

Peninsula Montessori School

±798-1,650 SF RETAIL/OFFICE & MEDICAL SPACE AVAILABLE GOLDEN COVE SHOPPING CENTER

HAWTHORNE BLVD & PALOS VERDES DR W I RANCHO PALOS VERDES, CA

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For leasing, please contact:

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approximations or estimates used are for example only and do not rep suitability of the property meet your needs.

PROJECT HIGHLIGHTS

- ±798 1,310 SF Retail/Office and ±1,650 SF Fully Built Out Medical space available in Trader Joes anchored neighborhood center in prime Rancho Palos Verdes
- Located at signalized intersection of Hawthorne Blvd & Palos Verdes Drive W
- Affluent demographic (\$209,000 average household income in 3-mile radius)
- Immediate occupancy
- Ocean views throughout center
- Ample parking in sizeable on-site lot (±320 spaces total)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,005	13,523	32,062
Total Population	5,015	34,732	79,897
Avg. Household Income	\$190,039	\$209,686	\$208,615

JOIN THESE RETAILERS:



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PROPERTY PHOTOS



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SUITE 31236 PHOTOS



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SITE PLAN

HAWTHORNE BLD	Lease Information
	Lease Type: NNN
AVAILABLE ±1,310 SF AVAILABLE ±1,650 SF AVAILABLE ±1,650 SF AVAILABLE ±1,650 SF AVAILABLE ±1,650 SF AVAILABLE ±1,958 SF Color Key First Parking Level Second Level Street Level	Total Space: 798 - 1,650 SF

Suite	Tenant	Size	Туре
1st Floor, Suite 31232	Available	1,310 SF	NNN
1st Floor, Suite 31236	Available	1,650 SF	NNN
2nd Floor, Suite 211	Available	798 SF	NNN

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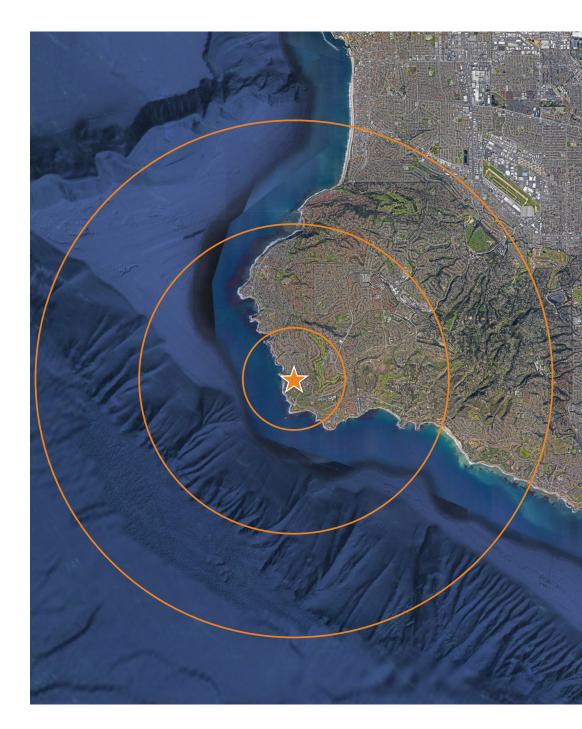


DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	5,015	34,732	79,897
Average age	48.9	48.7	48.0
Average age (Male)	47.6	47.8	47.3
Average age (Female)	50.1	49.5	48.7

Households & Income	1 Mile	3 Mile	5 Mile
Total households	2,005	13,523	32,062
# of persons per HH	2.5	2.6	2.5
Average HH income	\$190,039	\$209,686	\$208,615
Average house value	\$1.62M	\$1.51M	\$1.44M

Race (%)	1 Mile	3 Mile	5 Mile
White	49.1 %	50.5%	57.1 %
Hispanic	9.7%	9.7%	11.8%
Black	3.1 %	2.4%	2.3%
Asian	33.5%	33.9%	25.7%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.3%	0.2%	0.3%
Other	2.4%	2.1%	2.7%



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