

FOR LEASE

±405-3,470 SF RETAIL/OFFICE & MEDICAL SPACE AVAILABLE

GOLDEN COVE SHOPPING CENTER

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



For leasing, please contact:

MATT SAKER | LIC. 02016706

T 424 282 5236 E Matt.Saker@BetaAgency.com

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PROJECT HIGHLIGHTS

- ±1,310 - 3,470 SF Retail and ±405 - 1,100 SF Office 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 (\$277,433 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	1,850	13,511	31,013
Total Population	4,753	35,119	78,987
Avg. Household Income	\$257,060	\$277,433	\$268,749

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PROPERTY PHOTOS



SITE PLAN



Lease Information

Lease Type:	NNN
Total Space:	405 - 3,470 SF

Suite	Tenant	Size	Type
1st Floor, Suite 31212	Available	1,435 SF	NNN
1st Floor, Suite 31224	Available	3,470 SF	NNN
1st Floor, Suite 31232	Available	1,310 SF	NNN
1st Floor, Suite 31236A	Available	1,650 SF	NNN
2nd Floor, Suite 203	Available	1,100 SF	NNN
2nd Floor, Suite 239	Available	405 SF	NNN



DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	4,753	35,119	78,987
Average age	50.9	50.7	50.3
Average age (Male)	49.6	49.3	49.0
Average age (Female)	51.9	51.7	51.3

Households & Income	1 Mile	3 Mile	5 Mile
Total households	1,850	13,511	31,013
# of persons per HH	2.6	2.6	2.5
Average HH income	\$257,060	\$277,433	\$268,749
Average house value	\$1.85 M	\$1.74 M	\$1.66 M

Race (%)	1 Mile	3 Mile	5 Mile
White	47.2%	48.7%	54.8%
Hispanic	15.7%	15.2%	17.6%
Black	4.9%	3.5%	3.2%
Asian	34.7%	35.1%	27.5%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.2%	0.2%	0.3%
Other	4.3%	4.3%	5.2%

