

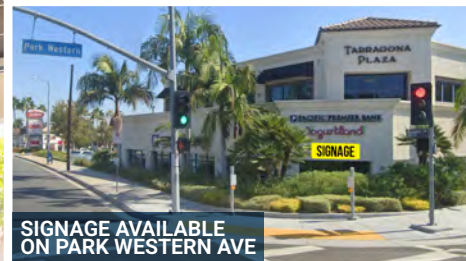
RETAIL SPACE FOR LEASE

±1,482 SF RETAIL SPACE IN GROCERY ANCHORED CENTER

1000 N. Western Ave, #103, San Pedro, CA 90732

FEATURES:

- ±1,482 SF space available in a bustling grocery-anchored center on Western Avenue, a major South Bay thoroughfare with an AADT of 37,500.
- Located in a high-traffic retail corridor, ensuring excellent exposure and accessibility.
- Anchored by Ralphs with notable tenants including In-N-Out Burger, Sally Beauty, Panda Express, and Yogurtland.
- Serves the daily needs of nearby communities such as Rancho Palos Verdes and Harbor City.
- Strong demographics: population of 137,103, average household income of \$145,655, and a daytime population of 32,010 employees within a 3-mile radius.



Maryl (Haire) Binney

Lic. 01357931

Phone: 310-379-2228 ex 4

maryl@highlandpartnerscorp.com

Alaina Bucy

Lic. 02232598

Phone: 310.379.2228 ext 3

alaina@highlandpartnerscorp.com



**TARRAGONA PLAZA
±1,482 SF SPACE AVAILABLE**

DEMOGRAPHICS:



POPULATION

1 Mile	25,012
3 Miles	137,103
5 Miles	286,956



AVERAGE HH INCOME

1 Mile	\$177,157
3 Miles	\$145,655
5 Miles	\$152,133



DAYTIME POPULATION

1 Mile	6,106
3 Miles	32,010
5 Miles	93,528



TRAFFIC COUNTS

Western Ave: ±44,000 CPD

Demographic Source: Applied Geographic Solutions 5/2024

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CAPITOL DRIVE

WESTERN AVENUE

1050 N. WESTERN AVE

IN-N-OUT
BURGER
In-N-Out Parcel

Ralphs
SUPERMARKET
50,000 SF

Marie Callender's
Restaurant & Bakery
SALLY'S
MASTER CLEANERS
Existing Retail
7,046 SF

PROFESSIONALS

PARK WESTERN DRIVE

GROUND FLOOR

PACIFIC PRIMER BANK

Yogurtland

1,482 SF AVAILABLE #103

2ND FLOOR

MAF Construction

State Farm
Hussey Ins.

RICH
DEVELOPMENT COMPANY

1000 N. WESTERN
6,818 SF Ground Floor
5,544 SF 2nd Floor

STE 103

AVAILABLE
1,482 SF



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Highland Partners Corp. | 880 Apollo Street, Suite 329 | El Segundo, CA 90245 | www.highlandpartnerscorp.com

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