



**SITE**

Restaurant Opportunity

Proposed Sears Redevelopment

HAWTHORNE BOULEVARD 63,000 CPD

SEPULVEDA BOULEVARD 32,630 CPD

**NEWMARK**

**RESTAURANT & RETAIL REDEVELOPMENT OPPORTUNITY**

3720-3770 SEPULVEDA BLVD.  
22330-22356 & 22400 HAWTHORNE BLVD.

**TORRANCE, CA**

## Property Features

- Located across the street from the Del Amo Mall
- Positioned on a major retail corridor that runs through the center of the South Bay
- Highly trafficked intersection at Hawthorne & Sepulveda with over 95,000 CPD
- Densely populated trade area with over 200,000 people in a 3 mile radius with an average HH income of \$153,354

## Demographics

### Population

1 mile	26,302
3 miles	202,970
5 miles	497,227

### Average Household Income

1 mile	\$140,059
3 miles	\$153,354
5 miles	\$155,363

### Daytime Population

1 mile	25,701
3 miles	123,660
5 miles	220,897

### Traffic Counts

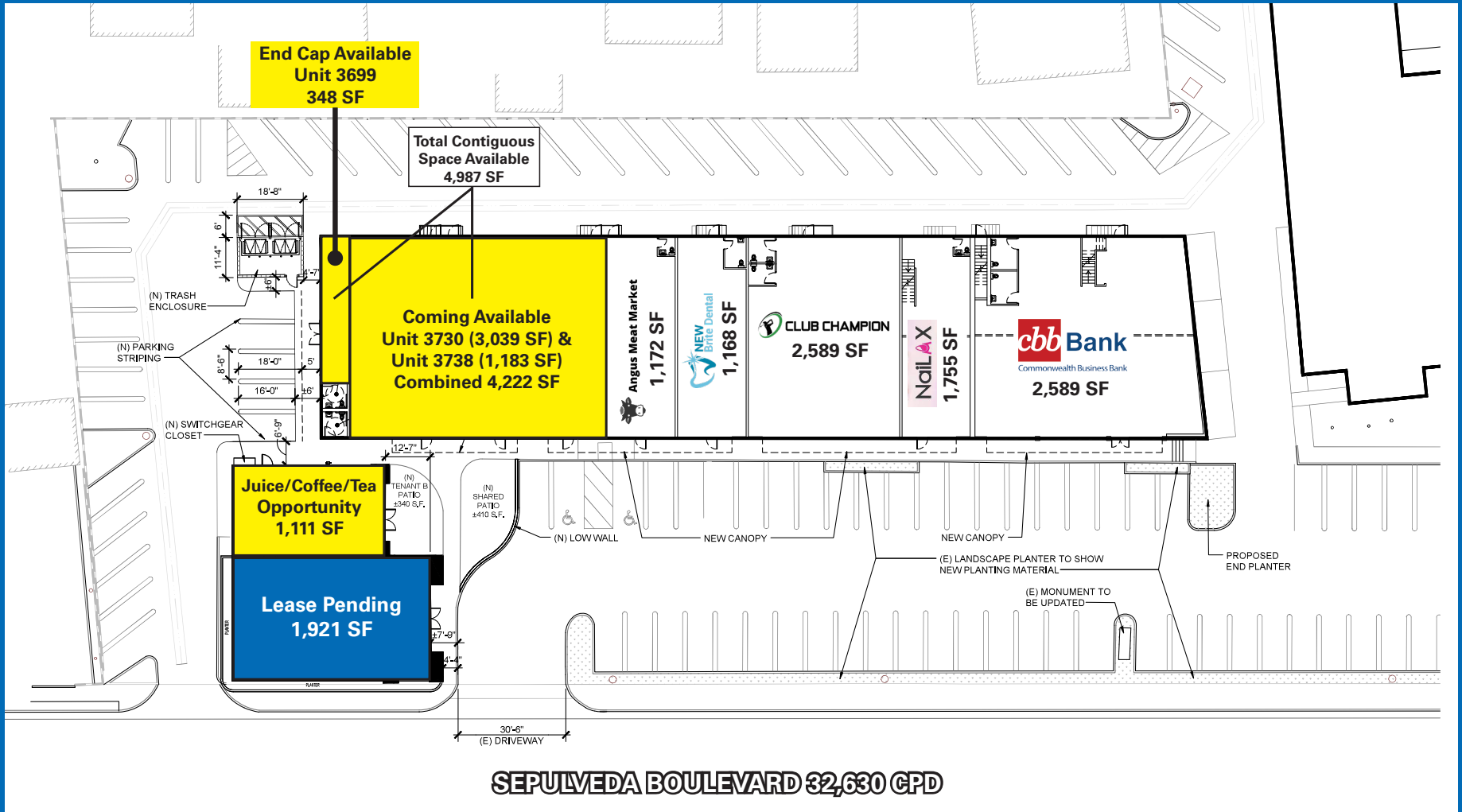
Hawthorne Blvd.	63,000 cars/day
Sepulveda Blvd.	32,630 cars/day



3720-3770 SEPULVEDA BLVD. | TORRANCE, CA - RETAIL REDEVELOPMENT



SEPULVEDA BOULEVARD 32,630 CPD



22330-22356 & 22400 HAWTHORNE BLVD. | TORRANCE, CA



INTERIOR PHOTOS - 22330 HAWTHORNE BLVD., STE A - 1,279 SF



# Restaurant, Retail & Office Spaces Available

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22330-22356 & 22400 HAWTHORNE BLVD.  
TORRANCE, CALIFORNIA



**NEWMARK**

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