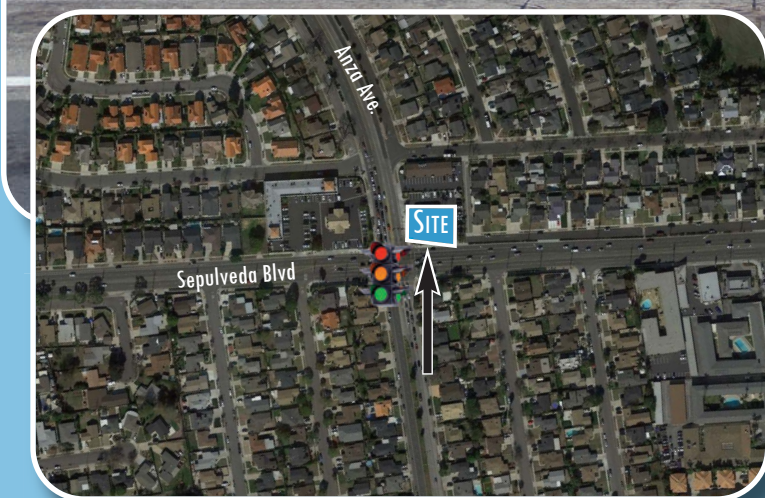


FOR LEASE

The Legaspi Company
Marketing/Realty Services

CONVENIENT TORRANCE CENTER

4437 SEPULVEDA BLVD. (NEC ANZA AVE.), TORRANCE, CA 90505



1,200 SF FOR LEASE | JOIN STARBUCKS, SUBWAY AND YOGI'S TERIYAKI

PROPERTY HIGHLIGHTS

- **35 PARKING STALLS**
- **TRAFFIC COUNTS:** approx. 60,000* Cars/Day
- Convenient Neighborhood Strip Center
- Surrounded by residential, single-family and multi-unit
- Built in 2003
- Monument Sign

* Source: RBF

2017 ESTIMATE*	1 MILE	2 MILE	3 MILE
Population	27,327	106,012	190,044
Households	10,643	43,157	76,704
Med HH Income	\$86,548	\$92,049	\$92,769
Avg. HH Income	\$110,527	\$120,927	\$123,225
Avg. HH Size	2.53	2.43	2.46

*Source: nielsen 2017