

FOR LEASE

LAST REMAINING UNIT IN REMODELED WESTERN PLAZA
29105-29227 S. WESTERN AVE. | RANCHO PALOS VERDES, CA 90275



JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

CBM1.COM

CBM1

LEASING

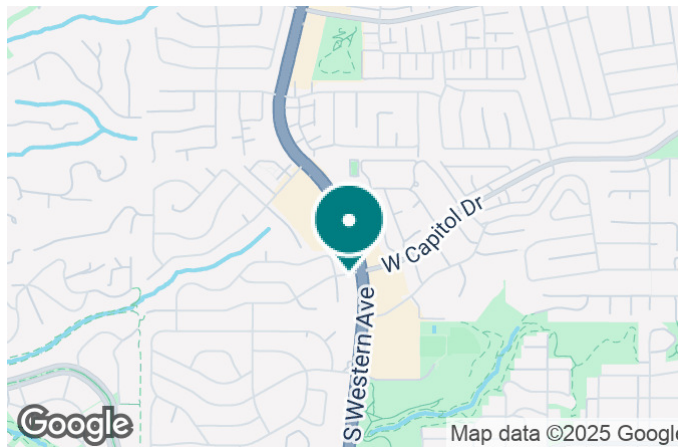
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

WESTERN PLAZA | 29105-29227 S. WESTERN AVE., RANCHO PALOS VERDES, CA 90275

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FEATURES & AMENITIES

- Recent Multi-Million Dollar Remodel
- Final Remaining Unit - 1,014 SF Retail Shop Space
- Excellent Curb Appeal
- High Street Visibility on Busy Western Avenue
- Pylon Signage
- Situated Amid Bustling Retail Trade Area

NEIGHBORING RETAILERS



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 9,171 | 55,961 | 109,595 |
| Total Population | 23,435 | 146,167 | 304,360 |
| Average HH Income | \$125,980 | \$102,220 | \$105,857 |

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

LAST REMAINING UNIT! The Rancho Palos Verdes Shopping Center just finished up a massive, multi-million-dollar renovation. The recently updated property welcomes a plethora of A+ national and regional tenants, including O'Reilly Auto Parts, Mattress Firm, The Habit Burger, Urbane Cafe, Pacific Dental, and more! The prominent center features excellent curb appeal, exceptional street visibility along Western Avenue, ample parking in a convenient onsite lot, and incomparable pylon signage. The final unit is a 1,014 SF retail shop space offering a fantastic opportunity to locate in the trade area's newly minted jewel property.

LOCATION DESCRIPTION

Situated along Western Avenue, the property extends a full block from Capitol to Park Western -- A bullseye amid the broader trade area. Highly active retail corridor draws consistent consumer traffic from the surrounding community's affluent residents. Surrounded by countless A+ national retailers. Located close to the nearby Port of Los Angeles and its numerous employees.

OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 1,014 SF |
| Building Size: | 31,170 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|--------|------------|------------|
| 29125 | Negotiable | 1,014 SF |

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RETAILER MAP

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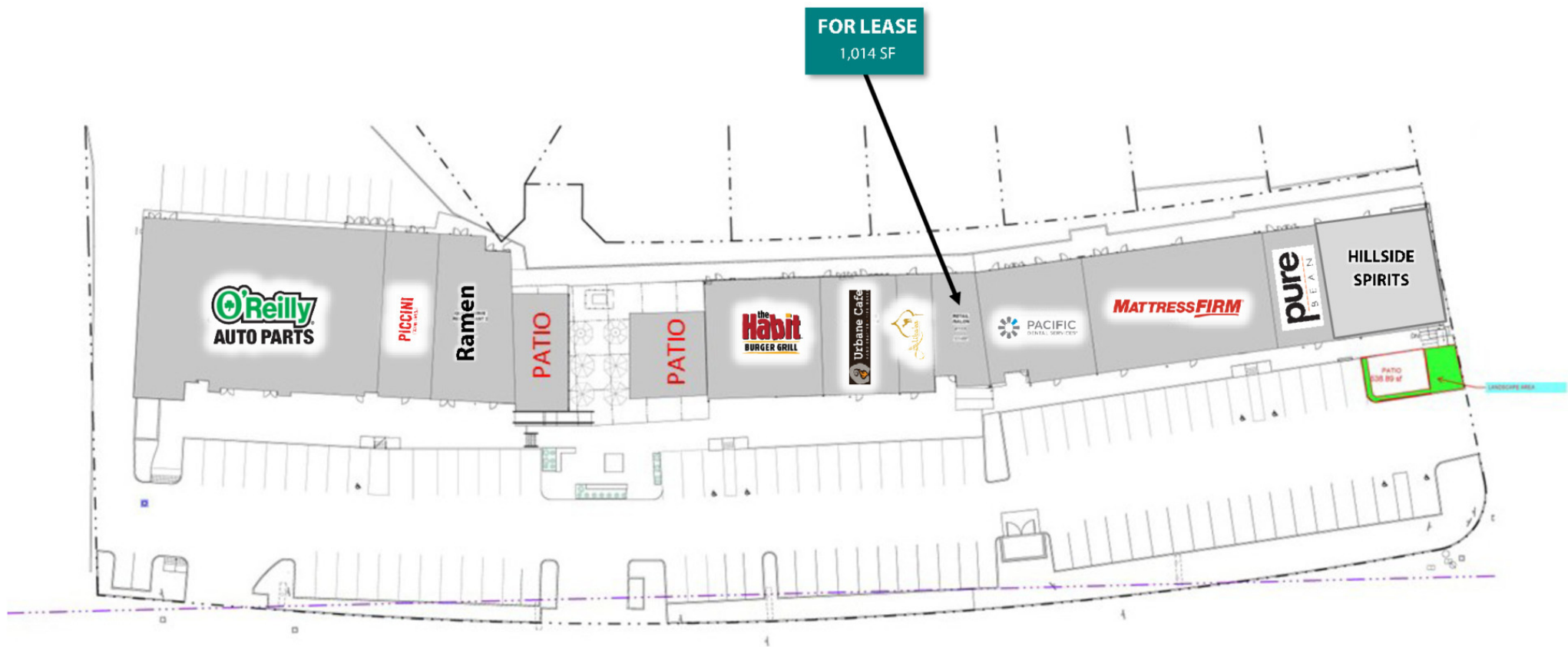
310.231.5213

JASON@CBM1.COM

SITE PLAN

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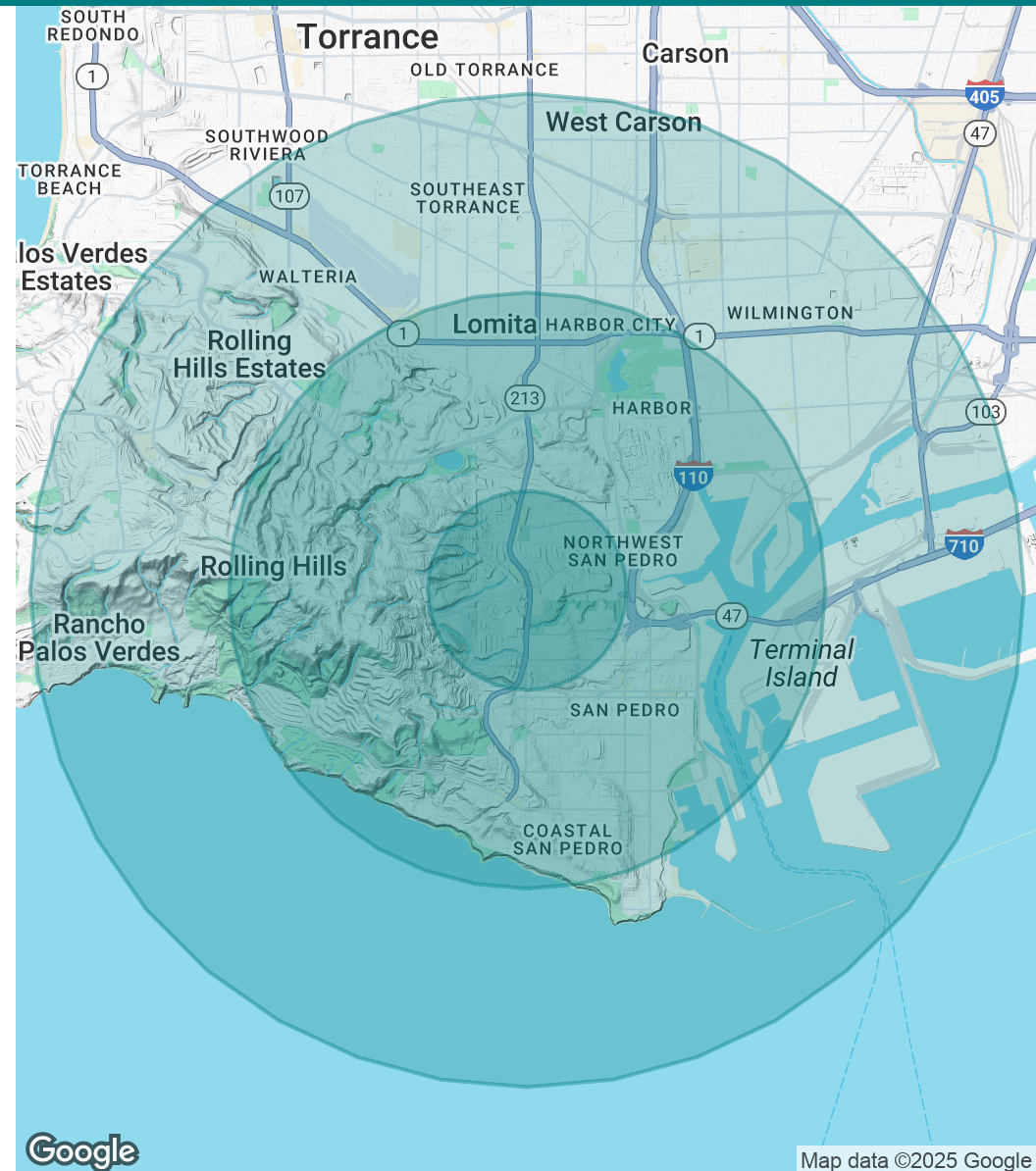
DEMOGRAPHICS MAP & REPORT

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 23,435 | 146,167 | 304,360 |
| Average Age | 47.4 | 40.3 | 40.1 |
| Average Age (Male) | 45.6 | 39.9 | 39.1 |
| Average Age (Female) | 48.9 | 40.7 | 41.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 9,171 | 55,961 | 109,595 |
| # of Persons per HH | 2.6 | 2.6 | 2.8 |
| Average HH Income | \$125,980 | \$102,220 | \$105,857 |
| Average House Value | \$693,358 | \$649,057 | \$685,432 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 34.2% | 48.1% | 46.2% |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| % White | 59.8% | 58.8% | 52.8% |
| % Black | 3.1% | 5.2% | 5.0% |
| % Asian | 18.6% | 10.9% | 17.8% |
| % Hawaiian | 0.2% | 0.3% | 0.4% |
| % American Indian | 0.2% | 0.5% | 0.5% |
| % Other | 8.6% | 16.4% | 15.9% |

* Demographic data derived from 2020 ACS - US Census



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