

NEW HORIZONS PLAZA

SEC HICKORY BOULEVARD & W. SEPULVEDA BOULEVARD | TORRANCE, CALIFORNIA

Available Space:

825sf

887sf

For leasing information, contact:

Stacy Aguirre
(310) 314-2579
saguirre@wattcompanies.com

Watt Companies, Inc.
2716 Ocean Park Blvd.

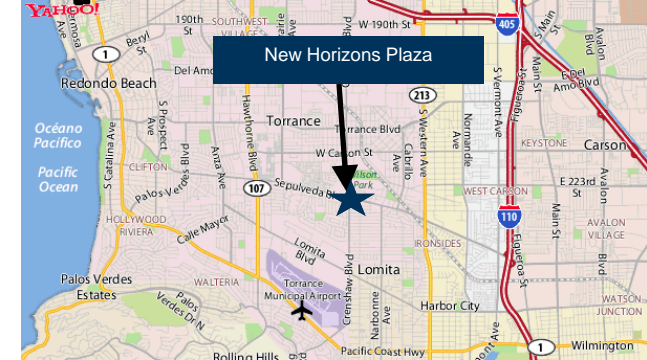
#3040

Santa Monica, CA 90405

(888) 310-WATT

(310) 314-2430

www.wattcompanies.com



PROPERTY DETAILS:

- 18,000sf convenience center
- Excellent visibility from busy Sepulveda Boulevard
- Monument signage available

DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	3 Miles	5 Miles
Population	23,864	216,631	539,938
Average Household Income	\$92,737	\$87,523	\$92,785

Source: Claritas 2009

TRAFFIC COUNTS:

Intersection	Cars Per Day
Crenshaw & Sepulveda	154,000

Source: City of Torrance, 2005

Owned and Managed by:



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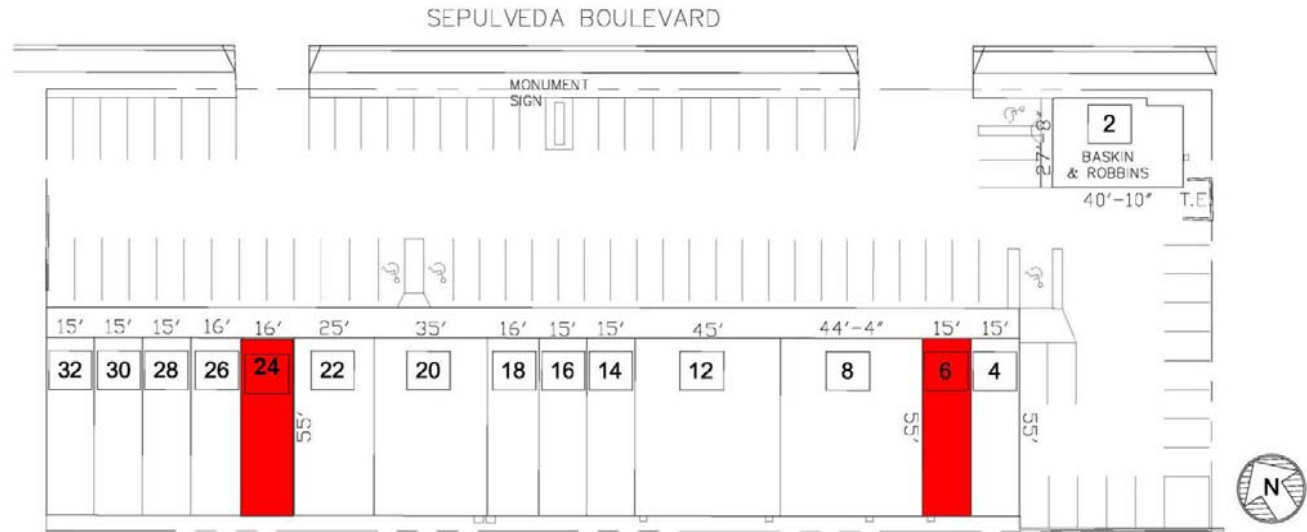
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TENANT LEGEND		
SUITE	TENANT	SF
2	BASKIN & ROBBINS	1100 sf
4	KUMON	825 sf
6	AVAILABLE	825 sf
8	CALIFORNIA CENTER BANK	2475 sf
12	SEOUL RESTAURANT	2475 sf
14	CHEONG SHIM ORIENTAL HEAL.	825 sf
16	PAGODA VIDEO	825 sf
18	PAGODA CATERING	880 sf
20	GIFTABLE	1791 sf
22	DEL AMO CLEANERS	1363 sf
24	AVAILABLE	887 sf
26	KATHY'S BEAUTY SALON	880 sf
28	SHAGGY TO CHIC	803 sf
30	UNI WIRELESS	792 sf
32	TORRANCE GOLF	803 sf

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