

# FOR LEASE +/- 1,200—4,500 SF OFFICE SPACE AVAILABLE IN PRIME RANCHO PALOS VERDES

31244 PALOS VERDES DRIVE W | RANCHO PALOS CERDES, CA 90275



## MATT SAKER

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1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025  
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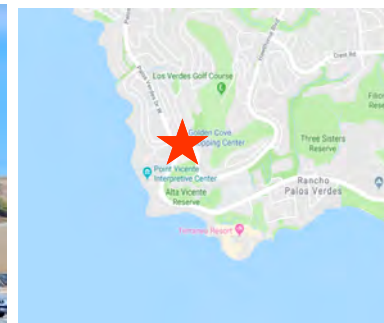


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## FEATURES + AMENITIES



- APPROX. 1,200—3,500 SF OFFICE SPACE AVAILABLE IN TRADER JOES ANCHORED NEIGHBORHOOD CENTER
- LOCATED AT SIGNALIZED INTERSECTION OF HAWTHORNE BLVD AND PALOS VERDES DRIVE WEST
- AFFLUENT DEMOGRAPHICS (\$199,000 AVERAGE HOUSEHOLD INCOME IN 3-MILE RADIUS)
- IMMEDIATE OCCUPANCY
- OCEAN VIEWS THROUGHOUT CENTER
- AMPLE PARKING IN SPWALING ONSITE LOT



EXCLUSIVELY REPRESENTED BY

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## NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	4,784	36,361	82,877
AVG HH INCOME	\$174,108	\$199,006	\$192,116

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# ADDITIONAL PHOTOS

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# AERIAL PHOTO

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## SITE PLAN

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# DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2018A</b>			
Total Population	4,784	36,361	82,877
Female Population	51.58%	51.70%	51.53%
Male Population	48.42%	48.30%	48.47%
Population Density	1,523	1,286	1,055
Population Median Age	53.0	52.1	51.4
Employed Civilian Population 16+	2,283	17,273	40,412
% White Collar	85.5%	89.0%	84.7%
% Blue Collar	14.5%	11.0%	15.3%
Total Q2 2018 Employees	1,959	11,512	24,447
Total Q2 2018 Establishments*	189	1,587	3,440
Population Growth 2000-2010	6.18%	3.63%	2.30%
Population Growth 2018A-2023	2.26%	1.96%	0.64%
<b>Income: 2018A</b>			
Average Household Income	\$174,108	\$193,006	\$192,116
Median Household Income	\$111,967	\$131,859	\$125,880
Per Capita Income	\$66,723	\$75,545	\$75,544
Avg Income Growth 2000-2010	12.98%	24.17%	29.45%
Avg Income Growth 2018A-2023	14.06%	12.55%	12.69%
<b>Households: 2018A</b>			
Households	1,831	13,781	32,562
Average Household Size	2.59	2.62	2.54
Hhld Growth 2000-2010	5.68%	4.91%	2.31%
Hhld Growth 2018A-2023	2.64%	2.79%	1.19%
<b>Housing Units: 2018A</b>			
Occupied Units	1,831	13,781	32,562
% Occupied Units	96.47%	97.77%	97.92%
% Vacant Housing Units	3.53%	2.23%	2.08%
Owner Occ Housing Growth 2000-2010	9.94%	4.11%	1.55%
Owner Occ Housing Growth 2000-2023	18.41%	11.24%	6.56%
Owner Occ Housing Growth 2018A-2023	2.96%	2.88%	1.29%
Occ Housing Growth 2000-2010	5.68%	4.91%	2.31%
Occ Housing Growth 2010-2023	8.25%	8.40%	6.40%
Occ Housing Growth 2018A-2023	2.64%	2.79%	1.19%
<b>Race and Ethnicity: 2018A</b>			
% American Indian or Alaska Native Population	0.10%	0.18%	0.21%
% Asian Population	36.84%	36.49%	26.85%
% Black Population	2.92%	2.12%	1.76%
% Hawaiian or Pacific Islander Population	0.16%	0.10%	0.12%
% Multirace Population	6.41%	5.23%	5.34%
% Other Race Population	1.40%	1.26%	1.52%
% White Population	52.17%	54.63%	64.19%
% Hispanic Population	6.57%	6.02%	7.62%
% Non Hispanic Population	93.43%	93.98%	92.38%



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- Trade Areas (in miles) - 1
- Trade Areas (in miles) - 3
- Trade Areas (in miles) - 5

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