

FOR LEASE

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



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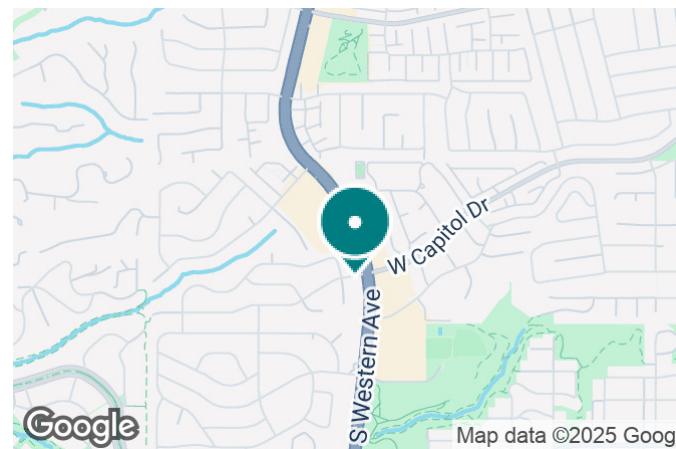
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INVESTMENTS

FEATURES & AMENITIES

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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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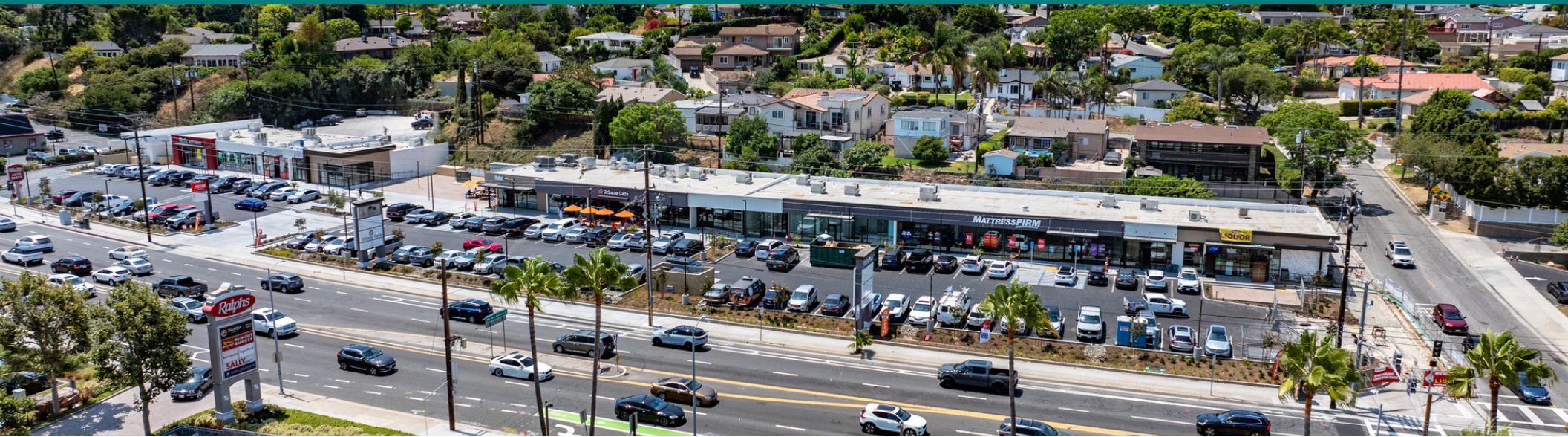
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PROPERTY SUMMARY

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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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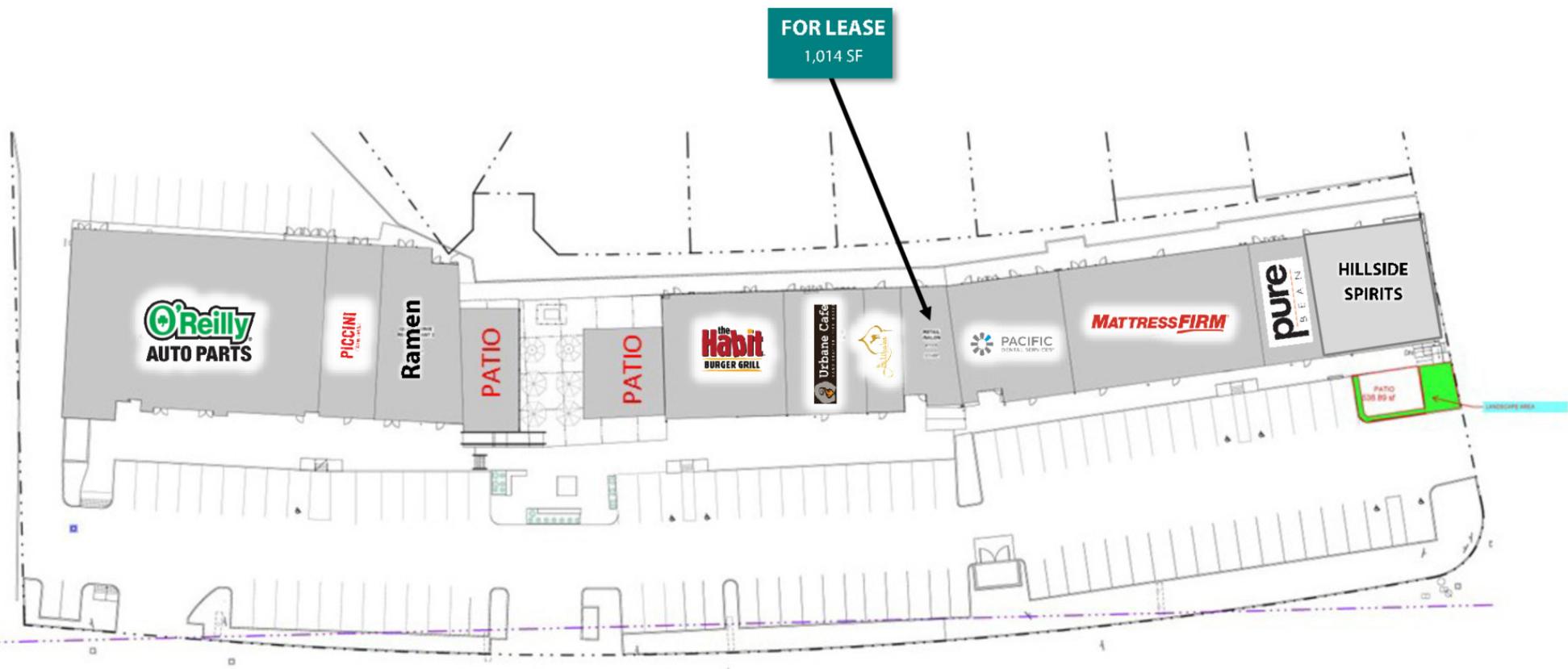
Map data ©2025 Google Imagery ©2025 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Maxar Technologies

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SITE PLAN

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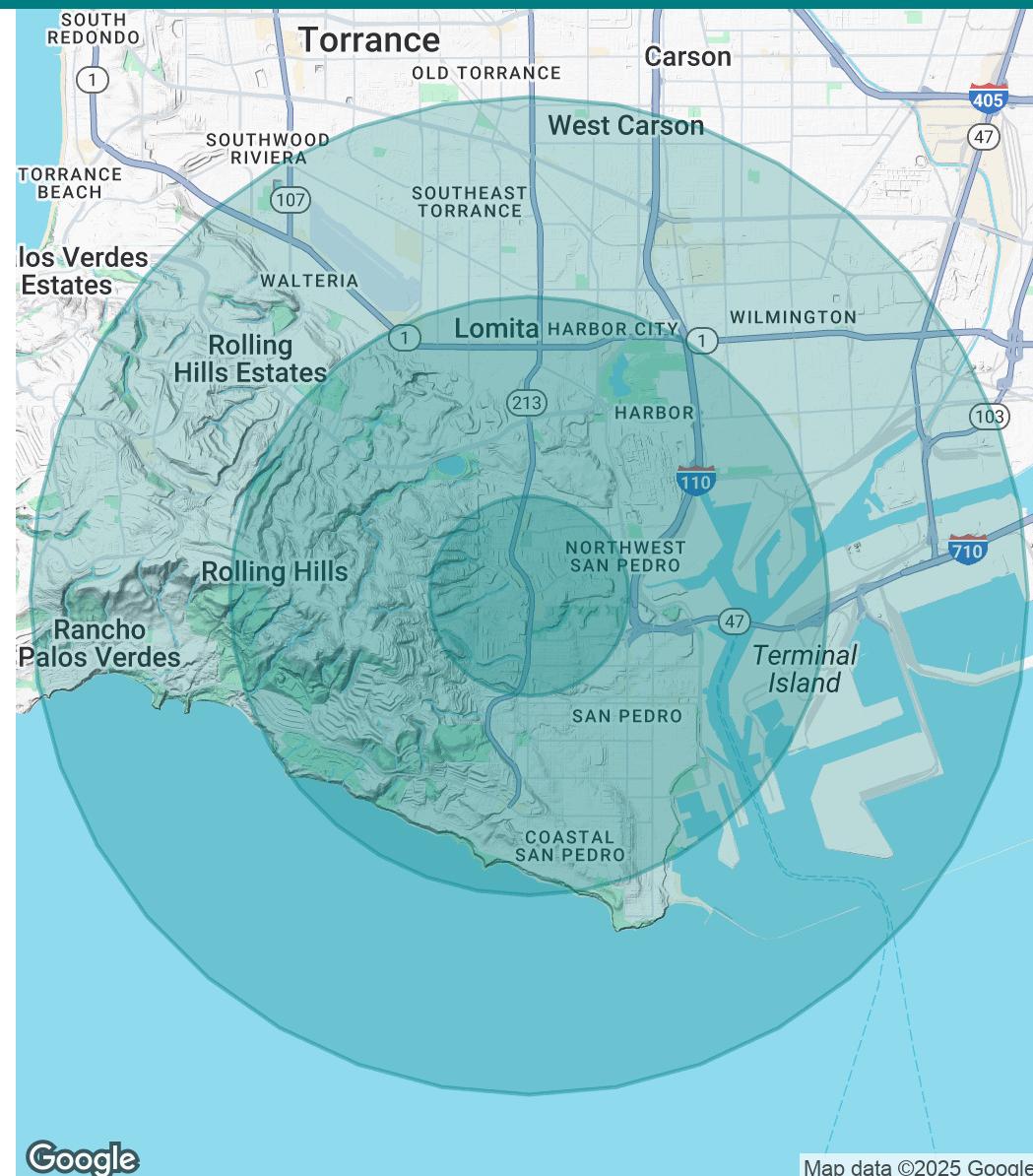
DEMOCRAPHICS MAP & REPORT

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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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