

# RETAIL SPACE FOR LEASE

26640 Western Ave, Harbor City, California, 90710



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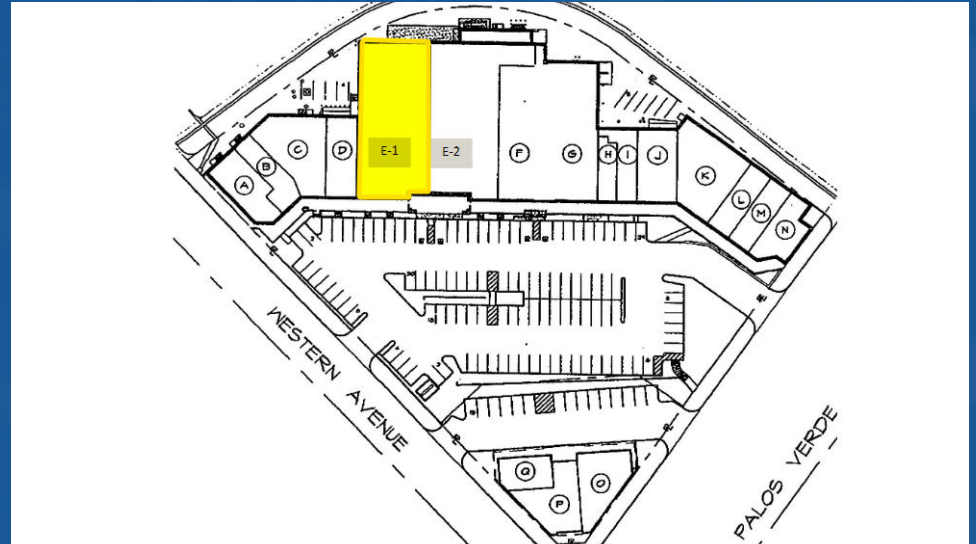


# KEY FACTS

Located in Enterprise Zone, in-line with other retail

Ste E-1: 7,266 SF. Rate/term negotiable based on build-out

Truck loading dock available in alley

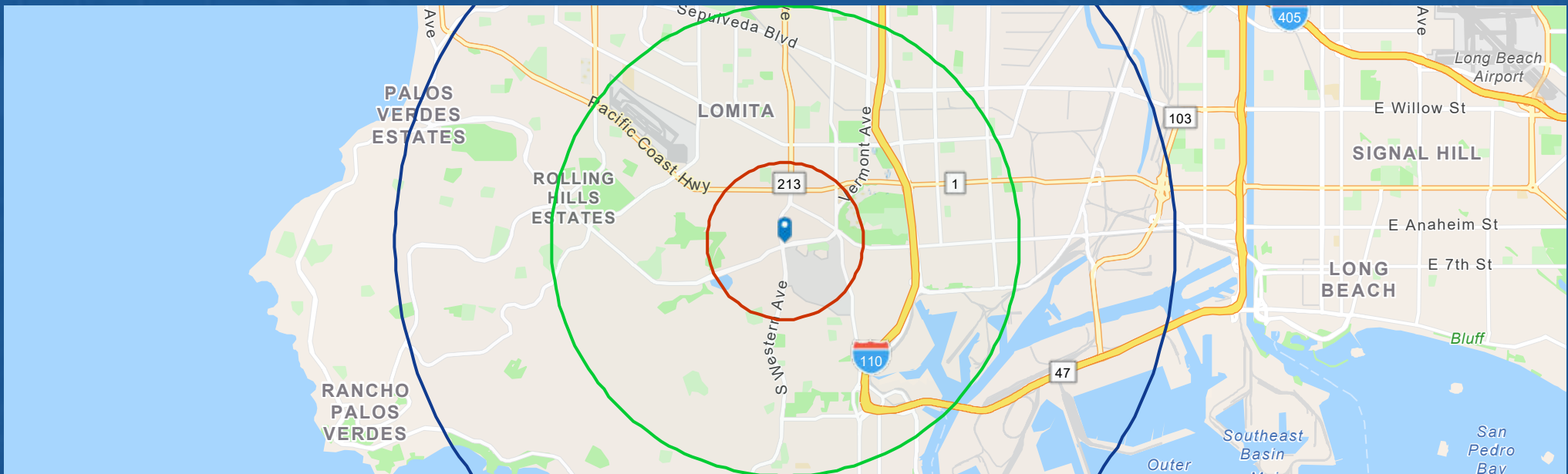


# PROPERTY DESCRIPTION

Located at highly trafficked Western Ave and Palos Verdes Dr

Ample parking, minutes from golf course, airport, San Pedro and RPV

Ste E-1: New, never before occupied space suitable for various commercial uses, with flexibility in build-out options



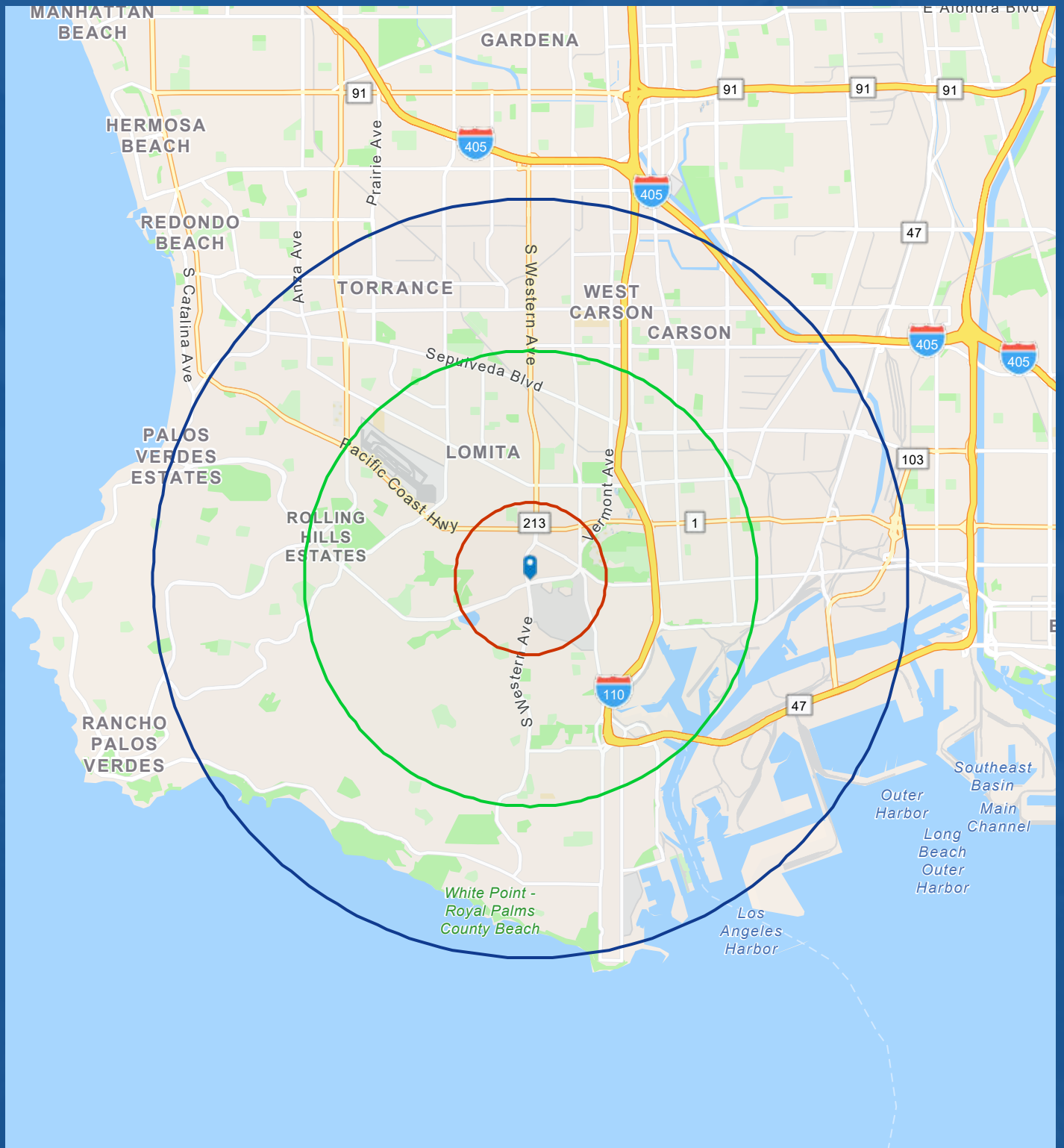






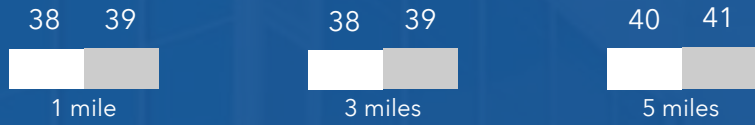
# TRAFFIC

Street Name	Dist. (mi)	Dir.	Volume
213	0.1	SW	37,500
Western Ave	0.2	S	37,500
Palos Verdes Dr N	0.1	SE	33,837
Palos Verdes Dr N	0.1	SW	33,837
Palos Verdes Dr N	0.4	SW	33,077
	0.1	SW	27,200
W Palos Verdes Dr N	0.3	E	25,971
W Palos Verdes Dr N	0.2	E	24,409
Western Ave	0.1	SW	22,400
Western Ave	0.2	N	22,400
W Palos Verdes Dr N	0.3	E	19,790
Western Ave	0.4	N	17,720
262nd St	0.4	NW	3,617
263rd St	0.4	NW	2,780
W 261st St	0.4	N	1,939
263rd St	0.3	N	1,257
Cayuga Ave	0.4	N	719
President Ave	0.4	NE	715
U S S New Jersey	0.3	E	390
President Ave	0.3	E	280



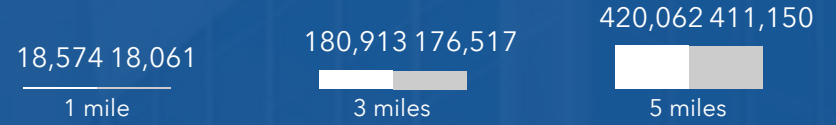
# DEMOGRAPHICS

## Median Age



● 2023 ● 2028 Projection

## Population

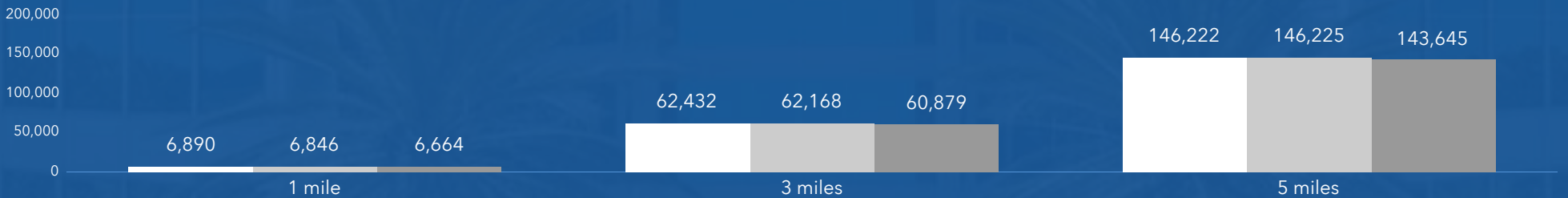


● 2023 ● 2028 Projection

2023 Income	1 mile	3 miles	5 miles	2028 Income	1 mile	3 miles	5 miles
Per Capita	\$44,539	\$43,071	\$47,382	Per Capita	\$52,792	\$51,765	\$56,596
Median Household	\$84,078	\$87,273	\$94,481	Median Household	\$105,901	\$106,346	\$111,804
Average Household	\$117,970	\$125,218	\$135,775	Average Household	\$139,560	\$149,977	\$161,649

## Total Households

● 2020 ● 2023 ● 2028 Projected



## Business



677

Total Businesses



3,796

Total Employees



63%

White Collar



23%

Blue Collar



14%

Services



6.5%

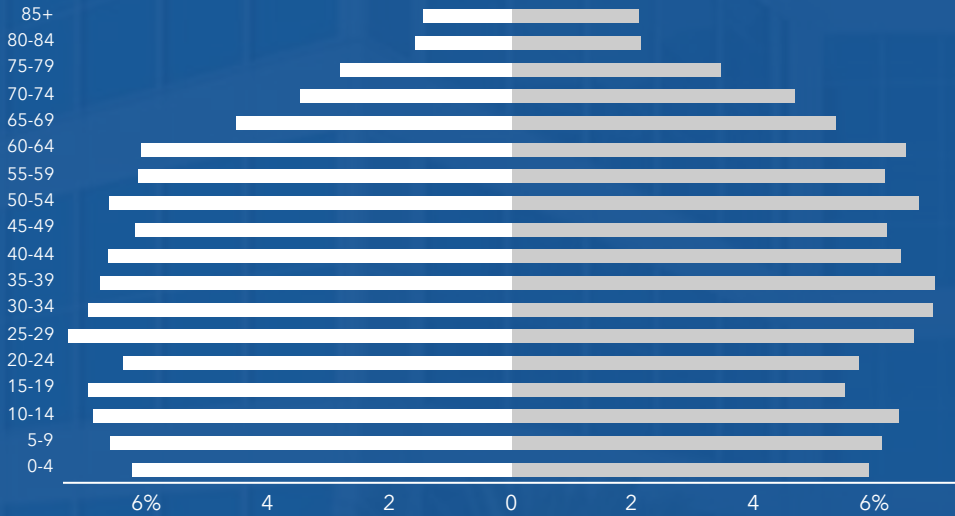
Unemployment Rate

## Employment

1 mile

## Age Pyramid

● Males ● Females



1 mile

## 2022 Race and ethnicity (Esri)

1 mile

The largest group: Hispanic Origin (Any Race) (41.94)

The smallest group: Pacific Islander Alone (0.66)

Indicator ▲	Value	Diff
White Alone	32.60	+0.82
Black Alone	9.77	+1.92
American Indian/Alaska Native Alone	1.49	-0.20
Asian Alone	16.93	+1.56
Pacific Islander Alone	0.66	+0.42
Other Race	23.48	-4.54
Two or More Races	15.07	+0.03
Hispanic Origin (Any Race)	41.94	-6.04

Bars show deviation from Los Angeles County

## 2022 Households by income (Esri)

1 mile

The largest group: \$100,000 - \$149,999 (18.2%)

The smallest group: \$25,000 - \$34,999 (5.4%)

Indicator ▲	Value	Diff
<\$15,000	8.2%	-0.2%
\$15,000 - \$24,999	5.9%	-0.5%
\$25,000 - \$34,999	5.4%	-1.0%
\$35,000 - \$49,999	9.0%	-0.5%
\$50,000 - \$74,999	16.5%	+1.1%
\$75,000 - \$99,999	11.8%	-0.7%
\$100,000 - \$149,999	18.2%	+0.1%
\$150,000 - \$199,999	11.9%	+2.1%
\$200,000+	13.2%	-0.3%

Bars show deviation from Los Angeles County

## Average household size

1 mile

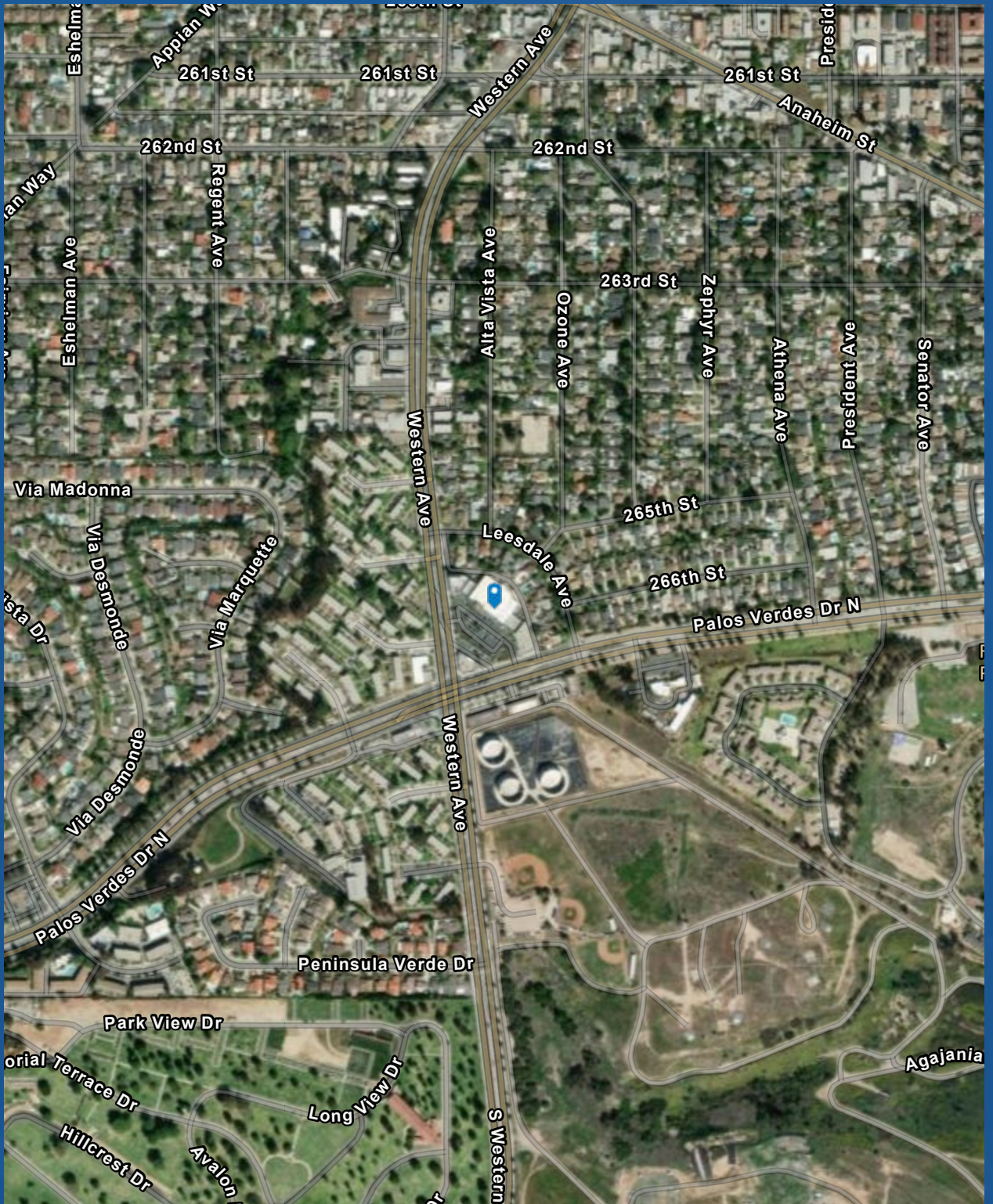
for this area

**2.68** which is more than the average for United States

Area	Value ▼	0.00	4.00
Los Angeles County	2.86		
California	2.86		
<b>This area</b>	<b>2.68</b>		
United States	2.55		



Company/Business Name	Dir.	Dist.
Socal Boba LLC	N	0.0
Harbor Pines Veterinary	N	0.0
VIP Massage Spa	N	0.0
Palos Cleaners	N	0.0
HomeStreet Bank	N	0.0
Mediterranean Maison 8 Inc	N	0.0
Larry Dayrit Dental Office	N	0.0
A Unique PV Health Spa	N	0.0
Eva Nails	N	0.0
Aldwin D Lumanlan DMD Inc	N	0.0
Pasta Gluten Free By Pasta Loioce	N	0.0
Chicken Maison Modern	N	0.0
Mediterranean	N	0.0
Rolling Hills Family Dental	N	0.0
Harbor Thai Cuisine	N	0.0
Kung Fu Tea	N	0.0
Lenny Dayrit Dental	N	0.0
Jacobo Corp	N	0.0
Snipz Salon	SW	0.0
T-Mobile	SW	0.0
Urban Organix	SW	0.1
Catalina Divers Supply	S	0.1
California Pro Sports	S	0.1
Results Sports & Fitness Academy	SE	0.1
Marvin's Cleaners	SE	0.1



Closest 24 locations