

# RETAIL & MEDICAL FOR LEASE

WESTMONT PLAZA

28350-28500 S WESTERN AVENUE | RANCHO PALOS VERDES, CA 90275



## AARON GUIDO

CALDRE #01924252  
714.769.6117  
AARON@CBM1.COM

## GEOFFREY GROSSMAN

CalDRE #1265002  
310.299.4224  
GEOFF@CBM1.COM

CBM1.COM

# CBM1

LEASING

BROKERAGE

INVESTMENTS

## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

Westmont Plaza is located in the affluent city of Rancho Palos Verdes. This high-profile, regional credit-anchored shopping center benefits from a high-traffic thoroughfare location, a captive and affluent population, a densely populated upscale trade area, and a strong tenant mix. The Center was built in 1976 and was renovated in 1992. The Center is located at the southeast corner of Western Avenue and Westmont Drive. Western Avenue is the dominant retail corridor and thoroughfare for the eastern portion of Rancho Palos Verdes and the city of San Pedro. It provides direct access to Pacific Coast Highway and the 405 Freeway and also acts as a border between the two cities.

### PROPERTY HIGHLIGHTS

- Upscale Location Serving A Captive and Affluent Population
- High Traffic Thoroughfare
- Strong Area Demographics
- Excellent Tenant Mix

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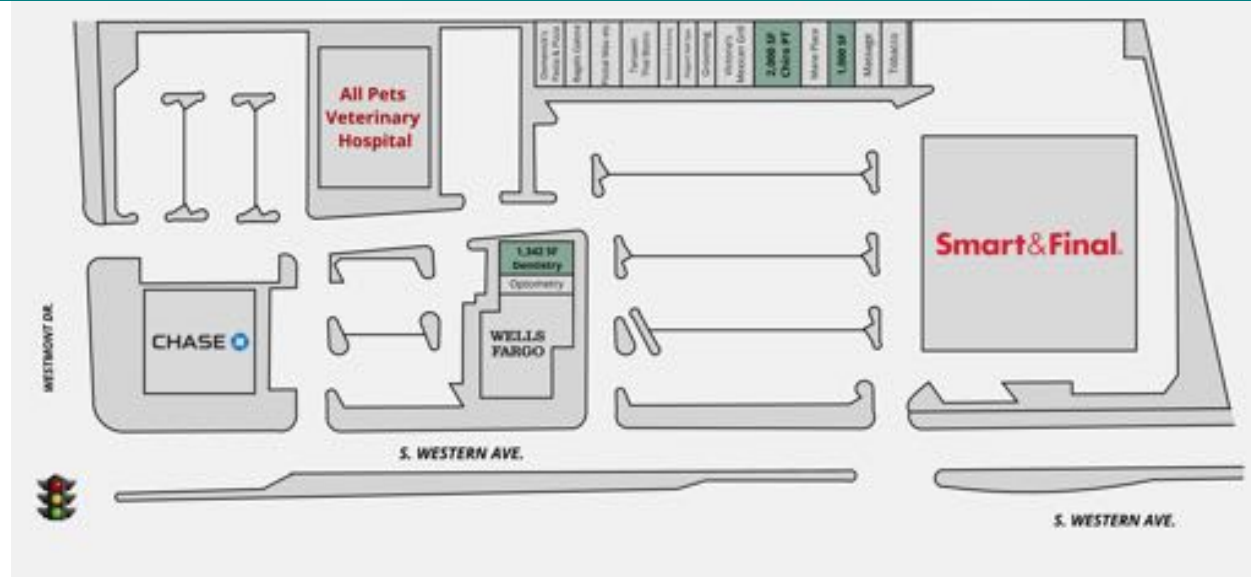
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GEOFF@CBM1.COM

## PLANS

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## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type: Est. \$0.85 SF/month NNN

Total Space: 1,000 - 1,998 SF

Lease Term: Negotiable

Lease Rate: \$2.50 - \$3.00 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
28382	Available	1,998 SF	Est. \$0.85 NNN	\$2.50 SF/month	Former Chiropractic & Physical Therapy
28386	Available	1,000 SF	Est. \$0.85 NNN	\$2.50 SF/month	Vacant In-line Retail Space For Lease
28390	Available	1,342 SF	Est. \$0.85 NNN	\$3.00 SF/month	Do Not Disturb (Dentistry)

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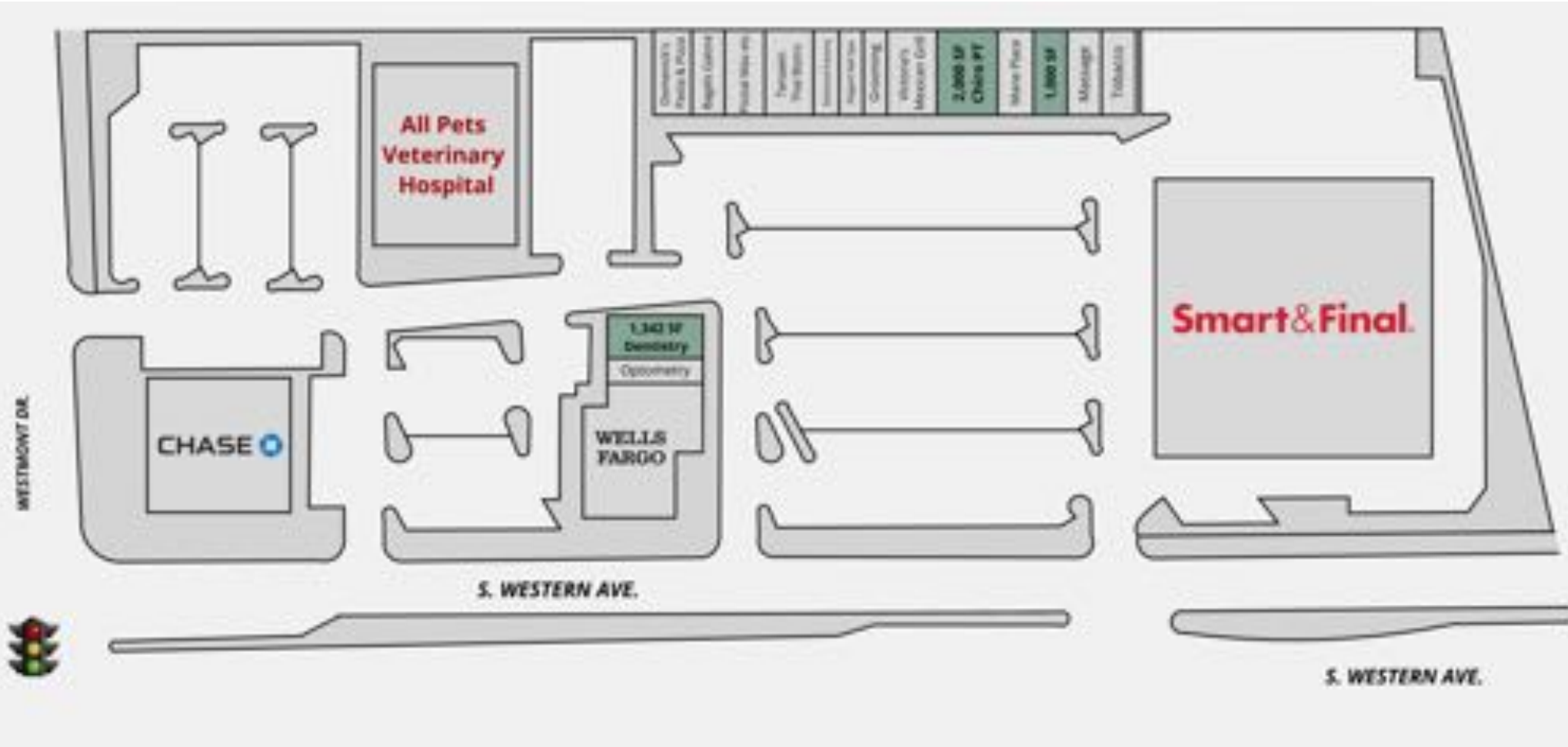
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GEOFF@CBM1.COM

## SITE PLANS

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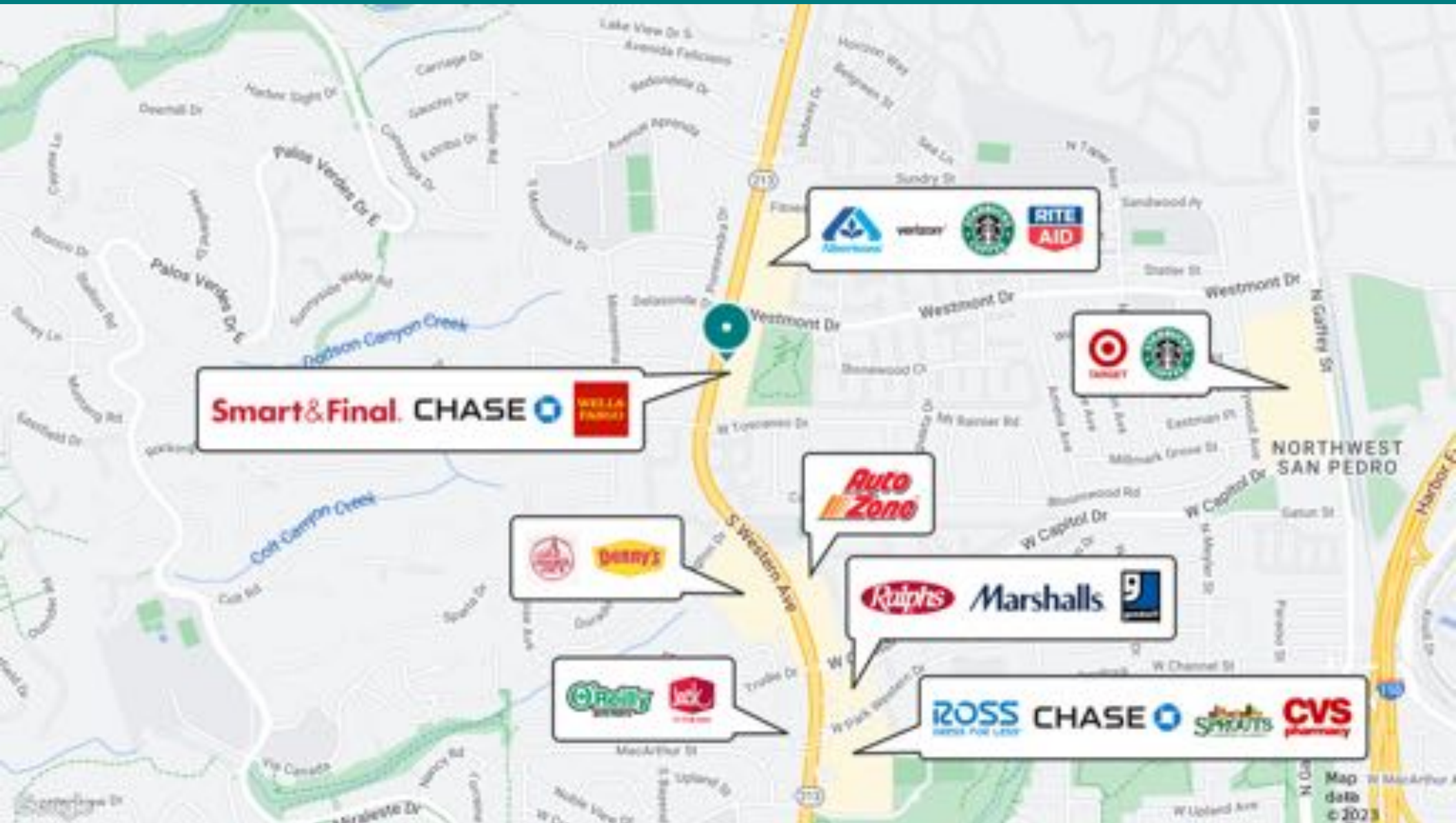
GEOFF@CBM1.COM



## RETAILER MAP

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## ADDITIONAL PHOTOS

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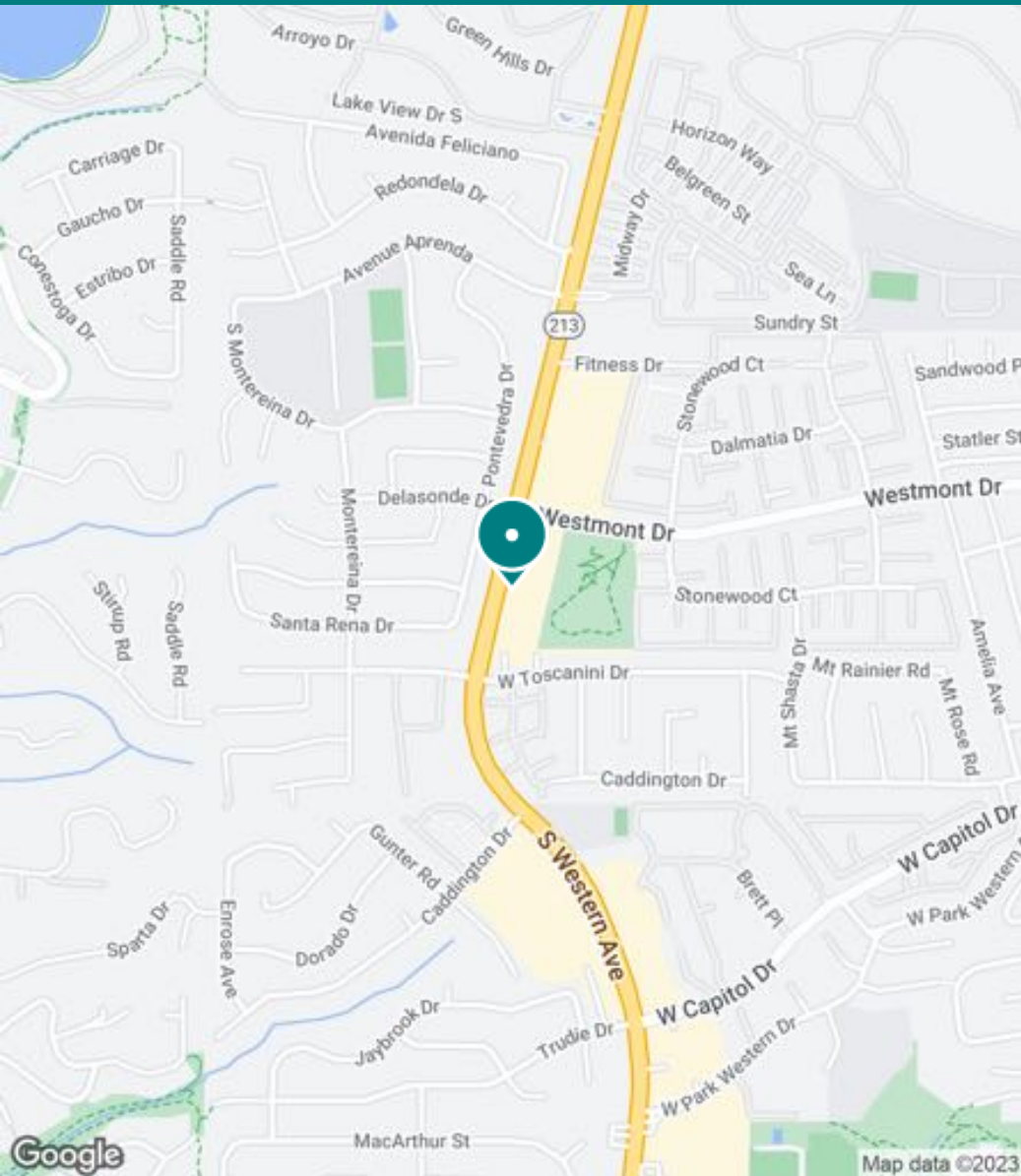




## LOCATION MAP

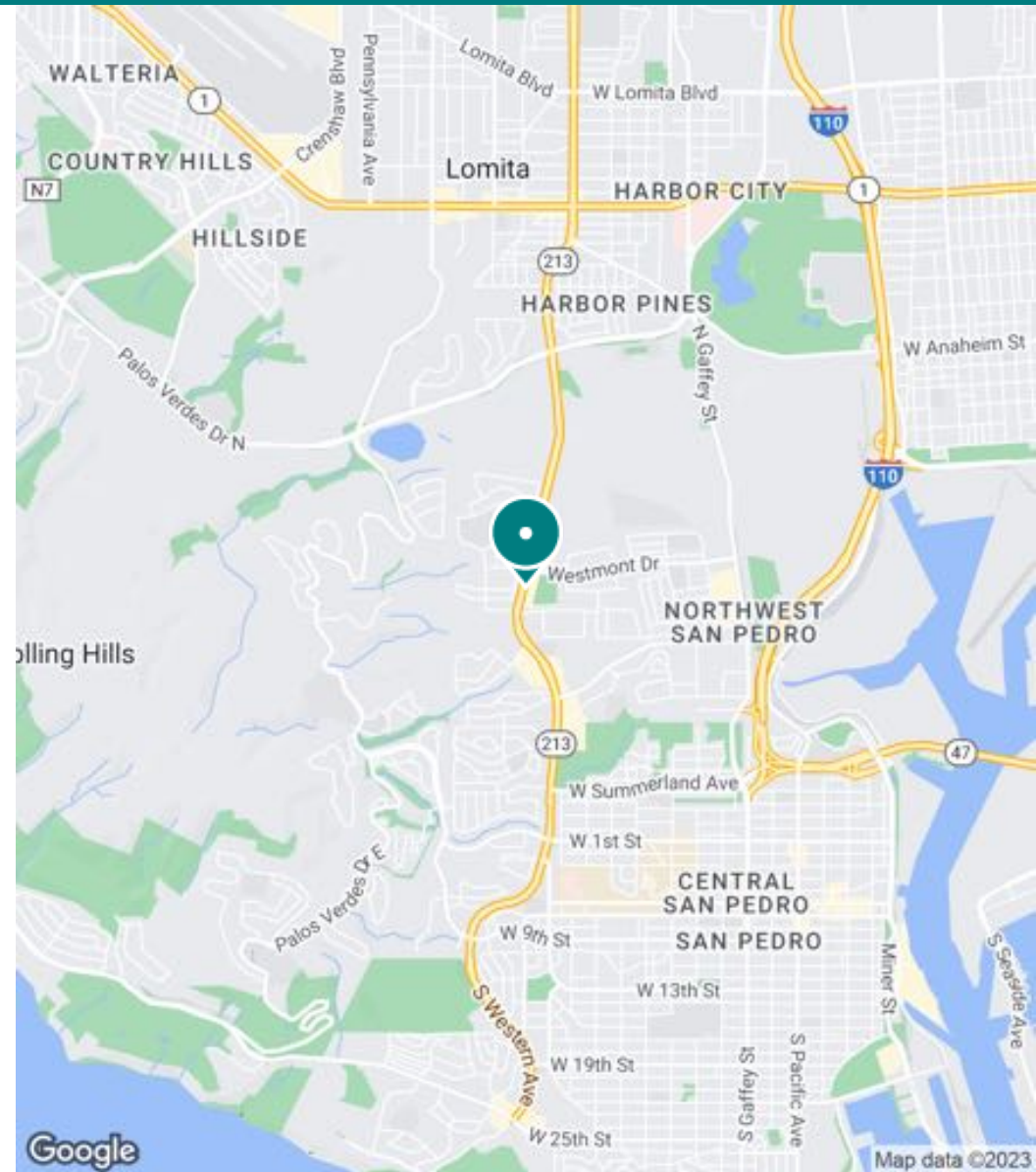
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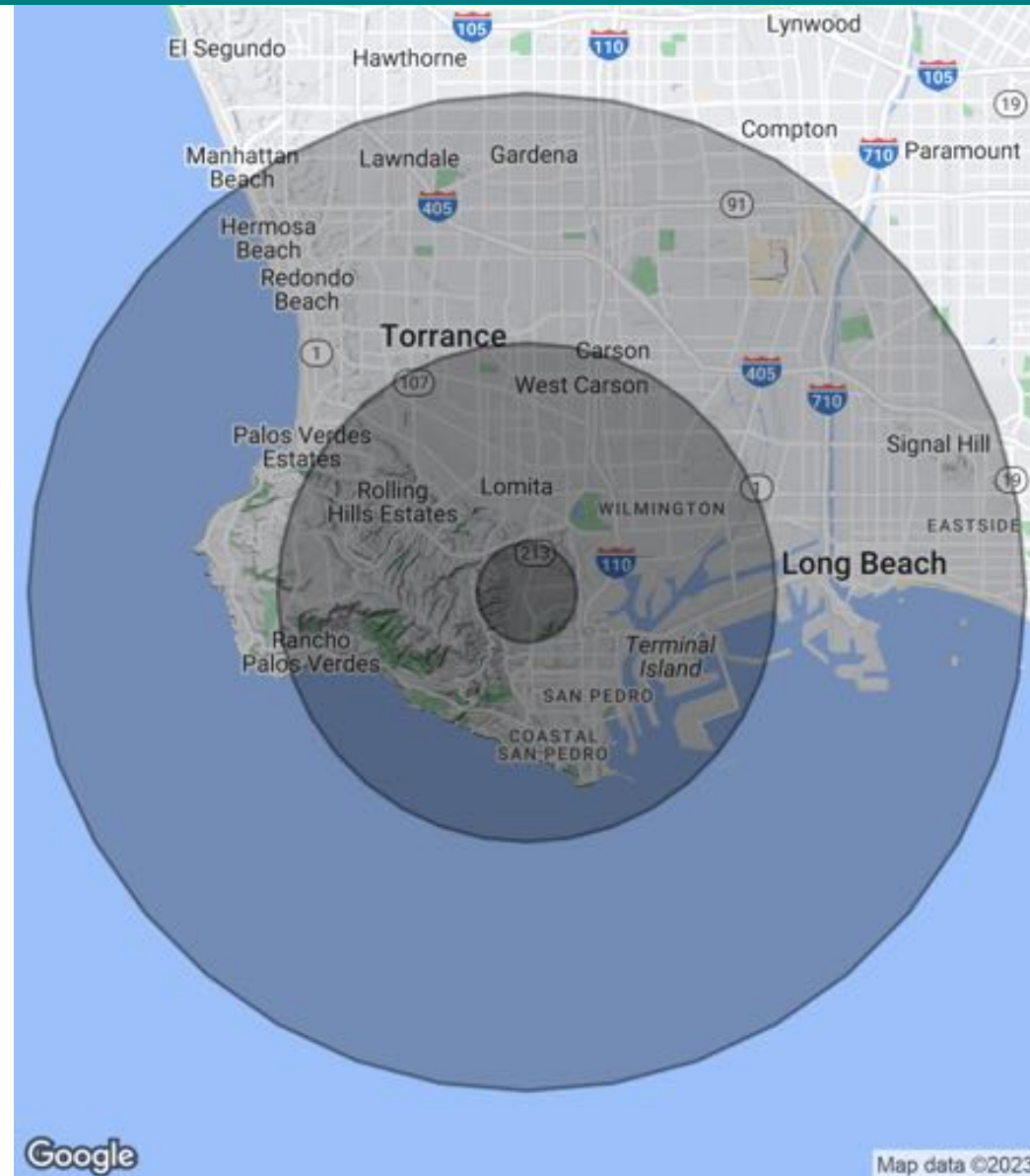
# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	26	1,464	35,520
Average Age	38.4	41.7	35.5
Average Age (Male)	39.9	38.5	34.1
Average Age (Female)	36.1	42.6	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	10	625	12,071
# of Persons per HH	2.6	2.3	2.9
Average HH Income	\$68,956	\$81,619	\$74,217
Average House Value	\$311,335	\$374,205	\$300,683
RACE	1 MILE	5 MILES	10 MILES
% White	84.6%	84.8%	74.6%
% Black	0.0%	0.0%	0.3%
% Asian	3.8%	6.4%	3.5%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.0%	1.6%	0.9%
% Other	0.0%	3.6%	15.6%

\* Demographic data derived from 2020 ACS - US Census



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## MEET THE TEAM

WESTMONT PLAZA | 28350-28500 S WESTERN AVENUE, RANCHO PALOS VERDES, CA 90275

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**AARON GUIDO**

Senior Vice President

**D:** 714.769.6117 | **C:** 714.335.9887

Aaron@cbm1.com

CalDRE #01924252



**GEOFFREY GROSSMAN**

Managing Principal

**D:** 310.299.4224 | **C:** 323.868.8224

Geoff@cbm1.com

CalDRE #1265002

**AARON GUIDO**

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

**GEOFFREY GROSSMAN**

CalDRE #1265002

310.299.4224

GEOFF@CBM1.COM