

GROUND RETAIL SPACE FOR LEASE (992 SF – 2,976 SF)

VICTORY CENTER

1555-1585 SEPULVEDA BOULEVARD, TORRANCE



RETAIL

- 2,908 SF Drive-Thru Restaurant Space Available
- Busy Corner Retail Center
- Major Torrance Thoroughfare 39,000 + DTC
- Dense Infill Location
- Excellent Signage Opportunities

Address & Unit	Size (SF)	\$/SF/Mo	Status
1555 – Units D-F	2,976	\$2.75	AVAILABLE
1555 – Unit H	992	\$2.75	AVAILABLE
1555 – Unit S	992	\$2.75	AVAILABLE
1585 – Unit B	992	\$2.75	AVAILABLE
1585 – Units E-G	2,976	\$2.75	AVAILABLE
1585 – Units I & J	1,984	\$2.75	AVAILABLE
1585 – Unit L	992	\$2.75	AVAILABLE

All leases are NNN with approximately \$0.50 PSF CAM.



1585

1555

SEPULVEDA BLVD
39,910 DAILY CAR COUNT

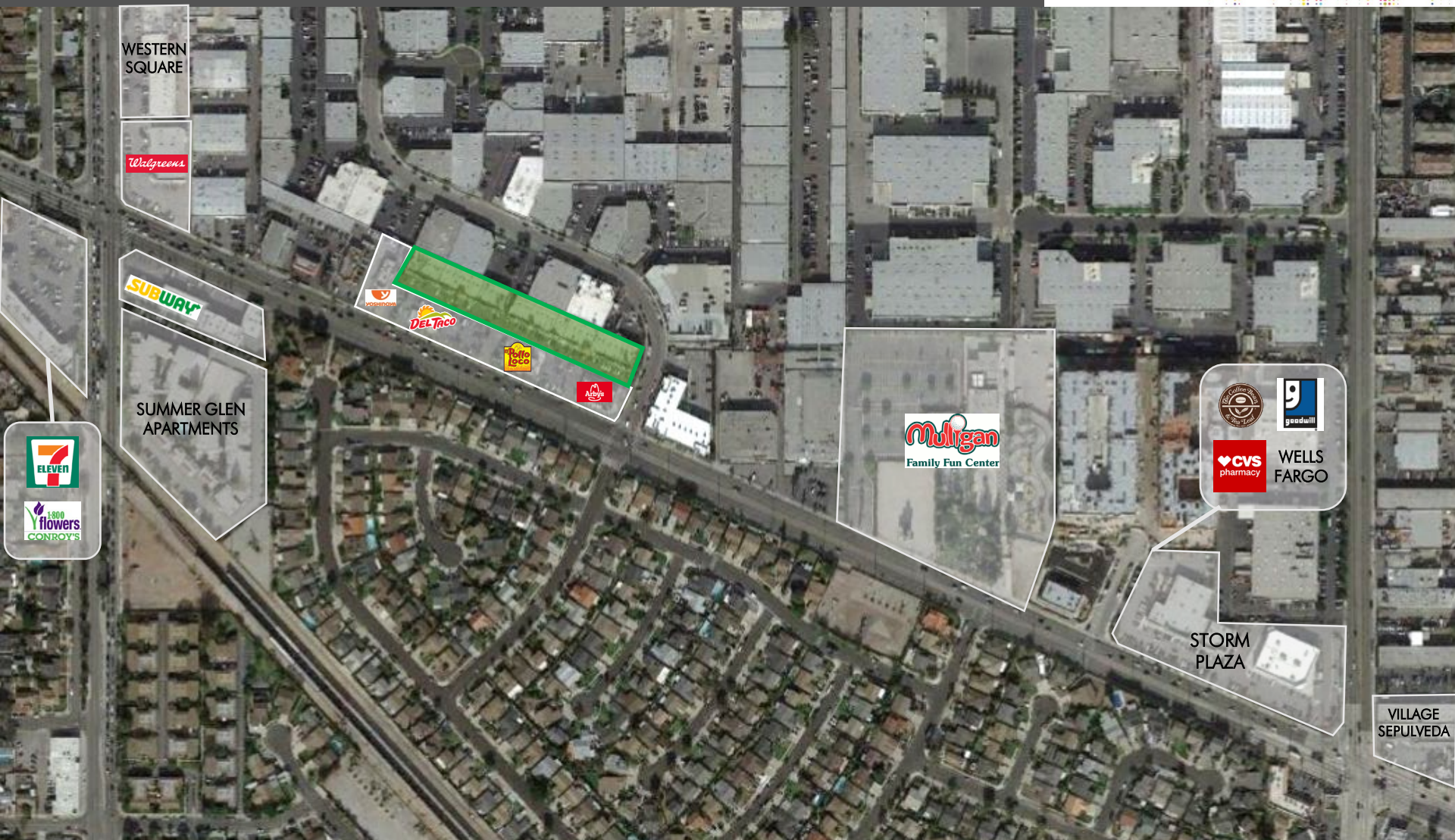
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RETAIL



WESTERN SQUARE

Walgreens

SUBWAY

DEL TACO

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PETTO IGLOO

ALAMO FLOWERS

SUMMER GLEN APARTMENTS

7-ELEVEN

ALAMO FLOWERS CONROY'S

Muligan Family Fun Center

CVS pharmacy

WELLS FARGO

goodwill

STORM PLAZA

VILLAGE SEPULVEDA

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DEMOGRAPHICS

	<i>1555-1585 Sepulveda Boulevard</i>		
	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Daytime Population			
2018 Daytime Population	30,660	269,486	538,562
Daytime Workers	12,063 – 39.3%	152,887 – 56.47%	283,576 – 52.7%
Daytime Residents	18,597 – 60.7%	115,599 – 43.3%	254,986 – 47.3%
Households			
2018 Households - Current Year Estimate	11,610	73,854	167,193
2023 Households - Five Year Projection	12,163	75,561	169,989
2010 Households - Census	11,270	71,672	163,080
2000 Households – Census	10,778	69,577	159,476
2010-2018 Annual Household Growth Rate	0.36%	0.36%	0.30%
2018-2023 Annual Household Growth Rate	0.93%	0.46%	0.33%
2018 Average Household Size	3.05	3.03	2.93
Household Income			
2018 Households	11,610	73,854	167,193
2018 Average Household Income	\$94,117	\$92,737	\$105,470
2023 Average Household Income	\$108,331	\$109,188	\$123,220
2018 Median Household Income	\$73,973	\$71,937	\$77,053
2023 Median Household Income	\$82,021	\$83,078	\$88,398
2018 Per Capita Income	\$31,195	\$30,667	\$36,124
2023 Per Capita Income	\$35,360	\$35,764	\$41,855

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SEPULVEDA BLVD