

WESTERN TOWN PLAZA

SWC WESTERN AVENUE & SEPULVEDA BOULEVARD | TORRANCE, CALIFORNIA

Available Space:

842sf

850sf

1,228sf

1,873sf

For leasing information, contact:

Stacy Aguirre
(310) 314-2579
saguirre@wattcompanies.com
CA DRE Lic # 01841375

Watt Companies, Inc.

2716 Ocean Park Blvd.

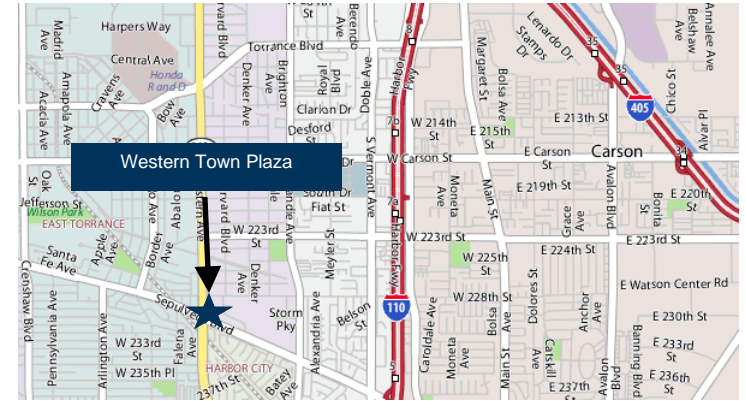
#3040

Santa Monica, CA 90405

(888) 310-WATT

(310) 314-2430

www.wattcompanies.com



PROPERTY DETAILS:

- Located at the high-volume intersection of Western & Sepulveda
- Dense trade area - nearly 500,000 in 5 miles

DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	3 Miles	5 Miles
Population	34,292	223,162	499,171
Average Household Income	\$75,845	\$76,433	\$86,066

Source: Claritas 2009

TRAFFIC COUNTS:

Intersection	Cars Per Day
Western & Sepulveda	114,000

Source: City of Torrance, 2005

Owned and Managed by:



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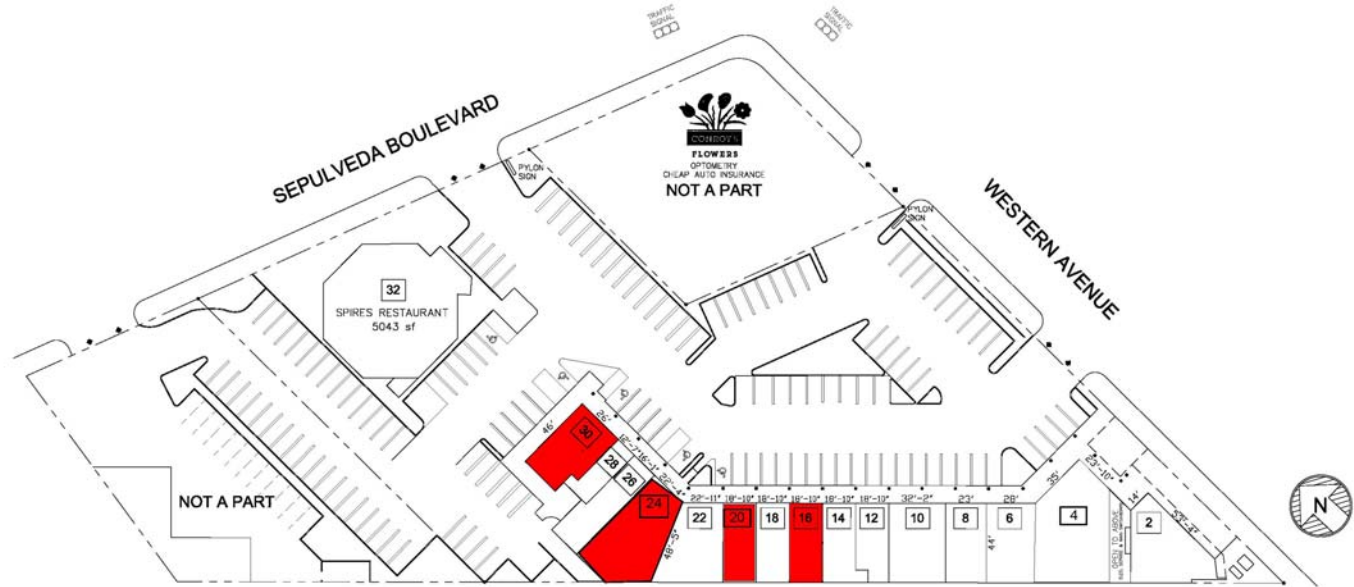
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TENANT LEGEND		
SUITE	TENANT	SF
2	WEST COAST DENTAL	1624 sf
4	7-ELEVEN	2459 sf
6	BON ACUPUNTURE	1232 sf
8	PRO NAILS	664 sf
10	HOUSE OF BRIDES	1632 sf
12	JADE HEALTH CENTER	796 sf
14	SHISEN RAMEN	901 sf
16	AVAILABLE	842 sf
18	WET N' SOAK CLEANERS	842 sf
20	AVAILABLE	850 sf
22	FANTASTIC SAM'S	1295 sf
24	AVAILABLE	1873 sf
26	SEI-KO-EN RESTAURANT	968 sf
28	J WOOD MEDICAL SERVICES	665 sf
30	AVAILABLE	1228 sf
32	SPIRES RESTAURANT	5043 sf

Owned and Managed by:



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