

# Harbour Cove Shopping Plaza

NNN LEASE - NNN LEASE - NNN LEASE - NNN LEASE - NNN LEASE



## RETAIL SPACE FOR LEASE

29050 S. WESTERN AVE.  
RANCHO PALOS VERDES  
CA 90275

PRIME LOCATION IN RPV

STRONG OWNERSHIP GROUP

GREAT PEDESTRIAN TRAFFIC

GREAT DEMOGRAPHICS AND  
TRAFFIC COUNTS

STRONG TENANT MIX

OFFERED AT:  
\$2.0/SF + NNN

CALL FOR LEASING  
INFORMATION

CONTACT US: 310-686-9877  
SEAN YBARRA | DRE 01956360  
KW COMMERCIAL

YBARRACRE.COM

# PRIME LOCATION

*Located on Western Ave. & W. Capitol Dr. this location is on a prime corner lot with north & south facing signage on a thoroughfare that sees over 300,000 vehicles a day.*



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## AVAILABLE SPACES

Suite	Tenant Type	Size	Lease Rate	Description
101B/102A	Negotiable	5,647 sf	\$2.00 sf/mo	Former Chiropractic & Physical Therapy Office
252/253	Negotiable	2,669 sf	\$2.00 sf/mo	Vacant Retail Space

## COMING SOON

Suite	Tenant Type	Size	Lease Rate
251	Negotiable	578	\$2.00 sf/mo
134	Negotiable	771	\$2.00 sf/mo
137	Negotiable	829	\$2.00 sf/mo

### NEIGHBORHOOD STATISTICS

10 MILE POPULATION: 35,520

10 MILE MEDIAN AGE: 35.5

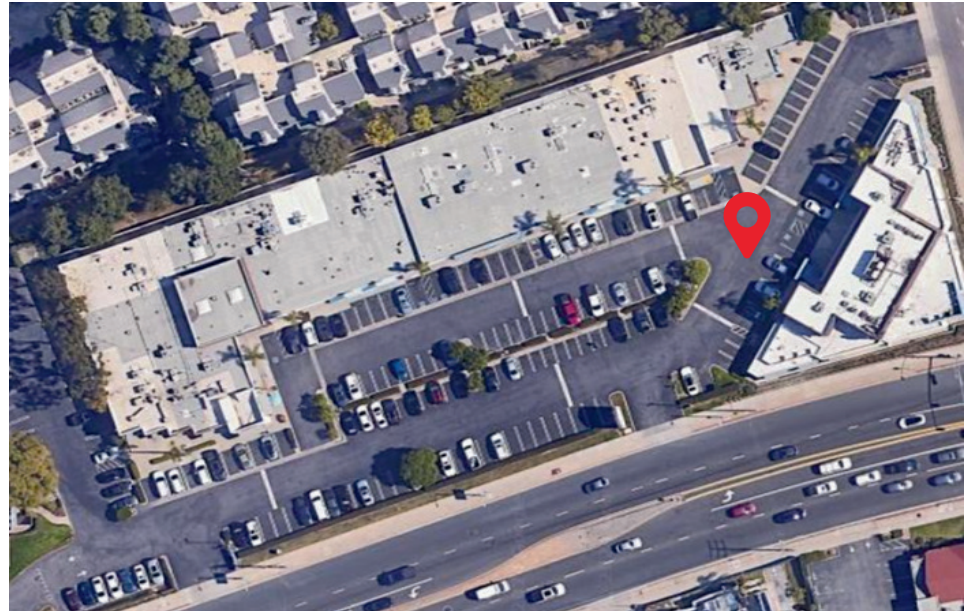
AVERAGE MALE AGE: 34.1

AVERAGE FEMALE AGE: 36.2

10 MILE RADIUS HOUSE HOLDS: 12,071

AVERAGE 10 MILE RADIUS HOME VALUE: \$374,205

\*DEMOGRAPHICS DATA DERIVED FROM 2020 ACS- US CENSUS



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INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS LANDLORD'S/SELLER'S AGENT: A LANDLORD'S/SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE LANDLORD/SELLER TO PROMOTE THE INTERESTS OF THE LANDLORD/SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE LANDLORD/SELLER.



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## TENANT INFORMATION

TENANT	Tenant Type
5 POURS	WINE SHOP & BAR
ALLSTATE INS.	INSURANCE/FINANCIAL SERVICES
FARMERS INS.	INSURANCE/FINANCIAL SERVICES
AUTOZONE	AUTOMOTIVE STORE
CALITEA	TEA & BOBA SHOP
WEST SHORES REALTY	RESIDENTIAL REAL ESTATE
WESTERN TOBACCO	TOBACCO & SMOKE SHOP



**SEAN YBARRA**  
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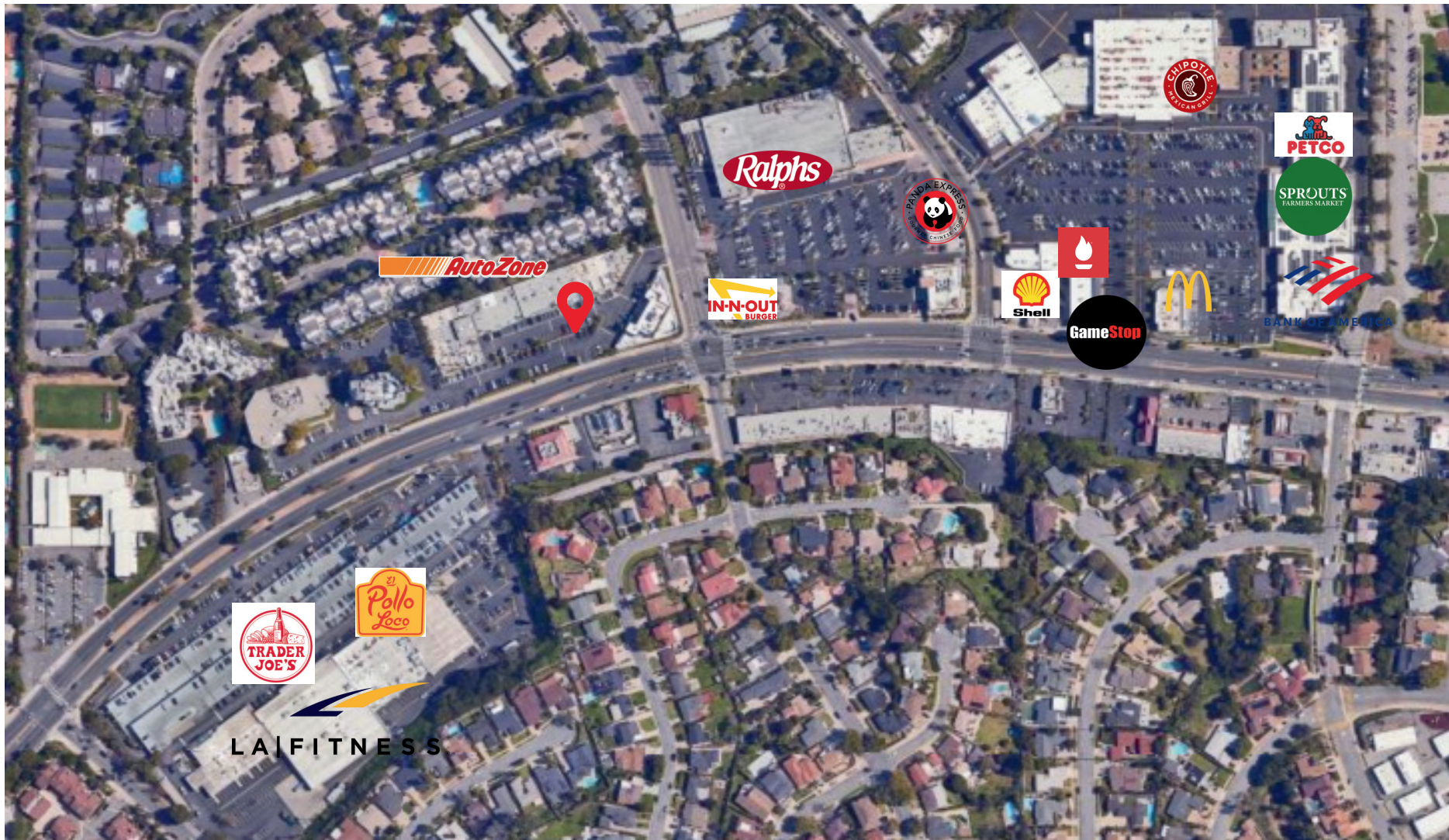
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CENTRAL LOCATION WITH GREAT TENANTS NEARBY  
 CONTACT US 310.686.987 SEAN.YBARRA@KW.COM

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