

FOR LEASE

±798-1,650 SF RETAIL/OFFICE & MEDICAL SPACE AVAILABLE

GOLDEN COVE SHOPPING CENTER

HAWTHORNE BLVD & PALOS VERDES DR W | RANCHO PALOS VERDES, CA



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PROJECT HIGHLIGHTS

- ±798 - 1,310 SF Retail/Office and ±1,650 SF Fully Built Out Medical space available in Trader Joes anchored neighborhood center in prime Rancho Palos Verdes
- Located at signalized intersection of Hawthorne Blvd & Palos Verdes Drive W
- Affluent demographic (\$209,000 average household income in 3-mile radius)
- Immediate occupancy
- Ocean views throughout center
- Ample parking in sizeable on-site lot (±320 spaces total)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,005	13,523	32,062
Total Population	5,015	34,732	79,897
Avg. Household Income	\$190,039	\$209,686	\$208,615

JOIN THESE RETAILERS:



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PROPERTY PHOTOS



SUITE 31236 PHOTOS



SITE PLAN



Lease Information

Lease Type:	NNN
Total Space:	798 - 1,650 SF

Suite	Tenant	Size	Type
1st Floor, Suite 31232	Available	1,310 SF	NNN
1st Floor, Suite 31236	Available	1,650 SF	NNN
2nd Floor, Suite 211	Available	798 SF	NNN

DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	5,015	34,732	79,897
Average age	48.9	48.7	48.0
Average age (Male)	47.6	47.8	47.3
Average age (Female)	50.1	49.5	48.7
Households & Income	1 Mile	3 Mile	5 Mile
Total households	2,005	13,523	32,062
# of persons per HH	2.5	2.6	2.5
Average HH income	\$190,039	\$209,686	\$208,615
Average house value	\$1.62M	\$1.51M	\$1.44M
Race (%)	1 Mile	3 Mile	5 Mile
White	49.1%	50.5%	57.1%
Hispanic	9.7%	9.7%	11.8%
Black	3.1%	2.4%	2.3%
Asian	33.5%	33.9%	25.7%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.3%	0.2%	0.3%
Other	2.4%	2.1%	2.7%

