

FOR LEASE

29000 S WESTERN AVE
RANCHO PALOS VERDES, CA 90275



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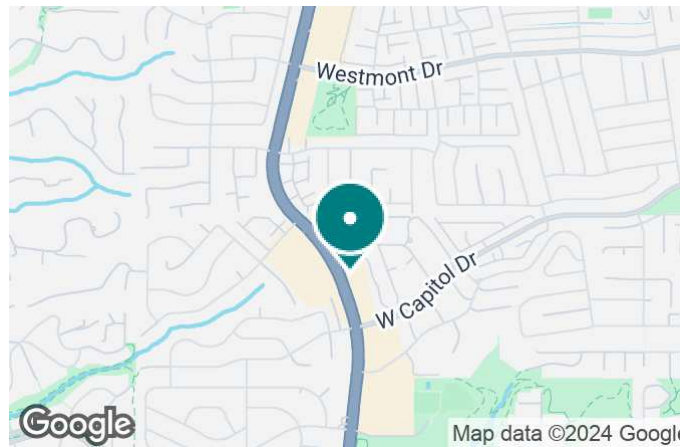
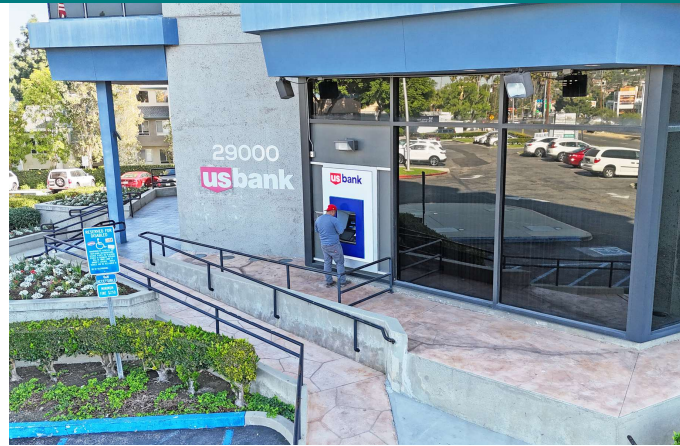
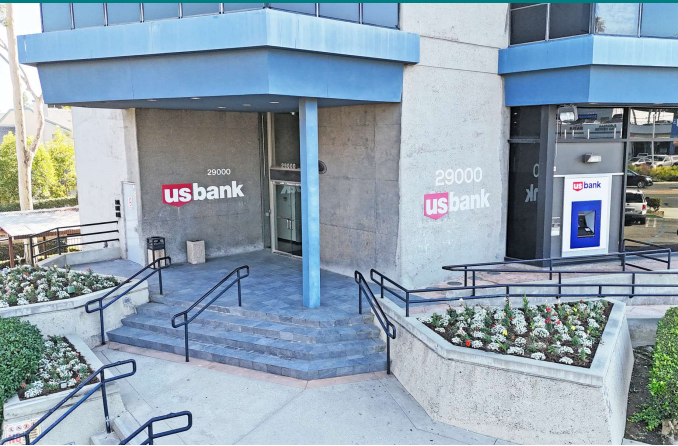
LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

29000 S WESTERN AVE | RANCHO PALOS VERDES, CA 90275



FEATURES & AMENITIES

- ±5,000 SF Ground Floor Office Suite
- *Currently Occupied by US Bank – Available 2025
- Stylish, Modern, Fully Built Out Interior
- Potential to Adapt to a Variety of Office + Retail Uses
- Well-Located on Western Avenue in Prime Rancho Palos Verdes
- Situated Amid a Densely Populated, Affluent Community
- Close to the Nearby Port of Los Angeles – Contributes to High Daytime Population Counts

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,828	56,042	103,348
Total Population	22,967	152,962	292,055
Average HH Income	\$172,674	\$123,249	\$135,221

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

AVAILABLE 2025 ±5,000 SF ground floor office suite in Class-A building (currently occupied by US Bank). The stylish, modern interior is fully built out to function as a bank, with the potential to be adapted for a variety of office and retail uses. Situated in a 4-story building in office park adjoining another 2-story office building, the property offers ample surface parking in an onsite lot and excellent visibility fronting onto the heavily trafficked Western Avenue.

LOCATION DESCRIPTION

The well-located property is situated on Western Avenue in prime Rancho Palos Verdes. A highly active retail corridor, the bustling thoroughfare is lined with a plethora of A+ national and regional tenants. This strategic place draws consistent consumer traffic from the surrounding community's affluent residents. The site is also in proximity to the nearby Port of Los Angeles, a major area employer that contributes to soaring daytime population counts.

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OFFERING SUMMARY

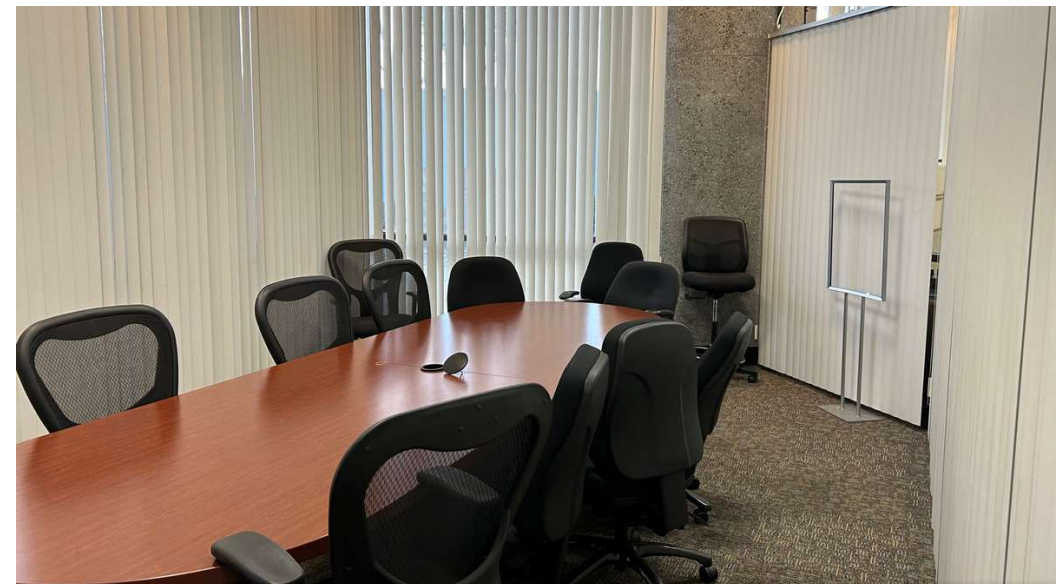
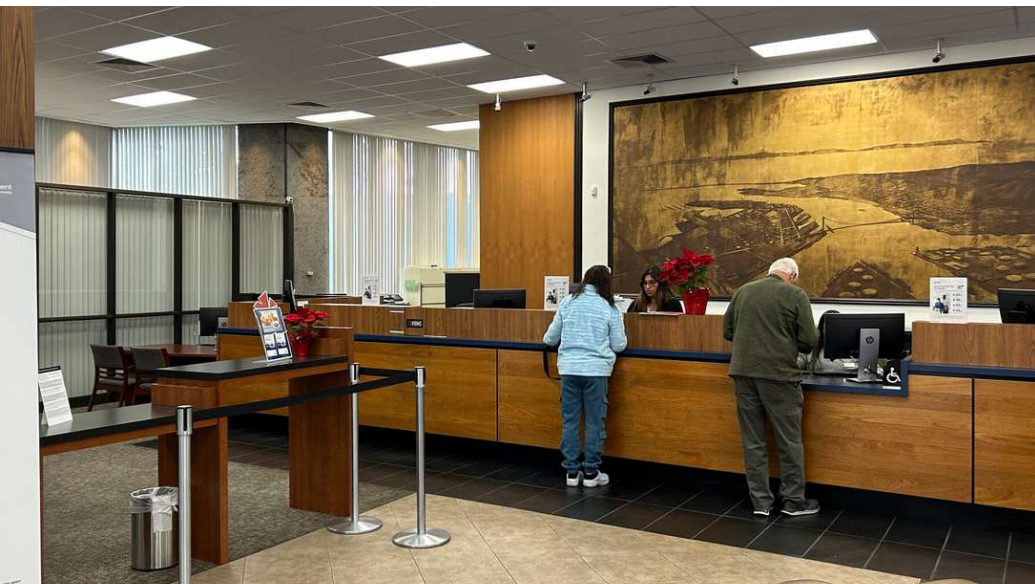
Lease Rate:	\$4.75 SF/month (NNN)
Number of Units:	32
Available SF:	5,000 SF
Lot Size:	82,862 SF
Building Size:	89,048 SF

SPACES	LEASE RATE	SPACE SIZE
Ground Floor Suite	\$4.75 SF/month	5,000 SF

INTERIOR PHOTOS

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SITE OVERVIEW

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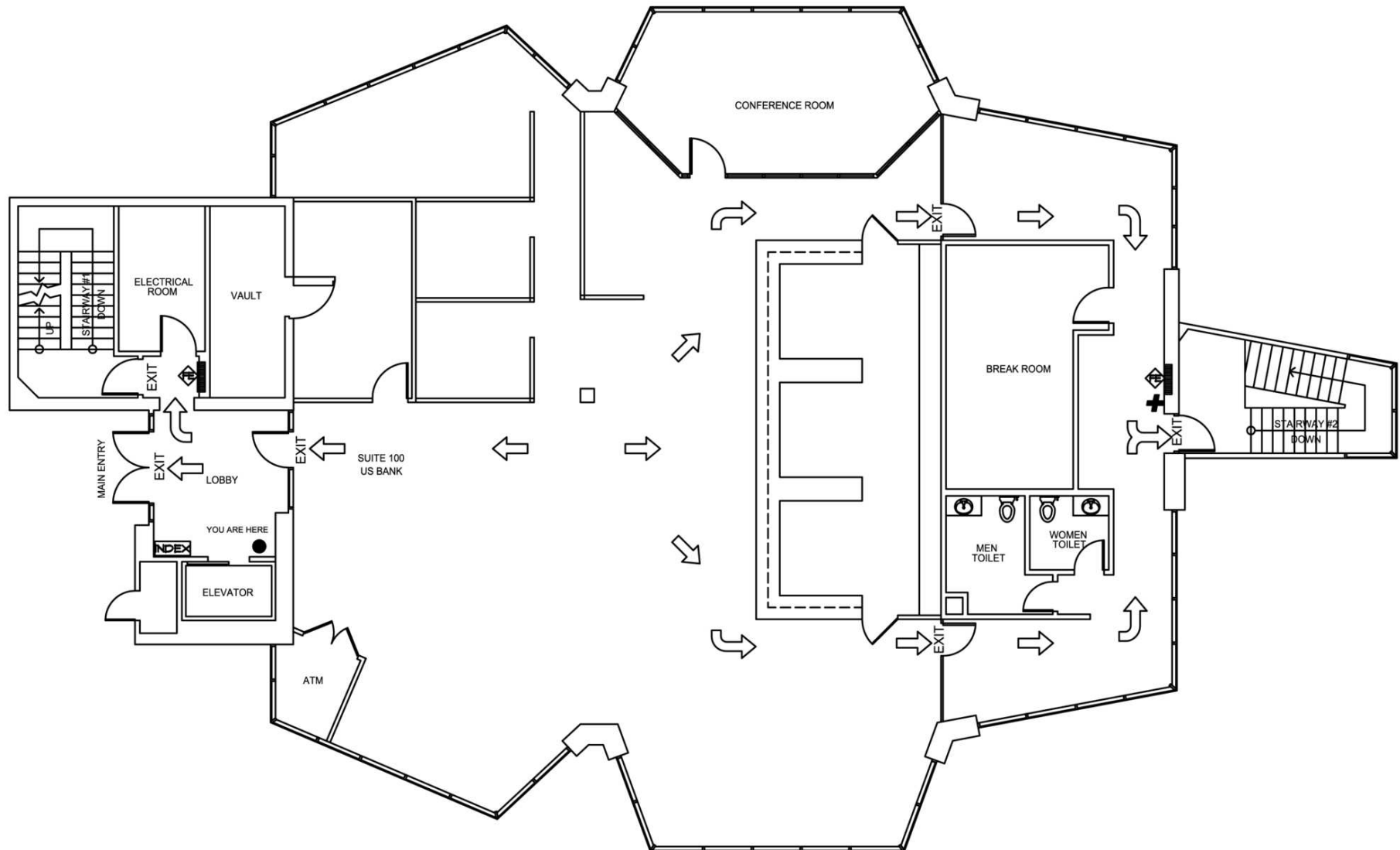
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FLOOR PLANS

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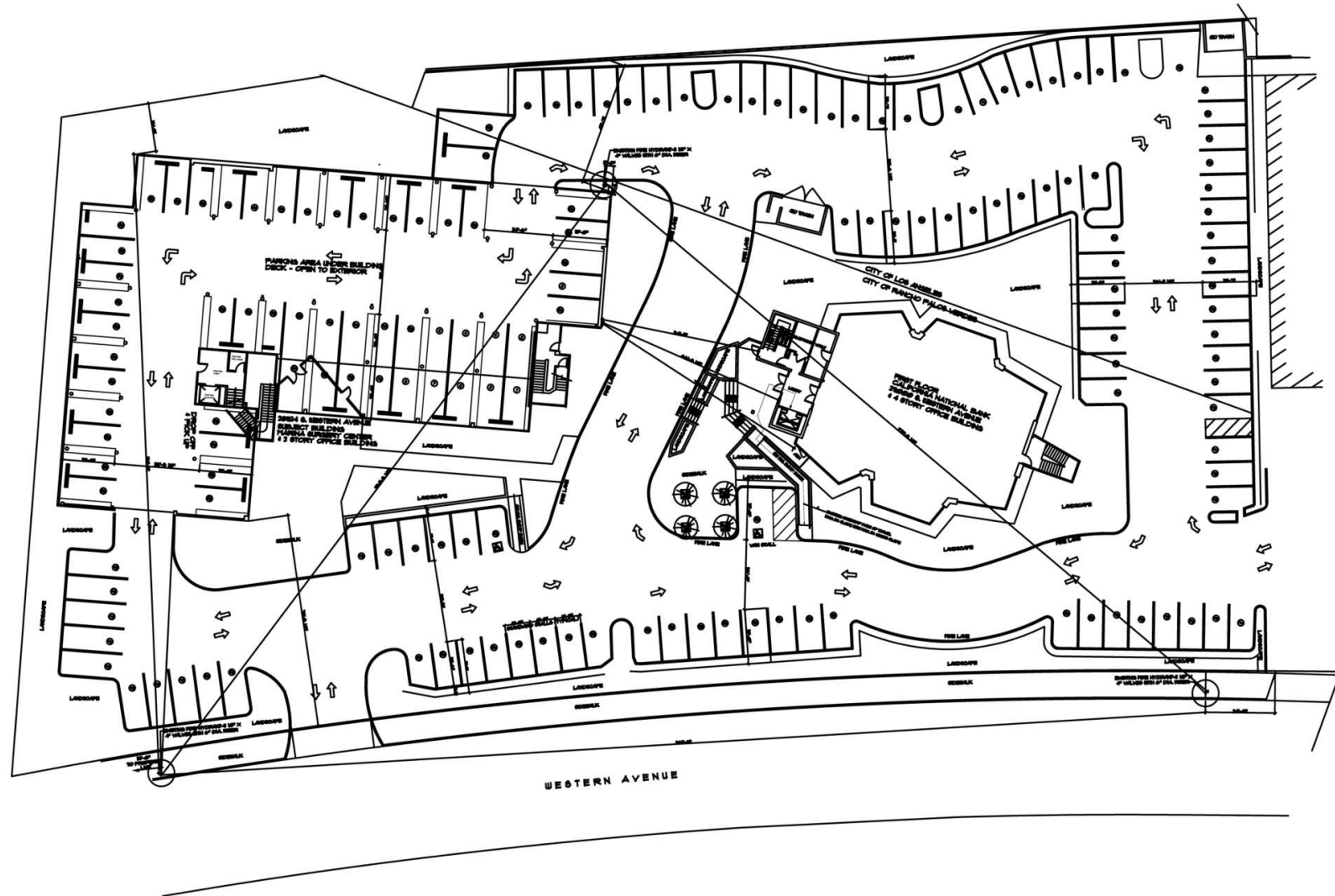
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SITE PLANS

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RETAILER MAP

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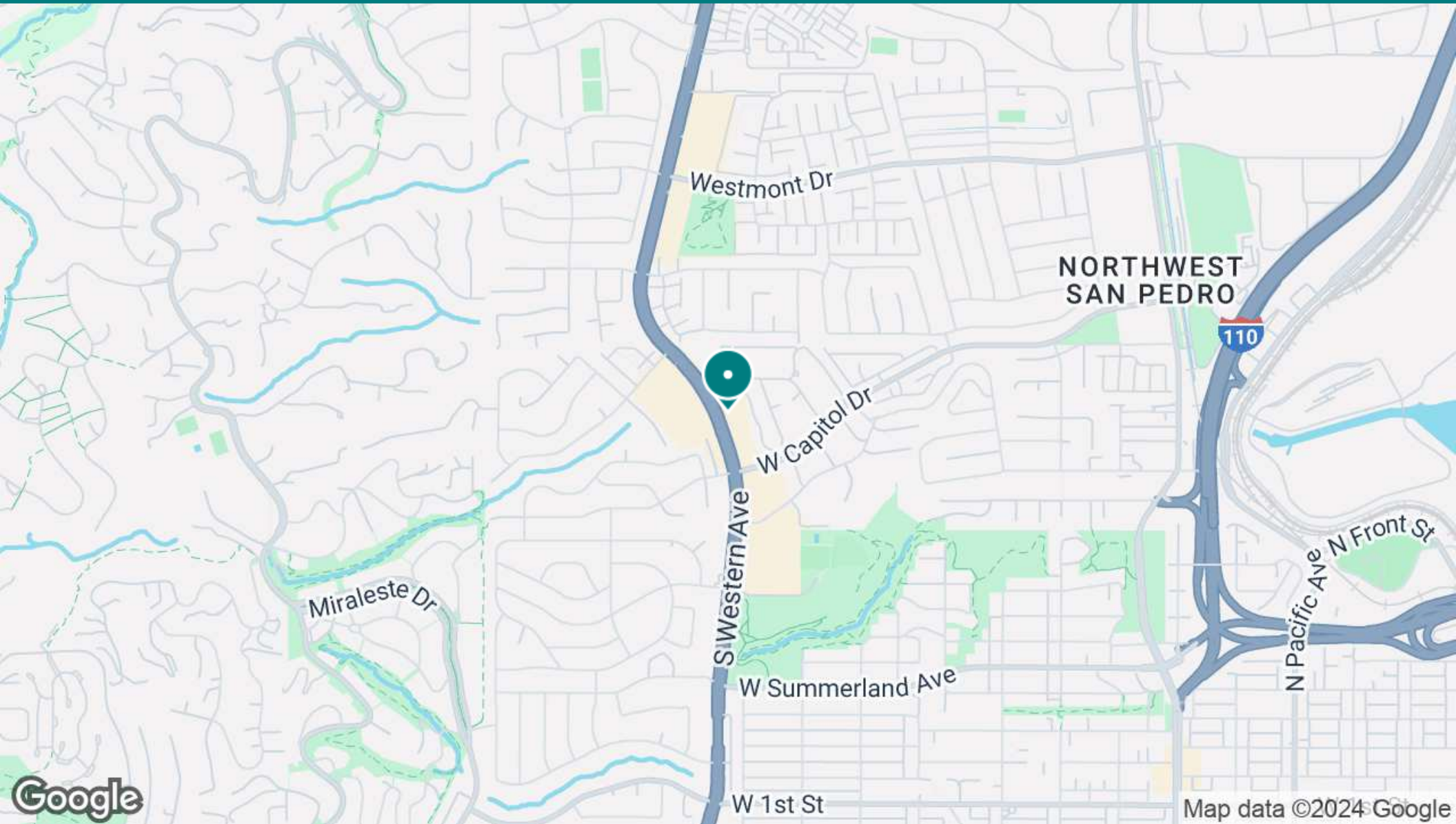
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LOCATION MAP

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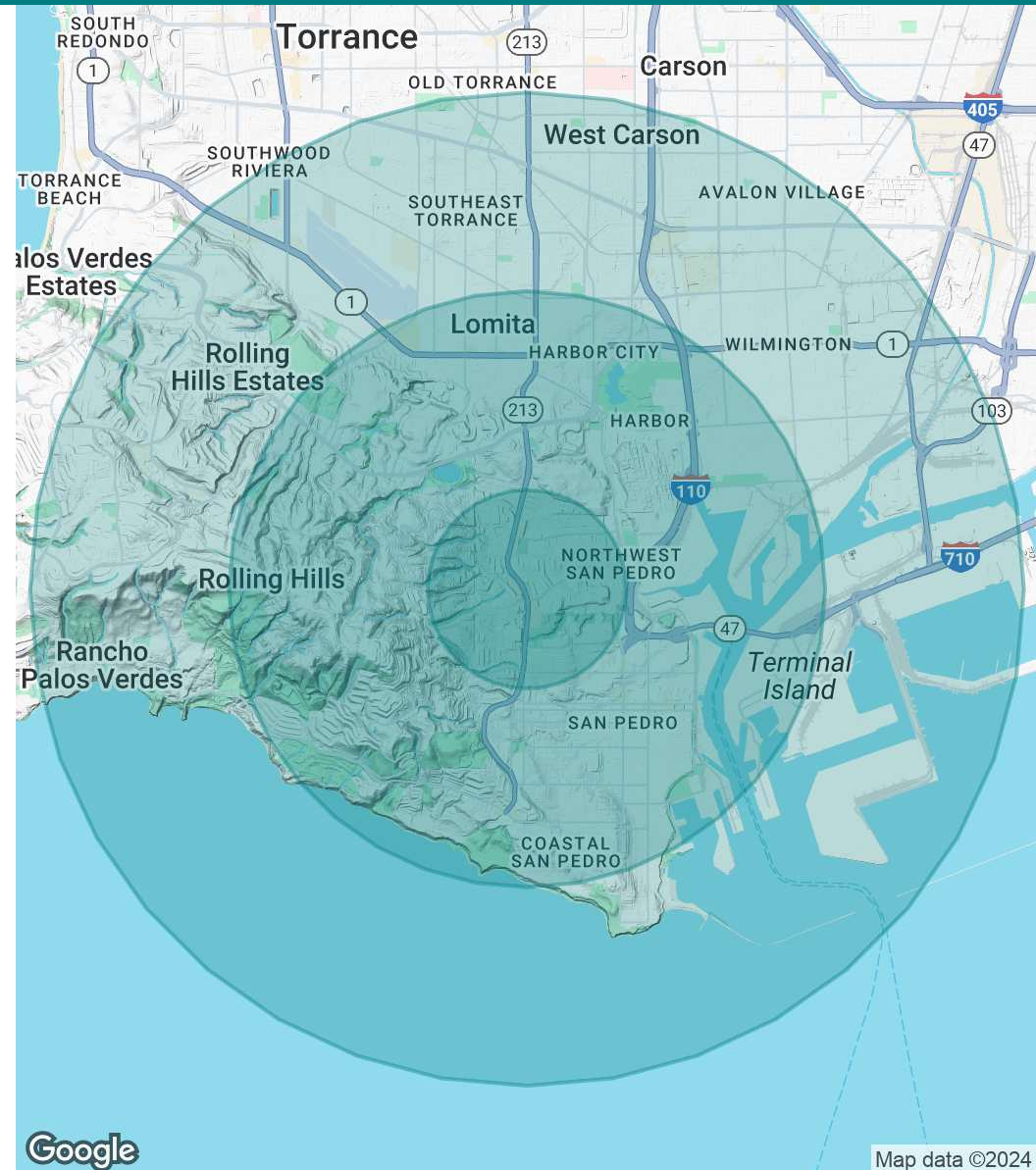
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DEMOGRAPHICS MAP & REPORT

29000 S WESTERN AVE | RANCHO PALOS VERDES, CA 90275

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,967	152,962	292,055
Average Age	45	41	42
Average Age (Male)	43	40	41
Average Age (Female)	46	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,828	56,042	103,348
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$172,674	\$123,249	\$135,221
Average House Value	\$1,028,438	\$926,946	\$980,730
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	34.7%	51.2%	46.3%
RACE	1 MILE	3 MILES	5 MILES
% White	46.0%	35.8%	33.0%
% Black	5.4%	6.9%	5.9%
% Asian	16.1%	10.4%	17.9%
% Hawaiian	0.4%	0.5%	0.6%
% American Indian	1.3%	1.6%	1.4%
% Other	12.1%	28.5%	26.0%

Demographics data derived from AlphaMap



Google

Map data ©2024

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