

# PARK PLAZA

800 - 916 NORTH WESTERN AVENUE

— SAN PEDRO, CA —

**490-11,963 SF** Retail, Restaurant, &  
Small Office Space Available in  
Neighborhood Center



**CBRE**





# PROPERTY FEATURES

Park Plaza is a 200,017 SF open-air community shopping center with a strong lineup of tenants including Sprouts, Ross, CVS, Petco and a cadre of high-volume fast-casual restaurants including Jersey Mike's, Pick Up Stix, Chipotle and Flame Broiler



SIZE

490 SF –  
11,963 SF  
AVAILABLE

Part of a highly trafficked  
hub of daily needs retail  
along Western Avenue north  
of Pacific Coast Highway

Plentiful parking to accommodate  
the 2.1M+ annual visits  
to the property per year  
(source: placer.ai)

Services affluent residential  
areas of San Pedro and  
Rancho Palos Verdes and Rolling  
Hills Estates

Existing shop opportunities  
in prime condition ready for  
immediate turnover



SUITE	TENANT	SF
01000	McDonalds	4,933
<b>02000</b>	<b>AVAILABLE</b>	<b>2,500-6,000</b>
03000	Ron's Jeweler's	1,155
<b>03500</b>	<b>AVAILABLE</b>	<b>1,154</b>
04000	The Flame Broiler	1,155
05000	San Pedro Beauty Center	2,445
07000	Fantastic Sam's	1,035
08000	Subway	1,078
09000	AT&T	2,521
100	The UPS Store	1,000
110	Goma Threading	600
120	Alka Pi Water	600
130	Pokeio	1,250
<b>140</b>	<b>AVAILABLE (RESTAURANT)</b>	<b>750</b>
150	Handel's Ice Cream	1,650
160A	Bath & Body Works	3,666
170	CVS	24,000
180	Western Avenue Dental	4,140
190/200	In Leases	5,000
210	In Leases	5,000
230	Ross Dress For Less	33,309
250	Chipotle	2,603
260	Club Pilates	2,186
270	Hear USA	2,150
<b>290</b>	<b>AVAILABLE</b>	<b>4,130</b>
300	Jamba Juice	1,017
320	Jersey Mike's Subs	1,538
330	Nails by Jolly	702
350	Optum Health Care	3,187
360	Optum Health Care	7,896
370	ILWU Credit Union	3,814
390	Petco	15,060
450	Sprouts	25,422
<b>470</b>	<b>AVAILABLE</b>	<b>11,973</b>
490	Bank of America	9,897
510/530B	Recovery Now, Inc.	870
<b>530</b>	<b>AVAILABLE</b>	<b>1,068</b>
<b>535</b>	<b>AVAILABLE</b>	<b>490</b>
540A	Kan International	1,090
543	Steve Tuflija Insurance	640
543A	C Food Company	400
<b>555</b>	<b>AVAILABLE</b>	<b>1,504</b>
<b>580</b>	<b>AVAILABLE</b>	<b>1,416</b>
<b>TOTAL GLA</b>		<b>199,806</b>





# PHOTOS







# AREA MAP

## — PARK PLAZA —

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>TOTAL POPULATION:</b>	25,729	131,911	279,124
<b>DAYTIME POPULATION (16YRS+):</b>	14,546	74,905	187,488
<b>AVG. HOUSEHOLD INCOME</b>	\$161,606	\$134,283	\$149,340
<b>NUMBER OF HOUSEHOLDS</b>	9,968	49,285	99,642



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**CBRE**

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