



COMMERCIAL
REAL ESTATE

the sign of a profitable property



NEW HORIZONS PLAZA

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



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PROPERTY FEATURES

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







APPROX. 825-887 SF

RETAIL SPACES AVAILABLE IN NEW HORIZONS PLAZA

- ✓ Visibility and heavy traffic counts with over 40,000 CPD
- ✓ Co-tenants include: Statefarm, US Metro Bank, Coco Sushi and many more
- ✓ 60 surface parking spaces

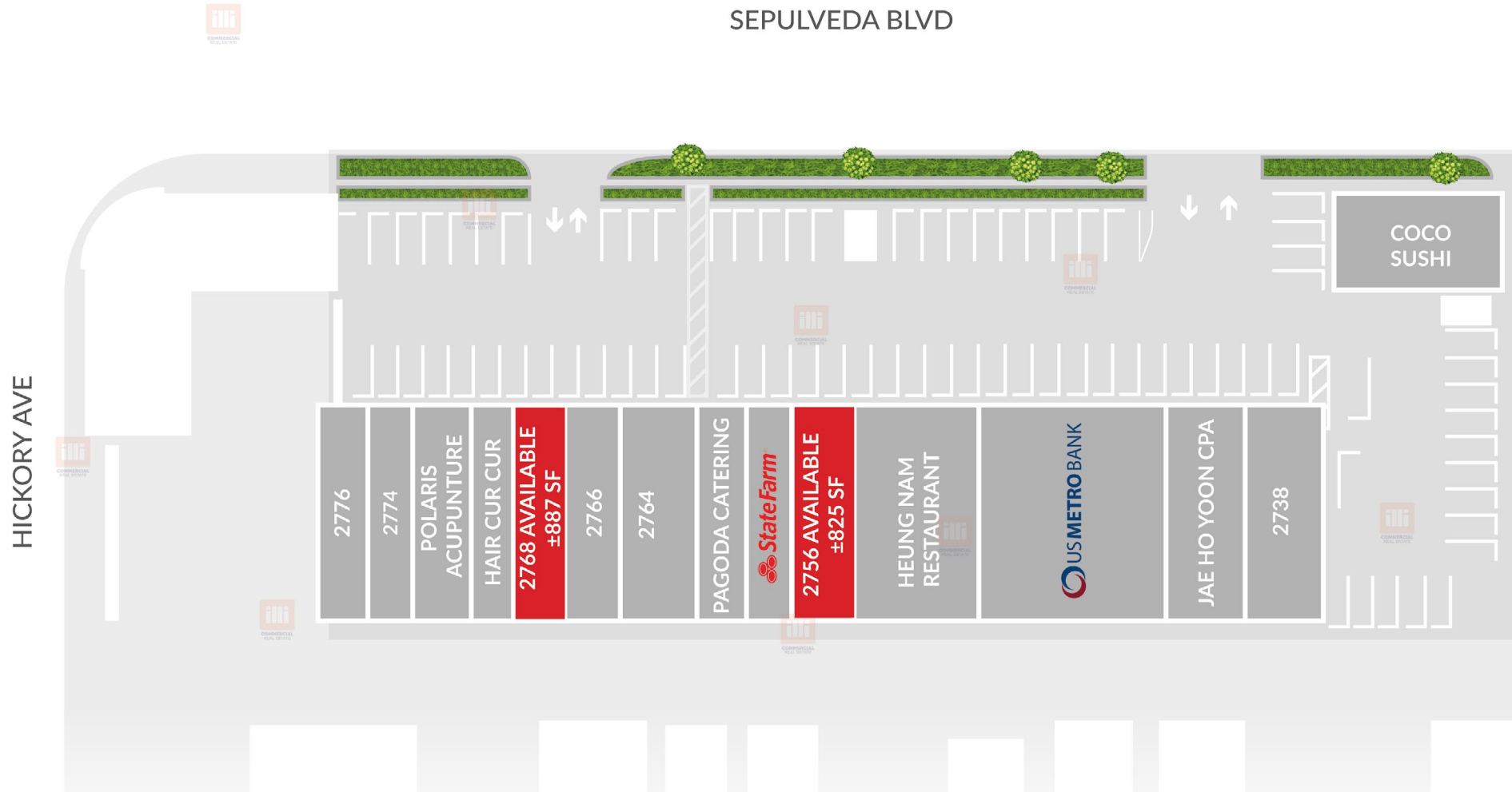
AREA AMENITIES

- ✓ Great walkability and short distance away from Courtyard by Marriott Los Angeles Torrance/Palos Verdes
- ✓ Neighboring Tenants Include: King's Hawaiian Bakery, Torrance YMCA - South and Ethan Allen

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,829	214,122	529,724
 Avg. HH Income	\$151,608	\$136,885	\$141,226
 Daytime Pop	25,530	206,980	506,03
 Traffic Count	± 42,602CPD ON SEPULVEDA BLVD & HICKORY AVE		

SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



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