THE TERRACES

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

Perform Properties

Property Details

Owned GLA
172,922 SF

Availability
7 Suites | 15,367 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

LA FITNESS · Marshalls · goodwill · TRADER JOE'S · AAA · H&R BLOCK









For more information, contact: Courtney Brodie | 213-401-2359 | cbrodie@performproperties.com

Updated October 2026

THE TERRACES

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

Perform Properties

Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	17,555	15,151	6,641	$176,678	$143,227
3-MILE RADIUS	145,137	132,760	52,809	$141,923	$107,808
5-MILE RADIUS	314,608	310,160	110,094	$150,778	$113,263



For more information, contact: Courtney Brodie | 213-401-2359 | cbrodie@performproperties.com

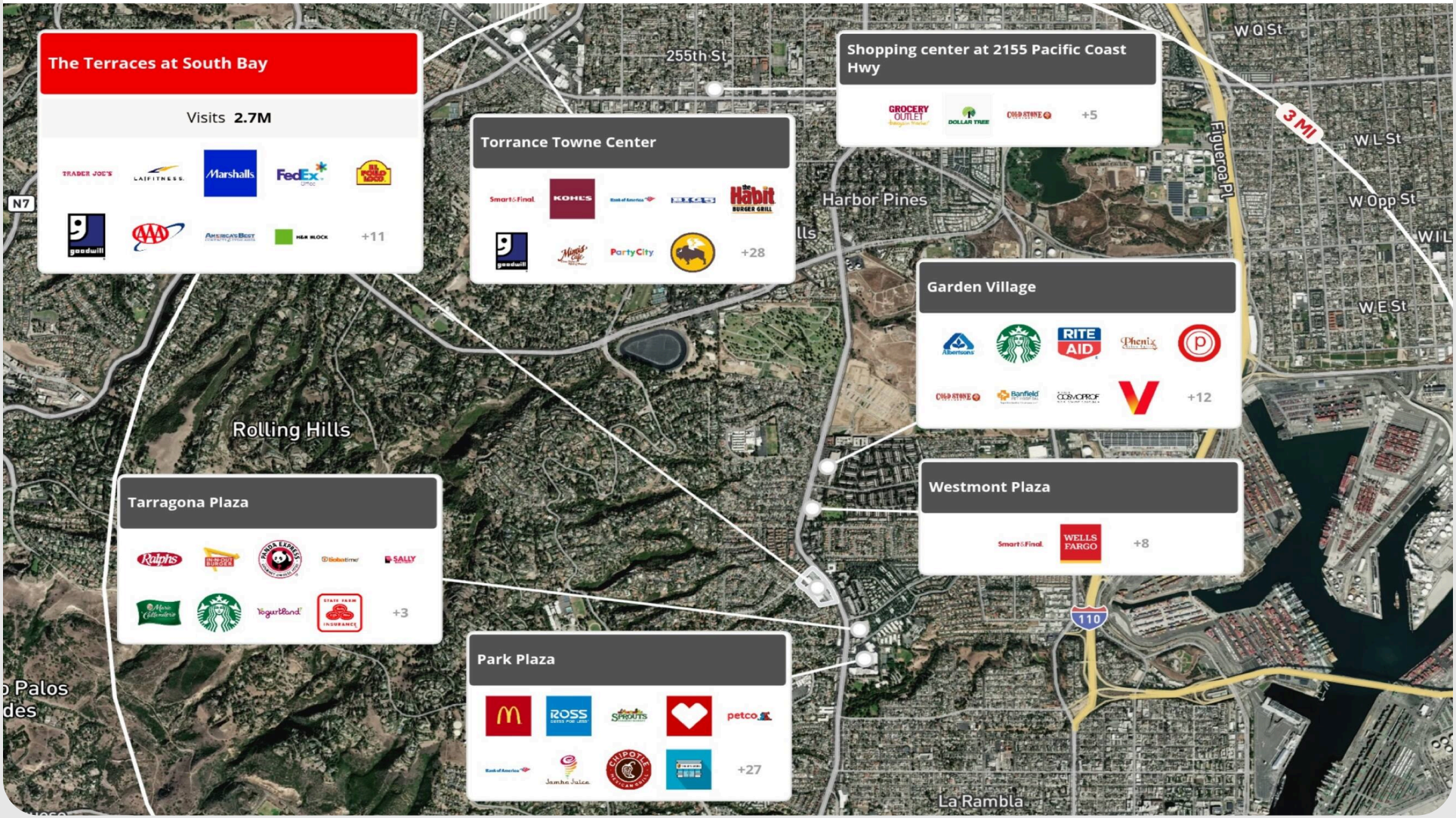
Updated October 2026

THE TERRACES

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

Perform Properties

Market Aerial



For more information, contact: Courtney Brodie | 213-401-2359 | cbrodie@performproperties.com

Updated October 2026

THE TERRACES

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

Perform Properties

Site Plan



Suite	Tenant	GLA (SF)
139	AVAILABLE	6,610
101	AVAILABLE	2,985
209	AVAILABLE	1,940
117	AVAILABLE	1,540
123	AVAILABLE	1,196
115	AVAILABLE	800
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
213	CRUMBL COOKIES	1,604
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
215	FANCY NAILS & SPA	690
203	GOMA EYEBROW THREADING	487

For more information, contact: Courtney Brodie | 213-401-2359 | cbrodie@performproperties.com

Updated October 2026

THE TERRACES

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

Perform Properties

Get in Touch with Us

Leasing

Courtney Brodie
213-401-2359
cbrodie@performproperties.com

Pop-up & Short-term Leasing

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

Property Management

Elina Covarrubias
818-554-2533
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.