

# LAKEWOOD PLAZA

NWC SPRING ST. & PALO VERDE AVE

RESTAURANT | MEDICAL | SERVICE | RETAIL AVAILABLE



## Please Contact

**VIC MONTALBO**

310.451.8171 X230

VMONTALBO@EPSTEEN.COM

BRE LIC: 00927723

**JACK FARLO**

310.451.8171 X220

JFARLO@EPSTEEN.COM

BRE LIC: 02067149

FOUNDING MEMBER | **CHAINLINKS** RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

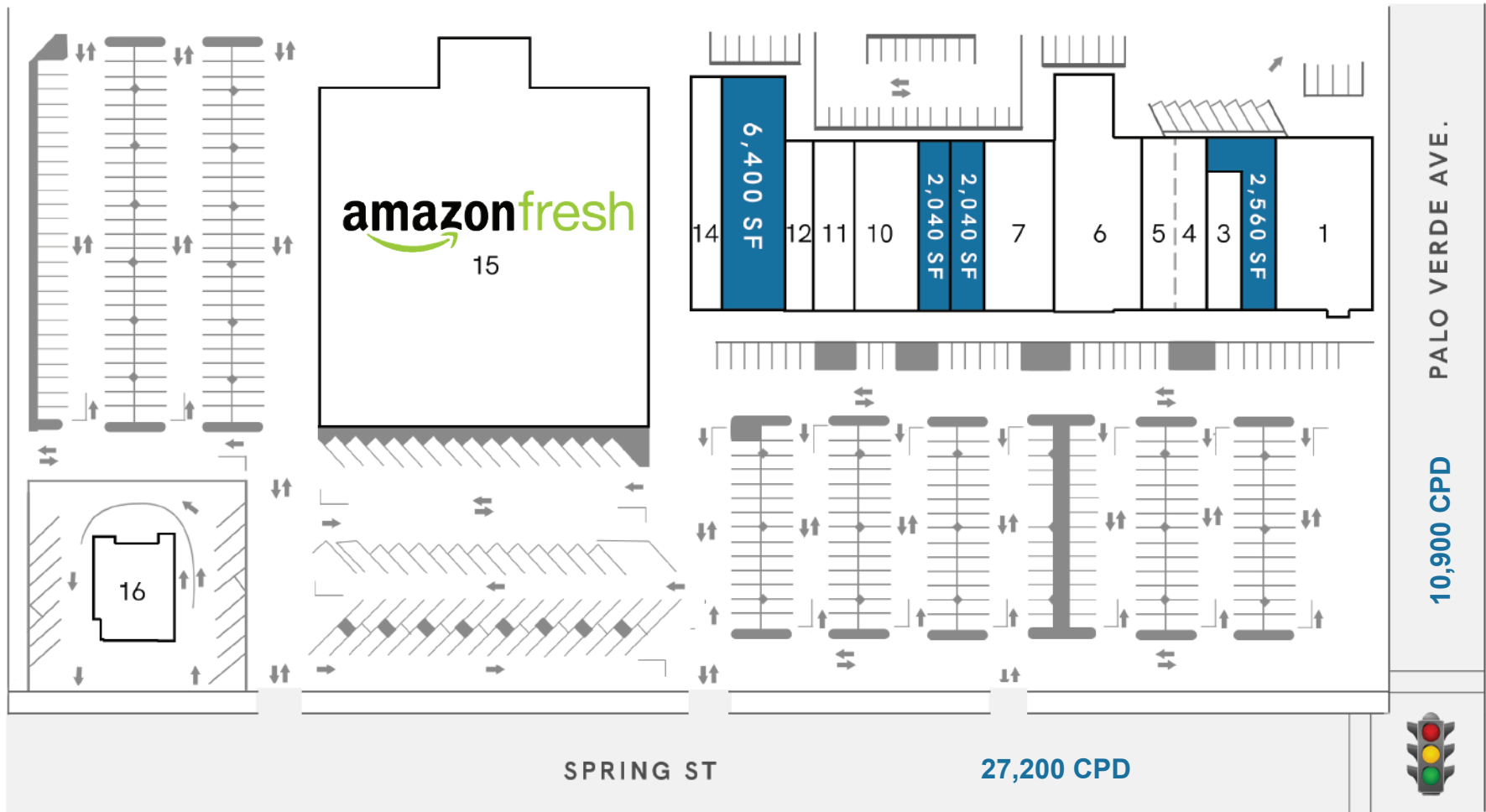
# PROPERTY HIGHLIGHTS



- + Established community center completely restored
- + Highly visible shop spaces available
- + Signalized intersection
- + Easy street access
- + Prominent pylon and monument signage throughout
- + Office and Medical influence immediate
- + CPD: Spring Street: 31,447 | Palos Verdes: 17,853

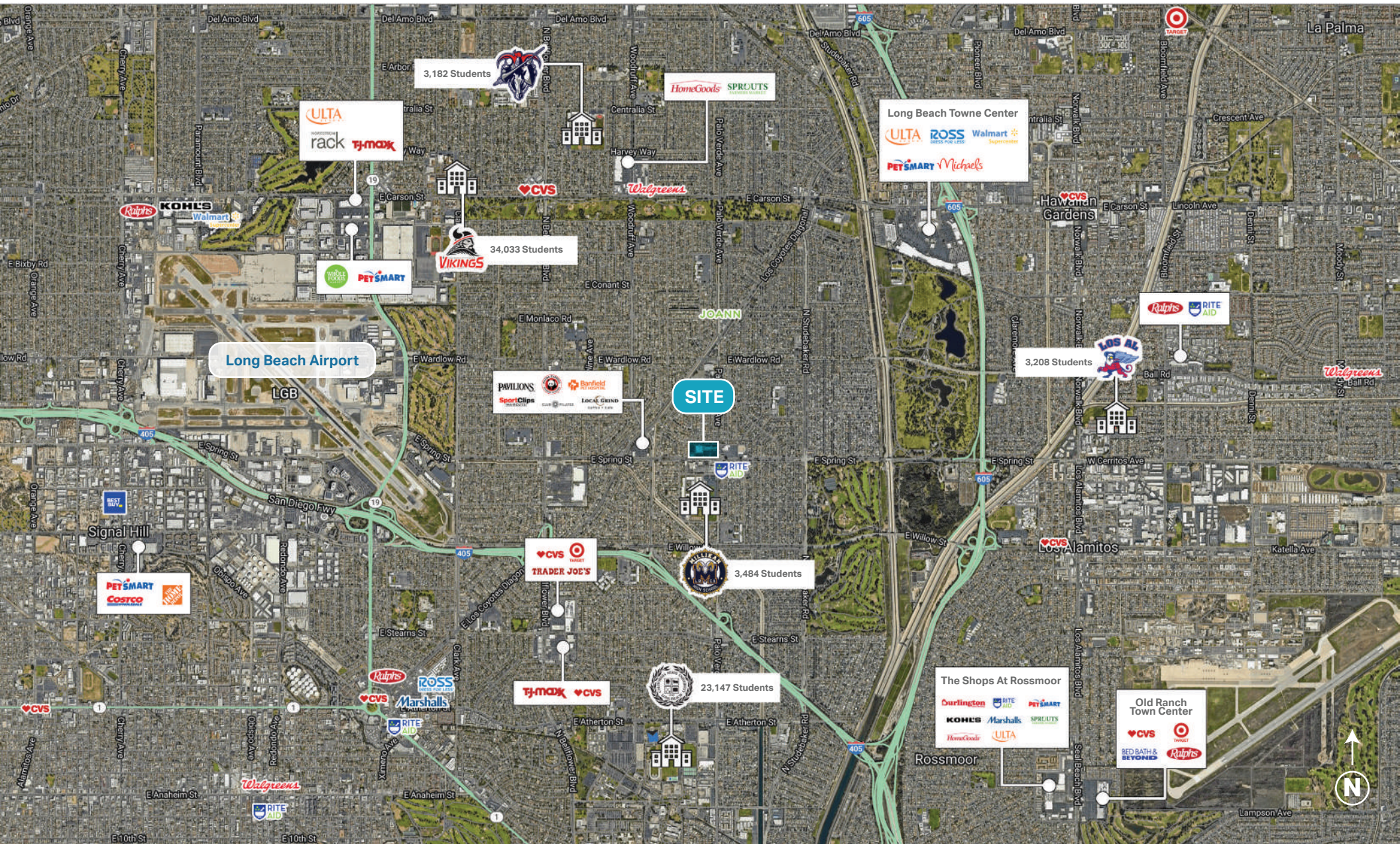
+ Join:      





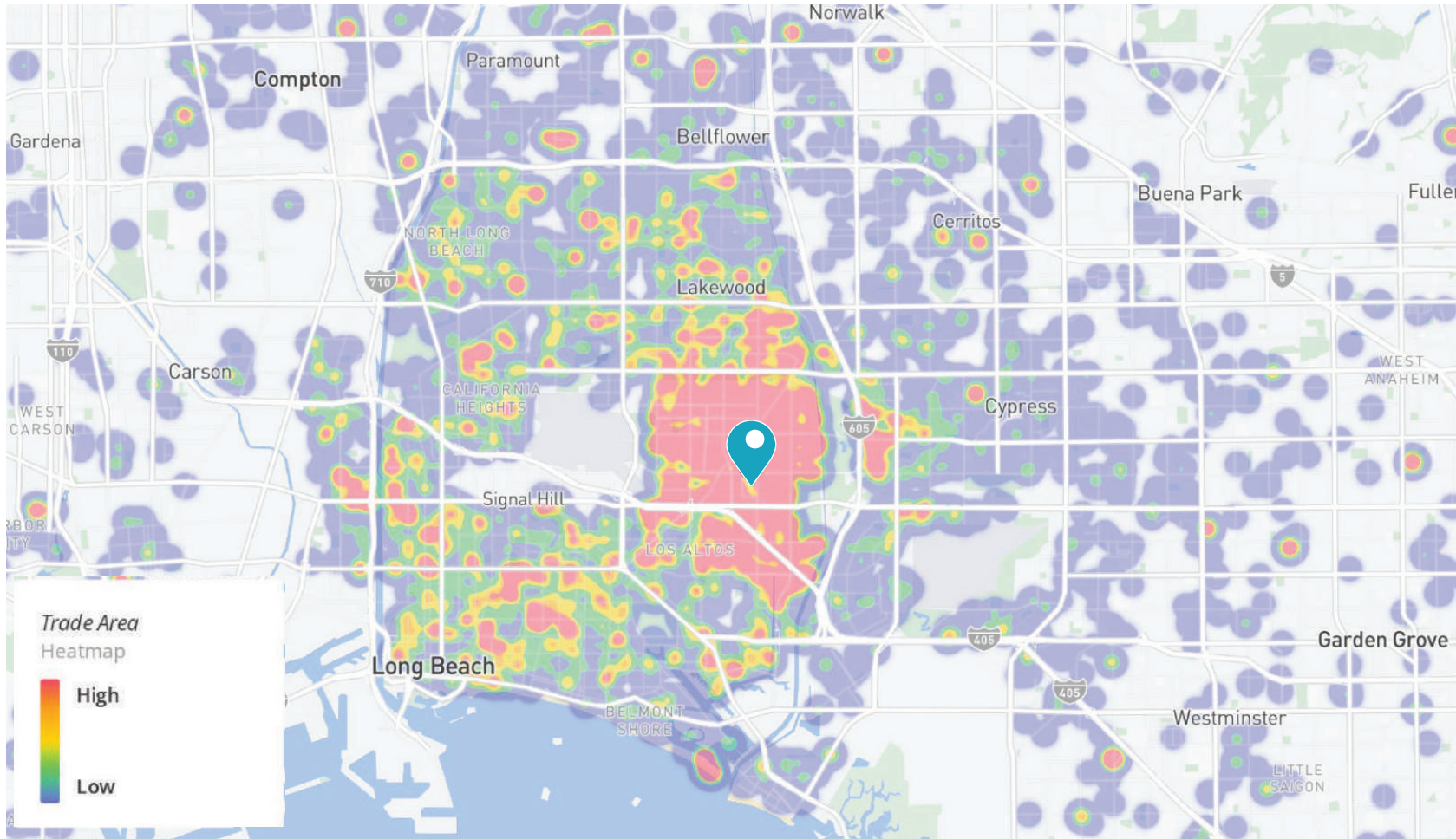
- |  |  |
|--|--|
| 1. Bank Of America   6,000 SF                       | 10. Grounds Coffee & Bakery   4,080 SF            |
| 2. Available   2,560 SF  | 11. Flippin' Pizza   2,040 SF                     |
| 3. Subway   1,540 SF                                | 12. Bamboo Nails   2,040 SF  |
| 4-5. Pacific Dental   2,040 SF <i>Just Leased</i>  | 13. Available   6,400 SF   |
| 6. Anytime Fitness   6,940 SF <i>Just Leased</i>   | 14. H&R Block   2,000 SF <i>Recently Renewed</i>  |
| 7. Petco Unleashed   4,640 SF                       | 15. Amazon Fresh   42,089 SF                      |
| 8. Available   2,040 SF  | 16. John's Hamburger   2,453 SF                   |
| 9. Available   2,040 SF  | TOTAL GLA (91,522 SF)  |

# 2-MILE RETAIL AERIAL



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

# MARKET LANDSCAPE



DEMOGRAPHICS:	Population	Daytime Population	Households	Med. Household Income	Avg. Household Income
1 MILE	18,815	5,096	7,378	\$136,581	\$170,603
2 MILE	65,068	19,814	24,564	\$128,311	\$167,329
3 MILE	169,819	72,610	62,550	\$116,536	\$153,572

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.