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

## **Property Details**

Owned GLA Availability

172,922 SF 7 Suites | 16,171 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**



















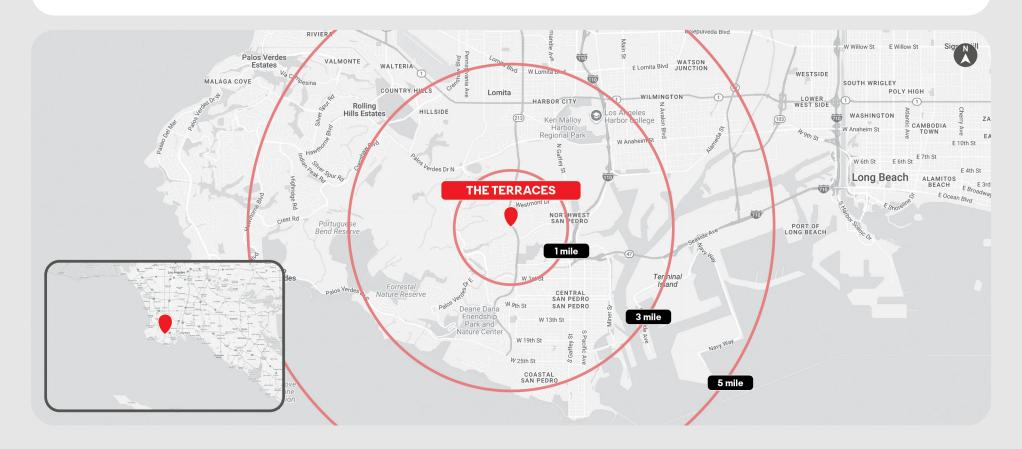


# THE TERRACES

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

# Demographics

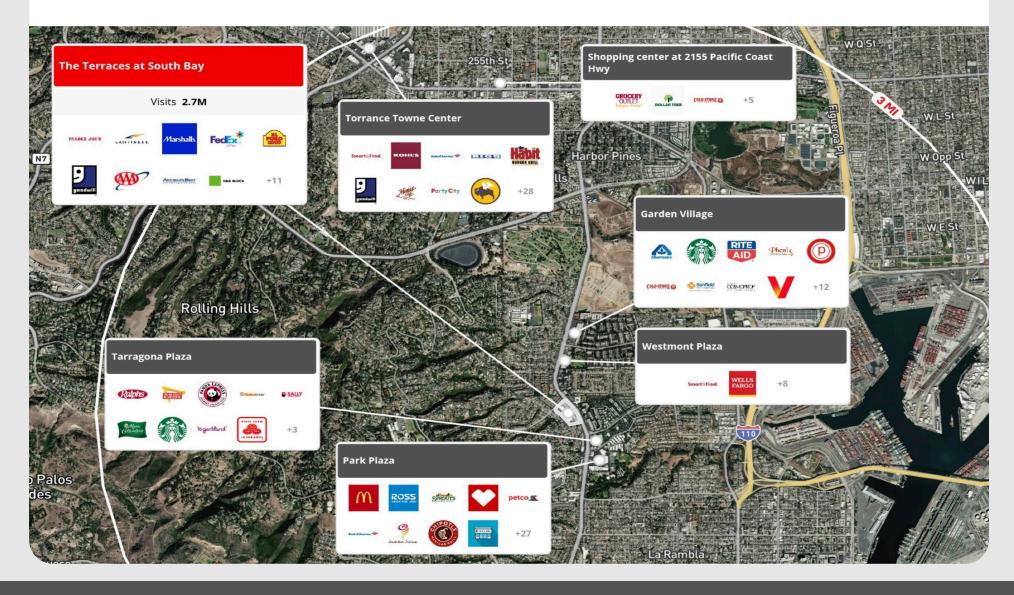
\$135,203
\$96,351
\$100,317
9



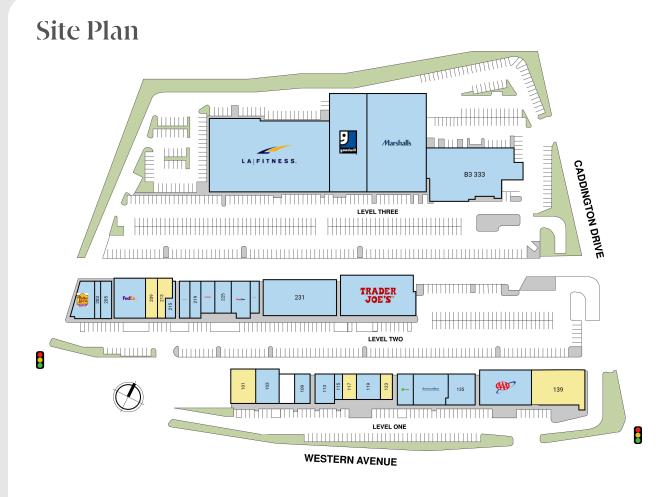
# THE TERRACES

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

### **Market Aerial**



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



Suite	Tenant	GLA (SF)
139	AVAILABLE	6,610
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
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

# THE TERRACES

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

#### Get in Touch with Us

### Leasing

Gabriella Samperio 213-401-2359 GSamperio@performproperties.com

## Pop-up & **Short-term Leasing**

Specialty Leasing Team 213-376-3435 specialtyleasing@performproperties.com

### **Property Management**

Elina Covarrubias 858-255-4941 ecovarrubias@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.



