

FOR LEASE

HARBOUR COVE SHOPPING CENTER

29050 S WESTERN AVENUE, RANCHO PALOS VERDES, CA 90275



PROPERTY HIGHLIGHTS

- 1,310 SF & 2,774 SF former restaurant space and 829 SF to 2,072 SF retail space available
- Harbour Cove shopping center is located in Rancho Palos Verdes in major retail corridor along busy Western Ave. which see's over 40,000 VPD
- 2nd Generation Restaurant and retail spaces available on pad with great visibility and signage to signalized intersection
- Center was recently remodeled and has great incoming tenants such as AutoZone and BurgerIM
- Major tenants in surrounding trade area include Sprouts, LA Fitness, Trader Joe's, Ross, Petco, In N Out, Chipotle, and many more

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	24,049	157,108	318,750
Average HH Income	\$123,688	\$101,015	\$106,986

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SPACES	LEASE RATE	SPACE SIZE
Suite 102B	Negotiable	2,072 SF
Suite 134	Negotiable	771 SF
Suite 154	Negotiable	2,774 SF
Suite 252-253	Negotiable	2,699 SF

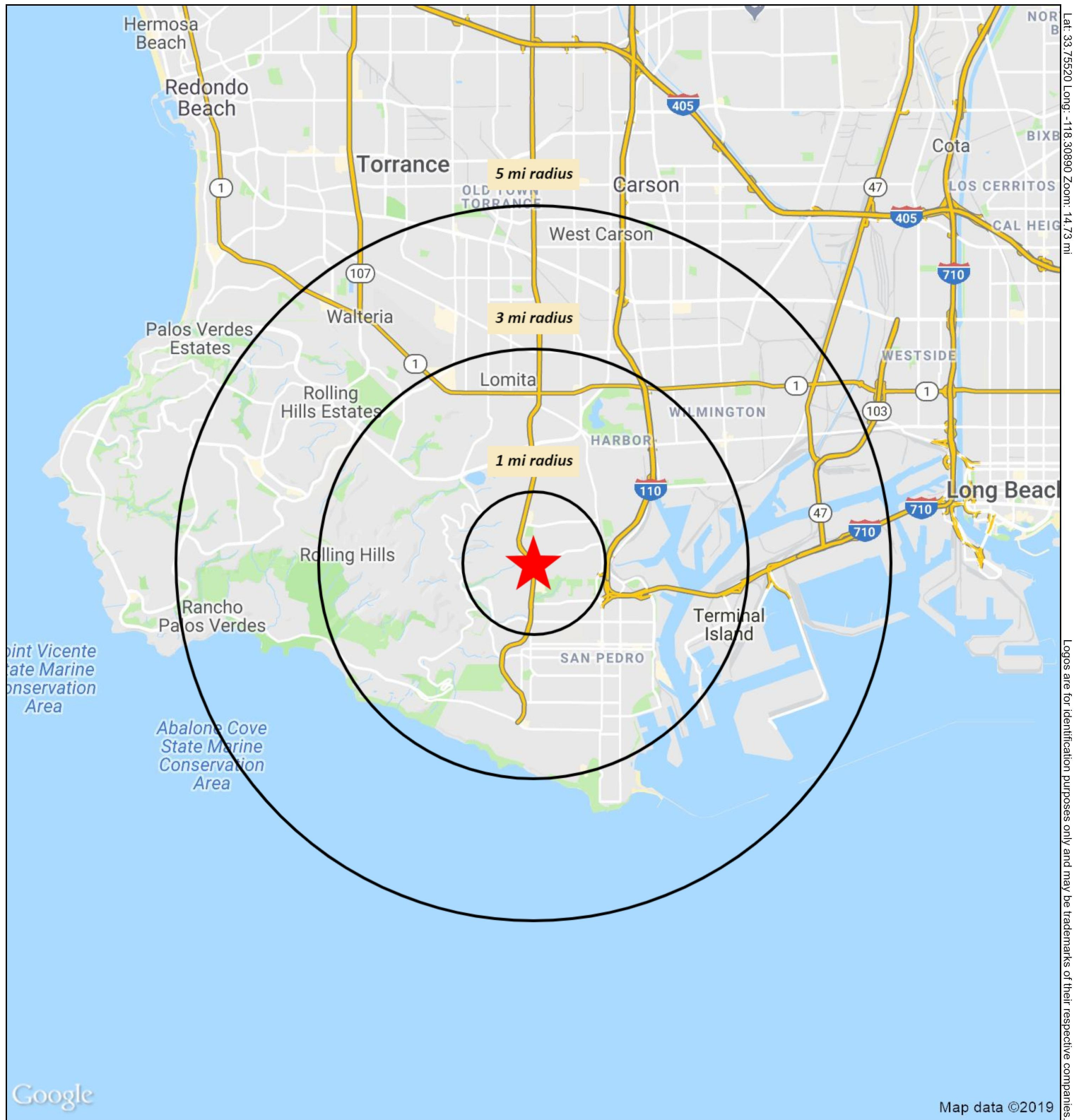


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Lat: 33.75520 Long: -118.30890 Zoom: 14.73 mi

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Harbour Cove

29050 S Western Ave, Rancho Palos Verdes, CA 90275



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.7552/-118.3088

RS1

Harbour Cove Shopping Center		1 mi radius	3 mi radius	5 mi radius
29050 S Western Ave, Rancho Palos Verdes, CA 90275				
POPULATION	2019 Estimated Population	24,049	157,108	318,750
	2024 Projected Population	23,916	157,511	318,545
	2010 Census Population	23,216	150,248	308,303
	2000 Census Population	22,882	147,927	300,586
	Projected Annual Growth 2019 to 2024	-0.1%	-	-
	Historical Annual Growth 2000 to 2019	0.3%	0.3%	0.3%
	2019 Median Age	43.1	38.4	39.2
HOUSEHOLDS	2019 Estimated Households	9,524	57,852	112,100
	2024 Projected Households	9,764	59,702	115,337
	2010 Census Households	8,937	53,773	105,261
	2000 Census Households	8,767	52,961	102,731
	Projected Annual Growth 2019 to 2024	0.5%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	0.5%	0.5%	0.5%
RACE AND ETHNICITY	2019 Estimated White	65.9%	55.8%	50.8%
	2019 Estimated Black or African American	5.3%	6.8%	5.8%
	2019 Estimated Asian or Pacific Islander	13.0%	11.2%	18.6%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.7%
	2019 Estimated Other Races	15.2%	25.4%	24.0%
	2019 Estimated Hispanic	32.9%	47.5%	43.7%
INCOME	2019 Estimated Average Household Income	\$123,688	\$101,015	\$106,986
	2019 Estimated Median Household Income	\$97,916	\$77,450	\$82,721
	2019 Estimated Per Capita Income	\$49,034	\$37,346	\$37,779
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	4.3%	10.8%	9.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.1%	9.0%	8.1%
	2019 Estimated High School Graduate	16.7%	20.8%	19.9%
	2019 Estimated Some College	22.5%	20.5%	19.9%
	2019 Estimated Associates Degree Only	10.7%	8.5%	8.1%
	2019 Estimated Bachelors Degree Only	26.1%	19.9%	22.2%
	2019 Estimated Graduate Degree	14.6%	10.5%	11.9%
BUSINESS	2019 Estimated Total Businesses	668	4,985	12,754
	2019 Estimated Total Employees	4,683	40,542	113,458
	2019 Estimated Employee Population per Business	7.0	8.1	8.9
	2019 Estimated Residential Population per Business	36.0	31.5	25.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.