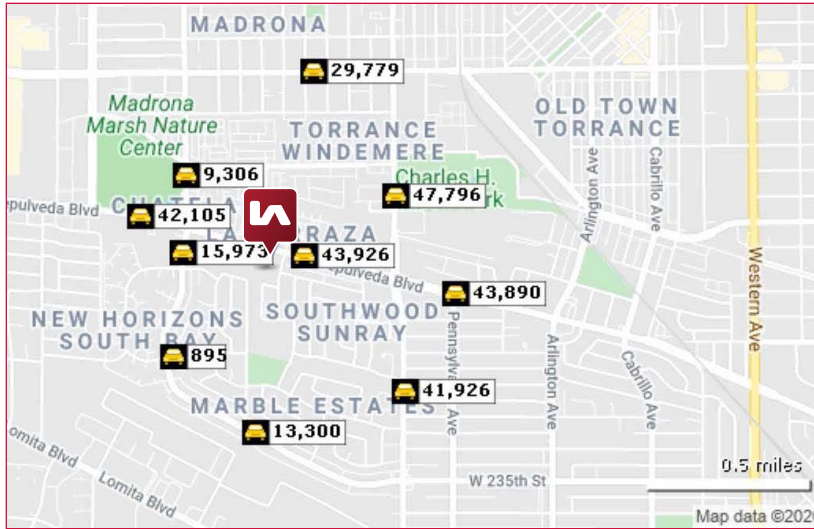
**E:** [ttorabi@leelalb.com](mailto:ttorabi@leelalb.com)

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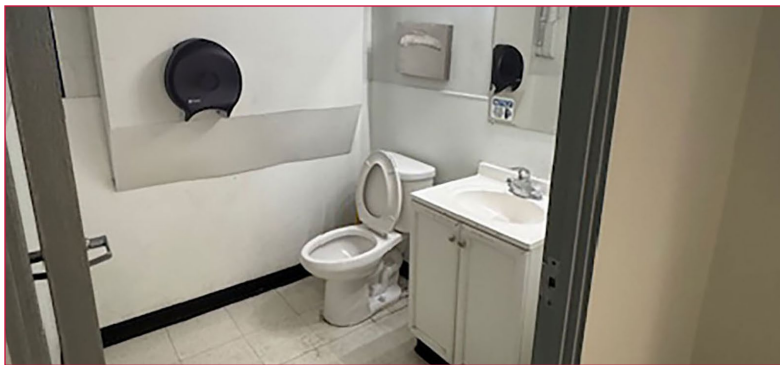
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### DEMOGRAPHICS



2019 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	26,358	214,881	530,871
HOUSEHOLDS	10,489	78,996	189,002
AVG HOUSEHOLD SIZE	2.50	2.70	2.80
MEDIAN HOUSEHOLD INCOME	\$89,023	\$83,288	\$85,899
AVERAGE HOUSEHOLD INCOME	\$110,840	\$108,233	\$111,754
AVERAGE AGE	42.60	40.60	40.10
OWNER OCCUPIED HOUSING	6,488	43,670	106,753
RENTER OCCUPIED HOUSING	4,001	35,326	82,249



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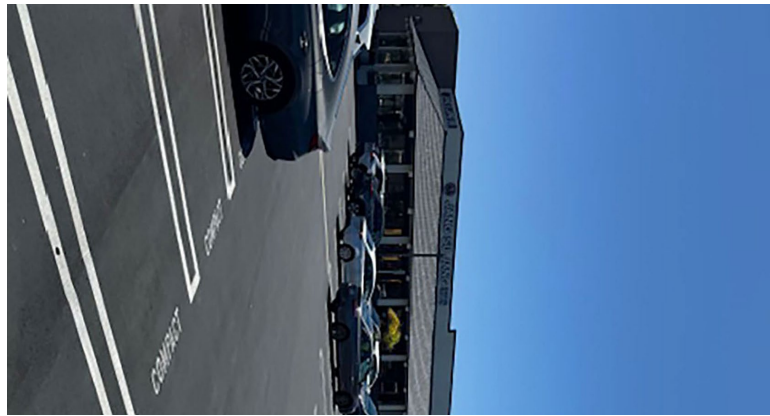
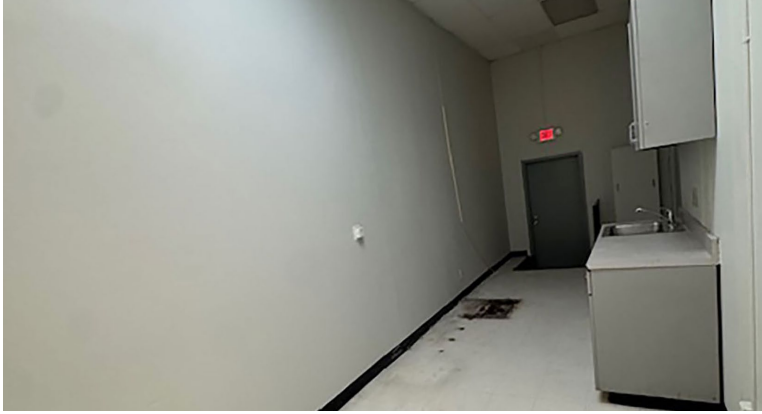
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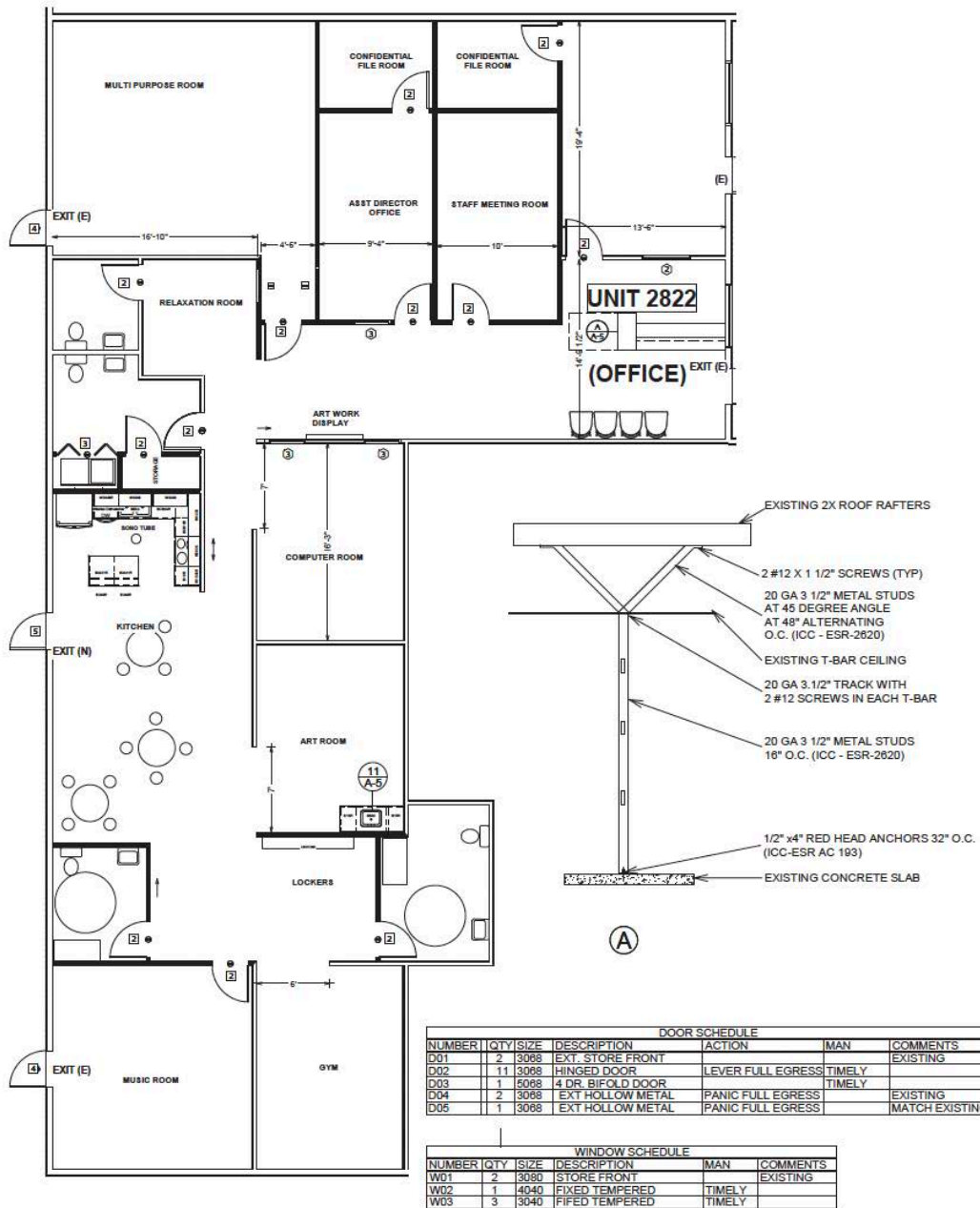
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## UNIT 2822



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## PROPERTY AERIAL



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