

GARDEN VILLAGE

Retail For Lease

28100-28154 S. Western Avenue
San Pedro, CA 90732



LEASING OPPORTUNITIES

±1,460 - 2,500 SF Retail Space Available

Description:

- Strategically located on S. Western Avenue, one of the major thoroughfares servicing the San Pedro and Rancho Palos Verdes trade areas.
- Notable tenants within the immediate area include Trader Joe's, LA Fitness, Sprouts, Ralphs and more.
- Convenient and unobstructed access via multiple ingress/egress points along S. Western Avenue and Westmont Drive.

Traffic Count:

- ± 33,500 Average Daily Traffic on S. Western Avenue
- ± 10,372 Average Daily Traffic on Westmont Drive

Demographics:

	1 MILE	3 MILES	5 MILES
Population '18	16,717	171,275	371,739
Average H.H. Income	\$134,375	\$99,546	\$109,309
Daytime Population	4,270	45,032	124,118

Source: ESRI



For further information, please contact our exclusive agents:

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STEVEN MCDONALD Managing Director 213.298.3592 steven.mcdonald@ngkf.com CA RE License #01054568
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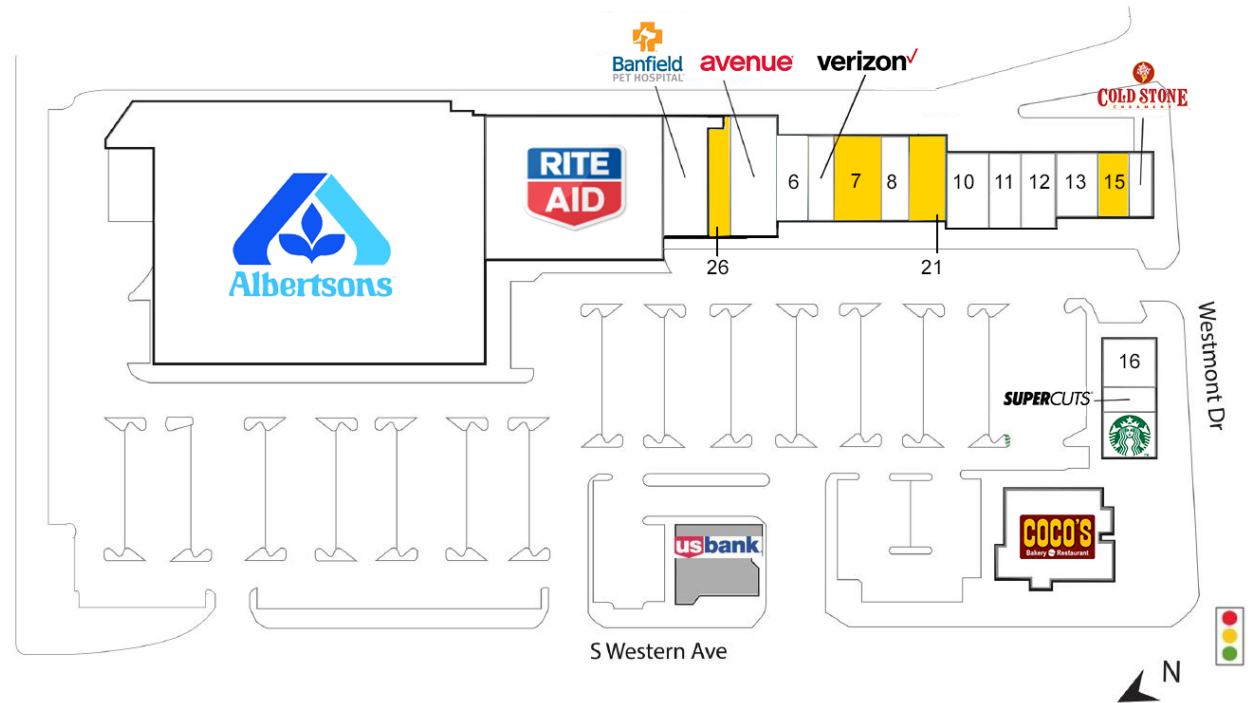
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Tenant Roster		
SUITE	TENANT	SF
1	Albertson's	57,050
2	Rite Aid	16,520
3	Banfield Pet Hospital	3,390
4	Avenue	3,800
5	Verizon Wireless	1,450
6	Santana Chiropractic	1,715
7	Available	2,500
8	Happiness Nails	1,499
10	Victoria A. Shook DDS	2,300
11	Optometric Vision Center	1,700
12	Andres Hair Salon	2,000
13	Jasmine Hana Sushi & Thai	1,695
14	Cold Stone Creamery	1,000
15	Available	1,460
16	Crazy Fish Grill and Market	1,820
17	Supercuts	1,000
18	Starbucks	1,600
19	Coco's	6,488
20	US Bank	NAP
21	Available	2,140
26	Available	1,814



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Executive Summary

28100 S Western Ave, San Pedro, California, 90732
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.76431
Longitude: -118.31113

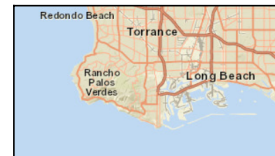
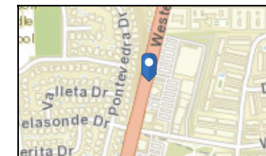
	1 mile	3 miles	5 miles
Population			
2000 Population	16,027	161,695	347,128
2010 Population	16,325	164,248	357,351
2018 Population	16,717	171,275	371,739
2023 Population	17,042	175,457	381,007
2000-2010 Annual Rate	0.18%	0.16%	0.29%
2010-2018 Annual Rate	0.29%	0.51%	0.48%
2018-2023 Annual Rate	0.39%	0.48%	0.49%
2018 Male Population	47.6%	48.9%	49.1%
2018 Female Population	52.4%	51.1%	50.9%
2018 Median Age	47.2	37.6	39.2
Households			
2000 Households	6,333	56,798	119,771
2010 Households	6,461	57,704	122,874
2018 Total Households	6,562	59,565	126,493
2023 Total Households	6,653	60,805	129,014
2000-2010 Annual Rate	0.20%	0.16%	0.26%
2010-2018 Annual Rate	0.19%	0.39%	0.35%
2018-2023 Annual Rate	0.28%	0.41%	0.40%
2018 Average Household Size	2.53	2.84	2.89
Median Household Income			
2018 Median Household Income	\$104,475	\$66,086	\$75,987
2023 Median Household Income	\$116,952	\$77,936	\$86,910
2018-2023 Annual Rate	2.28%	3.35%	2.72%
Average Household Income			
2018 Average Household Income	\$134,375	\$99,546	\$109,309
2023 Average Household Income	\$156,053	\$116,061	\$127,052
2018-2023 Annual Rate	3.04%	3.12%	3.05%
Per Capita Income			
2018 Per Capita Income	\$52,632	\$35,072	\$37,722
2023 Per Capita Income	\$60,755	\$40,666	\$43,532
2018-2023 Annual Rate	2.91%	3.00%	2.91%



Site Map

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CONTACT:

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