



AVAILABLE SALE/LEASE 6,185 SF

2860

SEPULVEDA BLVD
TORRANCE CA

For More Information, Contact:

SAM CHU
Senior Vice President
P: 562.207.3303
sam.chu@daumcommercial.com
CA License #01186837

DAVID STEEVES
First Vice President
P: 562.207.3304 | F: 562.684.0849
david.steeves@daumcommercial.com
CA License #01208444

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

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PROPERTY HIGHLIGHTS

- Strategic location; close proximity to Del Amo Fashion Center
- Major street frontage
- High image construction
- Tremendous demographics; 213,114 in 3 mi radius population
- Strong traffic counts; 42,105 CPD

ASKING PRICE



\$3,999,000

\$2.95 NNN

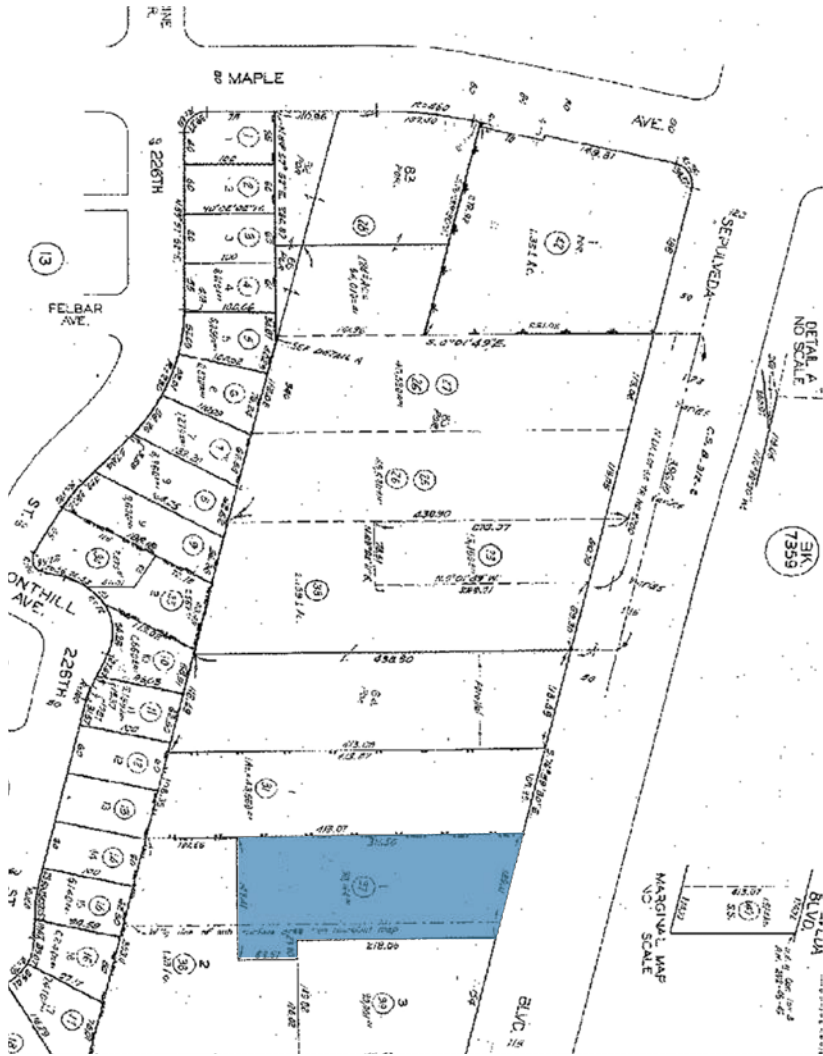
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TOTAL SHOPPING CENTER: 23,160 SF
SHOPPING CENTER PARKING RATIO: 4.7 / 1,000 SF

A. SUBJECT PROPERTY
6,185 SF

B. TUTOR TIME
14,377 SF

C. TACO BELL
2,598 SF

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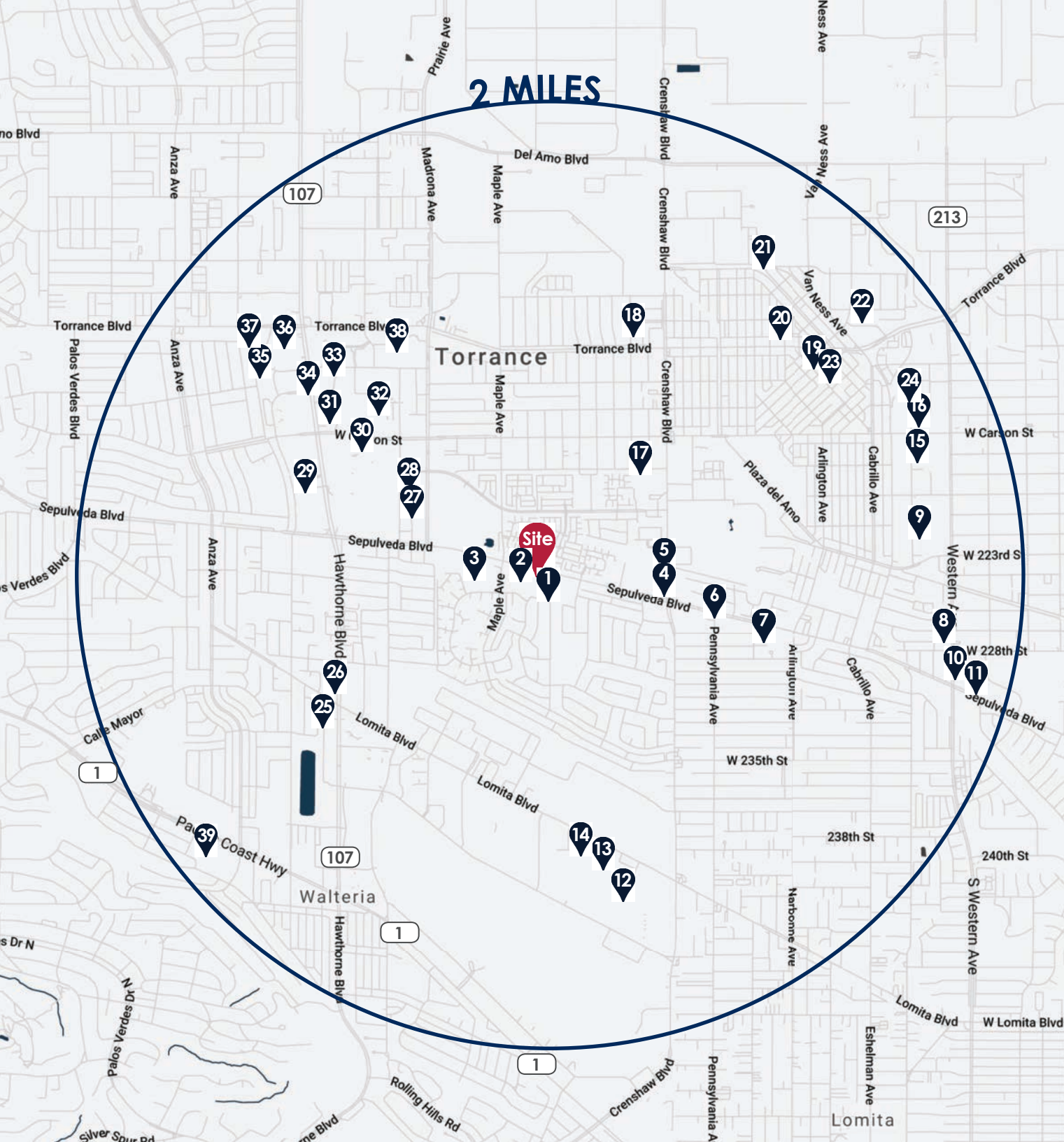
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AMENITIES MAP

1. Taco Bell
2. Sizzler
3. Hannam Chain
4. The UPS Store
5. Starbucks
6. Super 8
7. Rite Aid
8. Goodwill Outlet Store
9. Lowe's Homes Improvement
10. Walgreens
11. BCD Tofu House
12. Mulligan Family Fun Center
13. Sam's Club
14. Costco Wholesale
15. Home
16. 85 °C Bakery-Cafe
17. United State Postal Service
18. S-Mart
19. Torrance Historical Society
20. Chase Bank
21. Strand Brewing
22. American Honda Motor
23. Torrance Bakery
24. Mitsuwa Market Place
25. FedEx Office
26. Dollar Tree
27. Target
28. Ralphs
29. Walmart
30. Del Amo Fashion Center
31. Macy's
32. Vegas Seafood Center
33. Nordstrom
34. Barnes and Nobles
35. Benihana
36. Village Del Amo
37. Red Lobster
38. Torrance Civic Center



PROPERTY INFORMATION

Product Type: Office/Retail

Price PSF: \$646.60

RBA: 6,185 SF

Land Area: 38,759 SF / 0.89 Acres

Leased: 0%

Year Built: 1995

Zoning: C3 (PP)

Construction: Wood Frame / Stucco

Stories: 1

APN: 7369-005-037

Ownership: Fee simple

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SEPULVEDA BLVD
TORRANCE CA



I-110 Freeway
3 miles



I-405 Freeway
3.8 miles



Zamperini Field Air
2.9 miles

Los Angeles International Airport
12 miles

Demographics

Population:	1 Mile	3 Mile	5 Mile
2019 Population Estimate	25,317	213,114	529,069
Households:			
2019 Estimate	10,101	78,906	188,807
Owner Occupied	61.98%	55.16%	56.57%
Renter Occupied	38.01%	44.83%	43.43%
2019 Avg Household Income	\$111,057	\$108,669	\$112,161

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