

REMODELED SOUTH BAY CENTER

FOR LEASE -- 29107-29227 S. WESTERN AVE.
RANCHO PALOS VERDES, CA 90275



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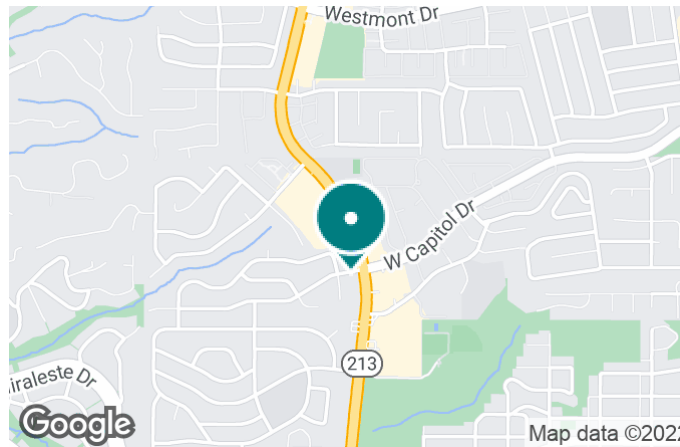
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

29107-29227 S. WESTERN AVE. | RANCHO PALOS VERDES, CA 90275



FEATURES & AMENITIES

- Retail Shopping Center Undergoing Multi-Million Dollar Remodel
- Finished Product Promises Exceptional Curb Appeal
- Seeking Restaurant/Retail/Medical/Fitness Tenants
- National Tenants Already in Negotiations
- 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 | 9,140 | 56,202 | 109,911 |
| Total Population | 23,345 | 146,758 | 305,204 |
| Average HH Income | \$126,256 | \$102,132 | \$105,818 |

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

29107-29227 S. WESTERN AVE. | RANCHO PALOS VERDES, CA 90275



PROPERTY DESCRIPTION

Rancho Palos Verdes Shopping Center to Undergo Multi-Million Dollar Renovation in 2023. Seeking Restaurant/Retail/Medical/Fitness Tenants. Join National Tenants Already in Negotiations. Property has Incredible Visibility along Western and Irreplaceable Pylon Signage. Restaurant Spaces Have Extensive Patio. Incredible Curb Appeal. Fantastic Opportunity for the Trade Area's New 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.

| SPACES | LEASE RATE | SPACE SIZE |
|----------|------------|------------|
| 29107 | Negotiable | 3,300 SF |
| 29111-17 | Negotiable | 4,000 SF |
| 29119-23 | Negotiable | 2,597 SF |
| 29125 | Negotiable | 712 SF |
| 29127-29 | Negotiable | 2,320 SF |
| 29131-35 | Negotiable | 2,560 SF |
| 29221-27 | Negotiable | 2,140 SF |
| 29223 | Negotiable | 1,604 SF |

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ADDITIONAL PHOTOS

29107-29227 S. WESTERN AVE. | RANCHO PALOS VERDES, CA 90275

BROCHURE | PAGE 4



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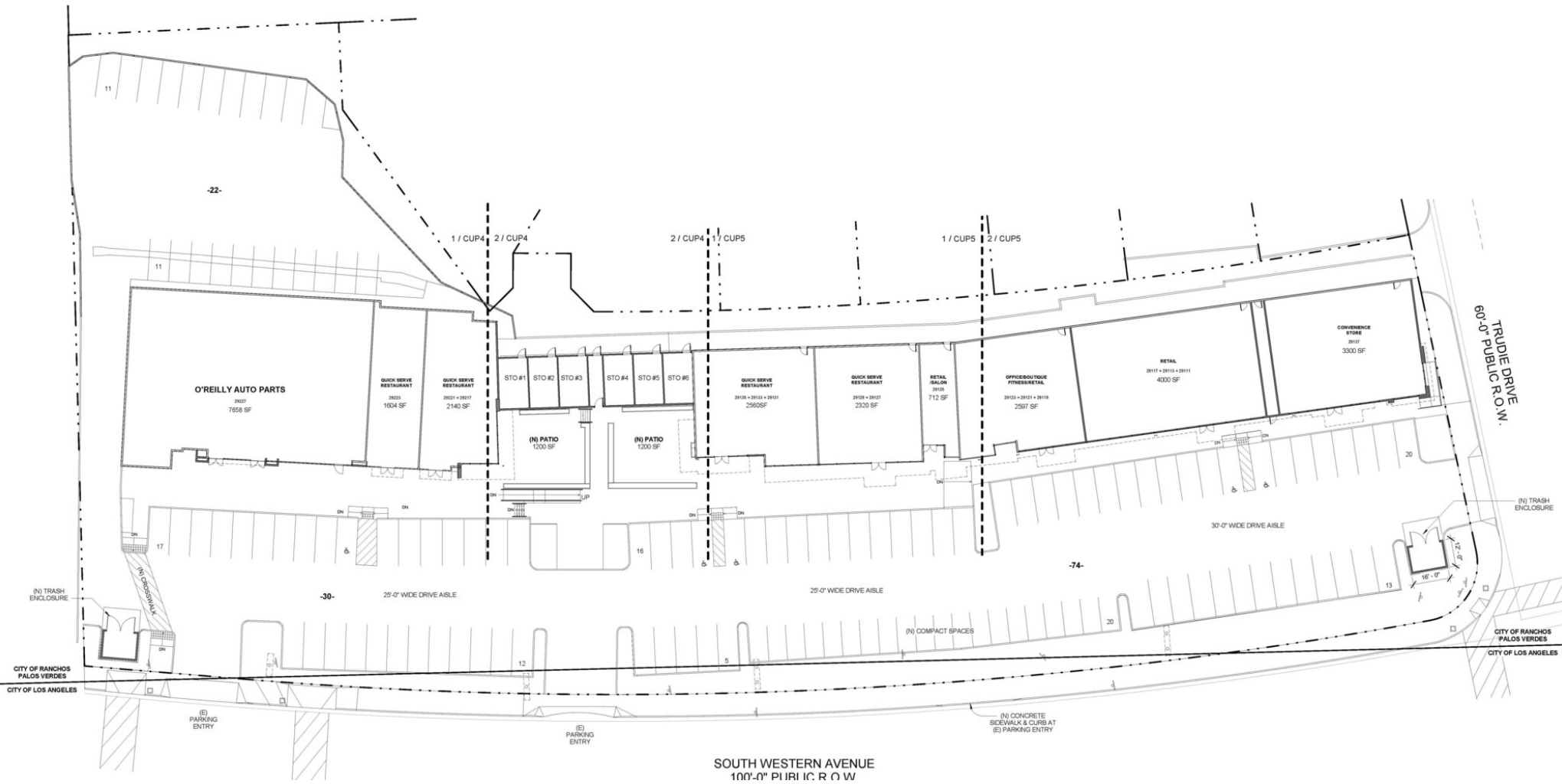


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SITE PLANS

29107-29227 S. WESTERN AVE. | RANCHO PALOS VERDES, CA 90275

BROCHURE | PAGE 7



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RETAILER MAP

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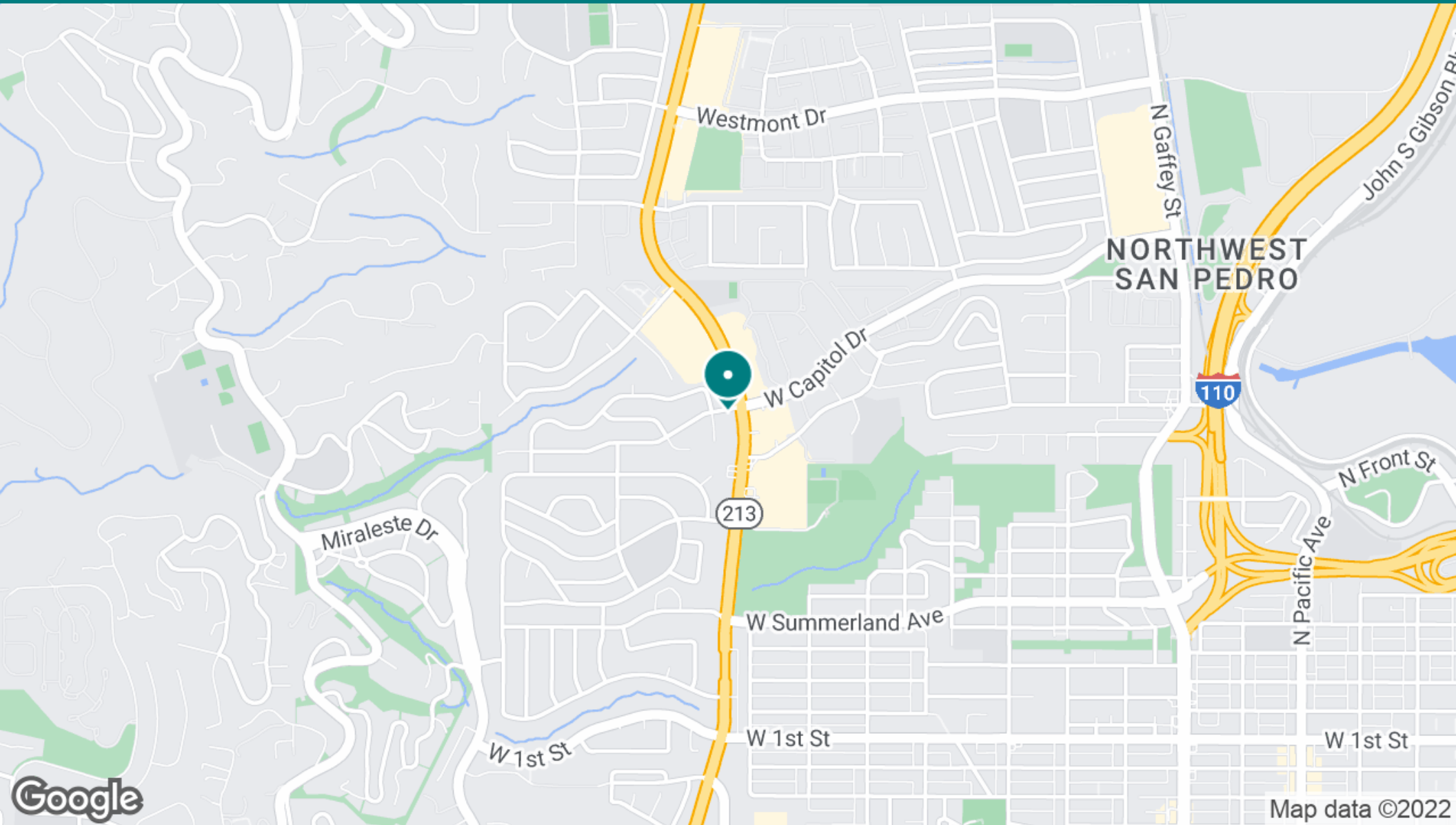
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LOCATION MAP

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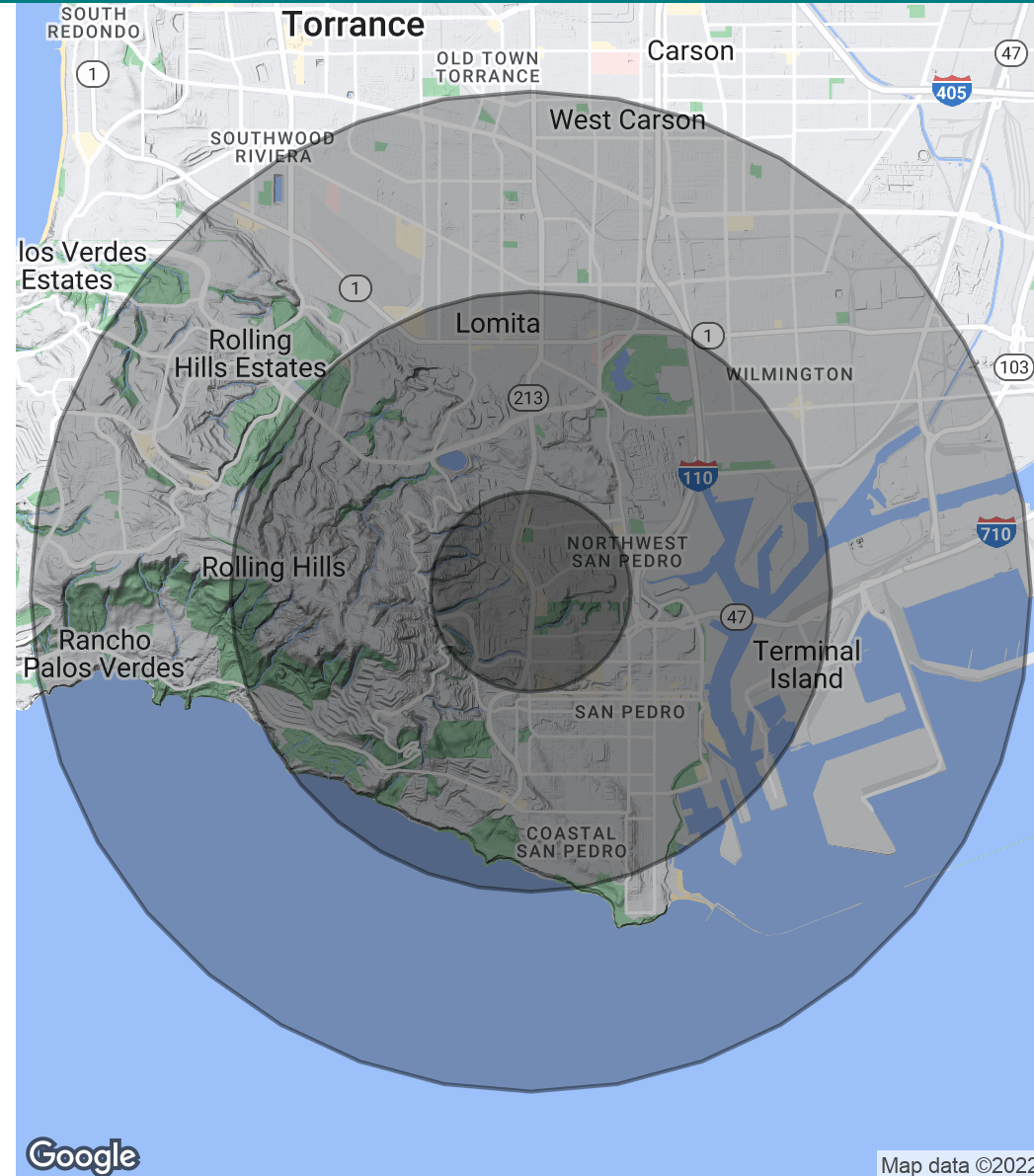
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DEMOGRAPHICS MAP & REPORT

29107-29227 S. WESTERN AVE. | RANCHO PALOS VERDES, CA 90275

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|-----------|-----------|-----------|
| Total Population | 23,345 | 146,758 | 305,204 |
| 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 | 9,140 | 56,202 | 109,911 |
| # of Persons per HH | 2.6 | 2.6 | 2.8 |
| Average HH Income | \$126,256 | \$102,132 | \$105,818 |
| Average House Value | \$693,907 | \$648,752 | \$685,482 |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| Total Population - White | 13,965 | 86,213 | 160,983 |
| Total Population - Black | 717 | 7,652 | 15,220 |
| Total Population - Asian | 4,358 | 16,013 | 54,419 |
| Total Population - Hawaiian | 40 | 437 | 1,286 |
| Total Population - American Indian | 46 | 743 | 1,533 |
| Total Population - Other | 2,011 | 23,997 | 48,534 |

* Demographic data derived from 2020 ACS - US Census



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