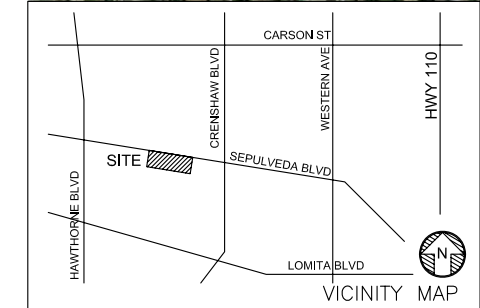
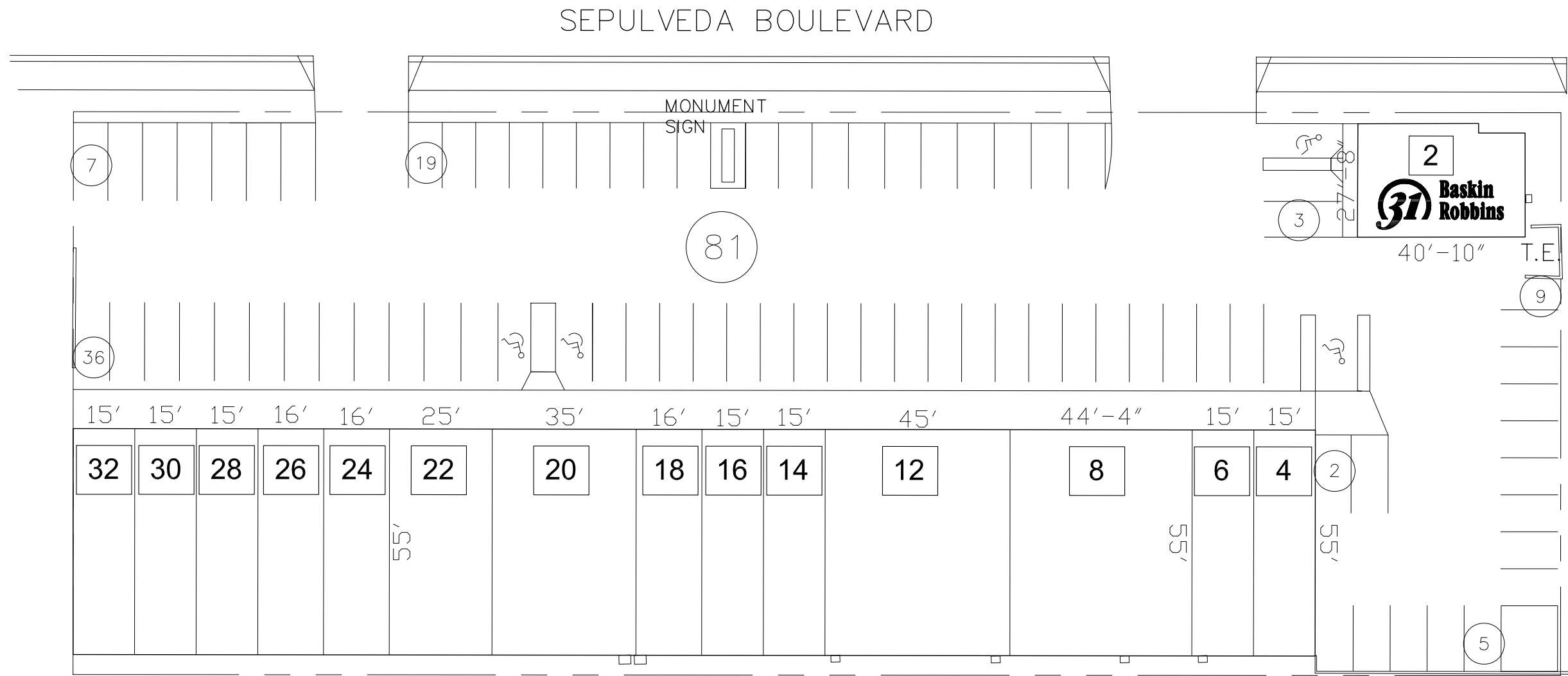


TENANT LEGEND		
SUITE	TENANT	SF
2	BASKIN & ROBBINS	1100 sf
4	KUMON	825 sf
6		825 sf
8	CALIFORNIA CENTER BANK	2475 sf
12	SEOUL RESTAURANT	2475 sf
14	CHEONG SHIM ORIENTAL HEAL.	825 sf
16	PAGODA VIDEO	825 sf
18	PAGODA CATERING	880 sf
20	GIFTABLE	1791 sf
22	DRY CLEANERS	1363 sf
24		887 sf
26	KATHY'S BEAUTY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



TOTAL BUILDING SF:	17,549 SF		
PARKING PROVIDED:	81 STALLS		
PARKING RATIO:	4.62/1000 SF		
TRAFFIC COUNTS:	41,000 ADT (2005)		
DEMOGRAPHICS			
	1 MILES	3 MILES	5 MILES
2007 EST. POP.	24,115	217,013	540,768
2012 PROJ. POP.	25,343	228,613	570,097
AVG. HH. INCOME	86,366	81,055	85,946

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NEW HORIZONS PLAZA
 2758-2770 W SEPULVEDA BOULEVARD TORRANCE, CA 90505
SITE LEASE PLAN

