

# THE TERRACES

28901 S. WESTERN AVENUE | RANCHO PALOS VERDES, CA 90275

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

172,922 SF

### Availability

6 Suites | 9,561 SF

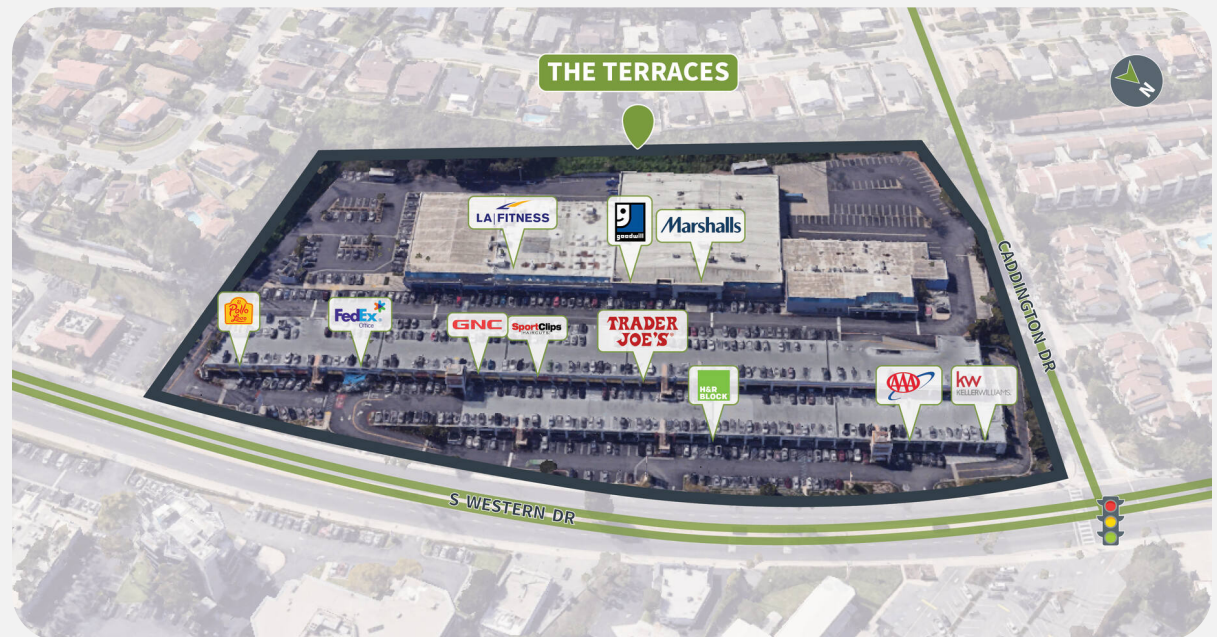
## Overview

- Trader Joe's, Marshalls, and LA Fitness serve as the primary anchors, drawing consistent foot traffic and enhancing the center's appeal.
- Located in Rancho Palos Verdes, one of the South Bay's most desirable and affluent communities, with strong household income and consumer spending.
- Within close proximity to Palos Verdes Peninsula High School, Rudecinda Sepulveda Dodson Middle School, and several private academies—bringing consistent weekday activity from families and students.

## Tenant Mix



H&R BLOCK



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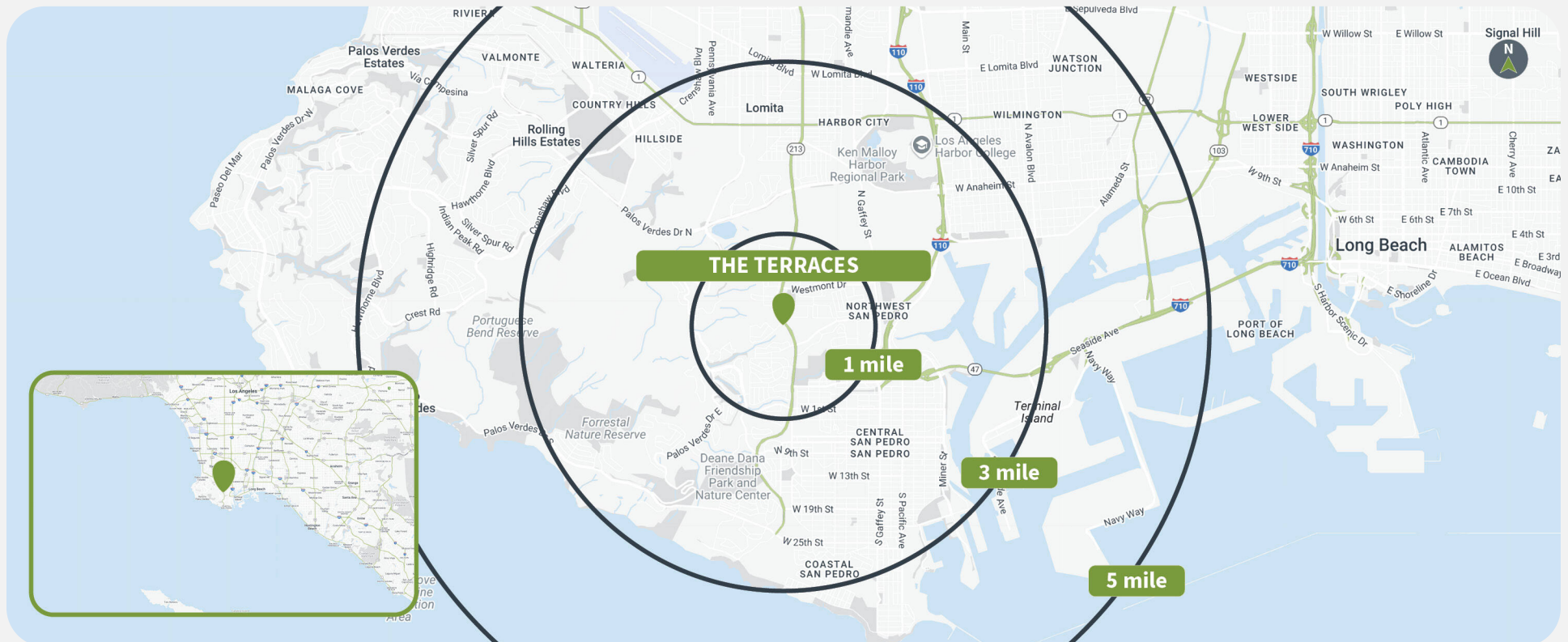
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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	19,354	15,370	7,499	\$160,124	\$135,203
3 MILES	149,475	136,769	54,243	\$126,482	\$96,351
5 MILES	317,806	313,415	111,440	\$132,010	\$100,317



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## Market Aerial

**Market Aerial  
Coming Soon**

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## Site Plan



Suite	Tenant	GLA (SF)
101	AVAILABLE	2,985
209	AVAILABLE	1,940
213	AVAILABLE	1,604
117	AVAILABLE	1,540
123	AVAILABLE	1,196
UNL	AVAILABLE	296
315	LA FITNESS	36,150
B3 327	MARSHALLS	30,000
B3 333	TERRACE CINEMAS	18,320
B3 321	GOODWILL	10,000
243	TRADER JOE'S	9,297
231	CENTINELA FEED & PET SUPPLIES	8,933
139	KELLER WILLIAMS	6,610
137	AAA	6,472
109	KELLER WILLIAMS	4,017
129	AMERICA'S BEST CONTACTS	3,796
207	FEDEX OFFICE & PRINT SERVICES	3,451
135	RPV DENTAL GROUP	2,839
103	COAST PHYSICAL THERAPY	2,673
201	EL POLLO LOCO	2,400
225	DIVINE ELYSIAN WELLNESS	2,340
119	NATIONAL TAE KWON DO CENTER	2,335
113	MASSAGE SPA	2,225
125	H&R BLOCK	2,053
219	CAPTAIN'S JEWELRY TREASURE	1,330
205	ALL ABOUT POKE	1,330
217	MATHNASIUM	1,260
229	STRETCH ZONE	1,196
227	SPORT CLIPS	1,187
221	GNC	1,170
115	DELIA'S CLEANERS & ALTERATIONS	800
215	FANCY NAILS & SPA	690
203	GOMA EYEBROW THREADING	487



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## Get in Touch with Us

### Leasing

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