

Second-Generation Cafe + New Restaurant Opportunities in Supermarket Anchored Shopping Center

GARDEN VILLAGE | SAN PEDRO, CA

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

FOR LEASE



For leasing, please contact:

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beta.



PROJECT HIGHLIGHTS

- Established Neighborhood Shopping Center anchored by Albertson's and Rite Aid
- Part of a highly trafficked hub of daily needs retail along Western Avenue north of Pacific Coast Highway.
- Services affluent residential areas of San Pedro and Rancho Palos Verdes
- Across the street from Rudecinda Sepulveda Dodson Middle School (1,716 students)



1 Mile
16,103

3 Miles
62,139

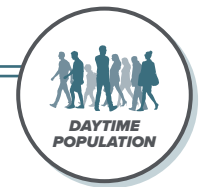
5 Miles
165,912



1 Mile
\$160,568

3 Miles
\$131,411

5 Miles
\$113,058



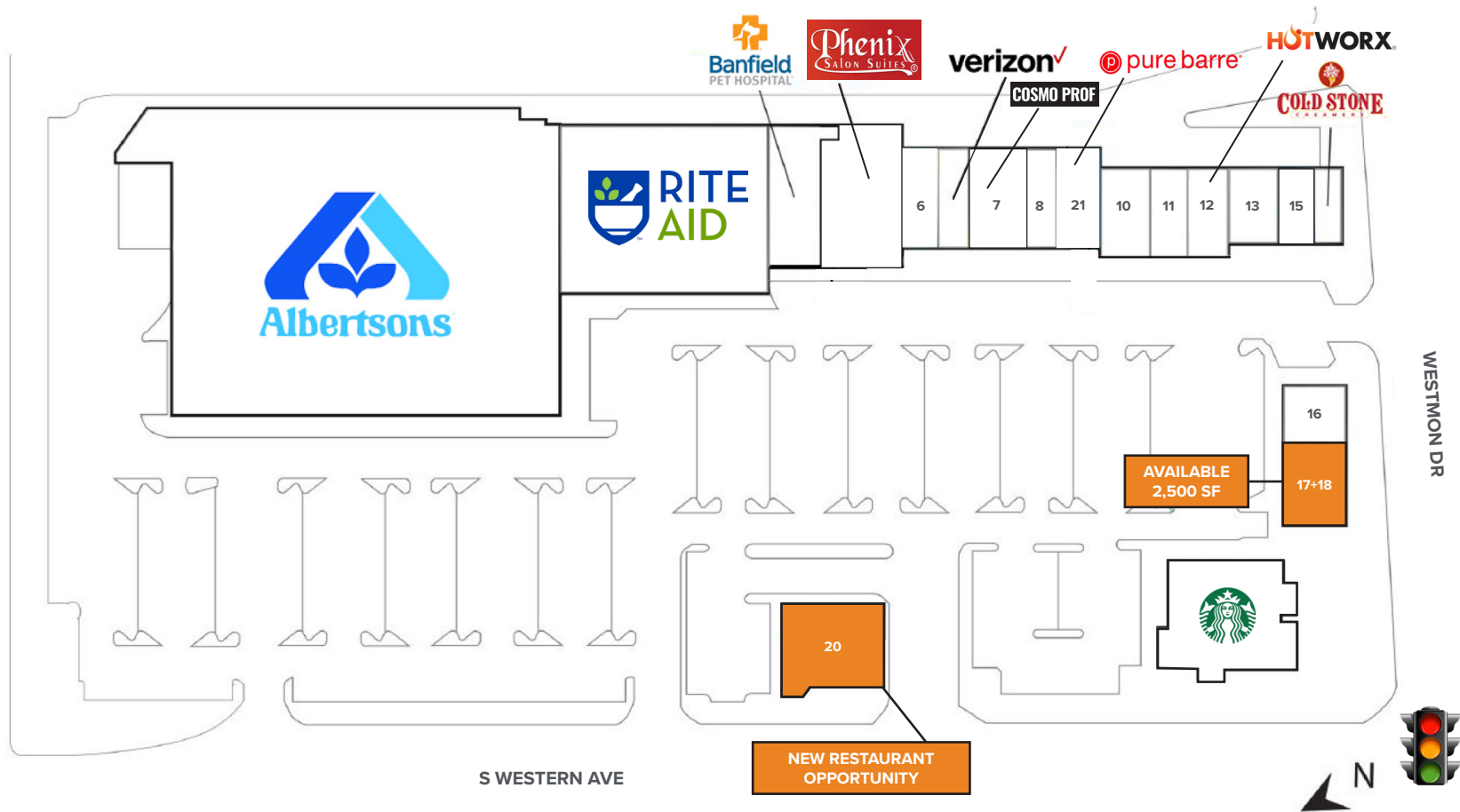
1 Mile
13,775

3 Miles
46,361

5 Miles
113,153



Site Plan Overview



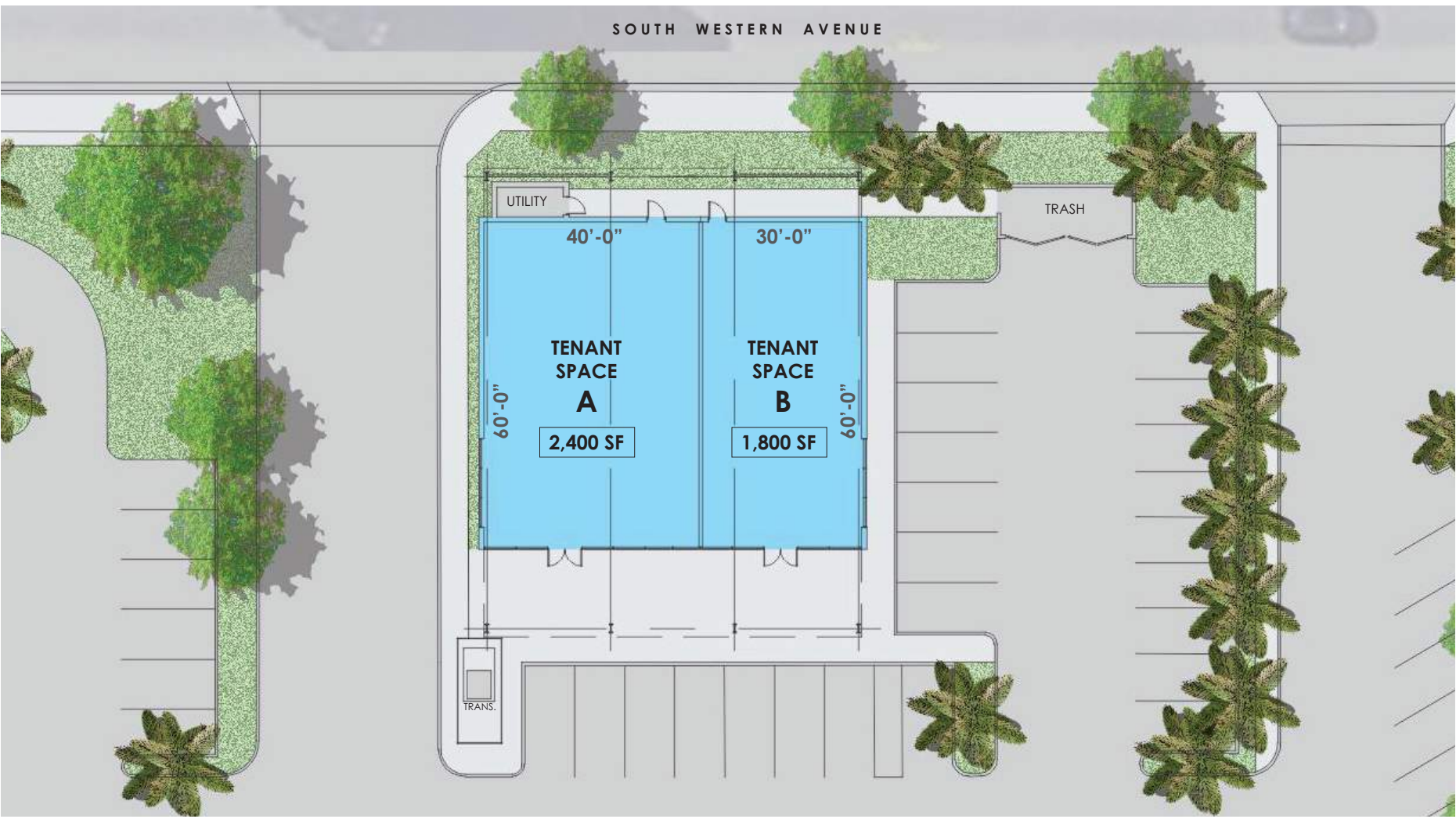
Suite	Tenant	SF
1	Albertson's	57,050
2	Rite Aid	16,520
3	Banfield Pet Hospital	3,390
4	Phenix Salon	5,614
5	Verizon Wireless	1,450
6	Santana Chiropractic	1,715
7	CosmoProf	2,500
8	Happiness Nails	1,499

10	Victoria A. Shooks DDS	2,300
11	Optometric Vision Center	1,700
12	Hotworx	2,000
13	Jasmine Hana Sushi & Thai	1,695
14	Cold Stone Creamery	1,000
15	Taxco Mexican	1,460
16	Crazy Fish Grill & Market	1,820
17+18	Second-Generation Cafe	2,500

19	Starbucks	6,488
20	New Restaurant Opportunity (Demisable)	1,800 - 4,200
21	Pure Barre	2,140
TOTAL GLA		165,689

Conceptual Floor Plan

Suite 20



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