

SOUTH SHORES SHOPPING CENTER

FOR LEASE | ±2,400 - 5,750 SF

RETAIL & OFFICE SPACE



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PROPERTY HIGHLIGHTS

- Prominent retail building **±1,200-5,750 SF** located within South Shores Shopping Center
- **220 feet of frontage** on Western Ave
- **Affluent** residential population
- **±140 parking spaces** serving the center
- **Pylon signage** available
- **Signalized Intersection** with over **26,600 CPD**

DAILY NEEDS INTERSECTION



Smart&Final

CHASE



DEMOGRAPHIC SUMMARY



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$175,132	\$144,289	\$147,385



POPULATION

1 mile	2 mile	3 mile
15,251	63,360	94,252



HOUSEHOLDS

1 mile	2 mile	3 mile
6,343	25,696	37,280

SITE PLAN

SWC WESTERN AVE & 25TH ST
SAN PEDRO, CA



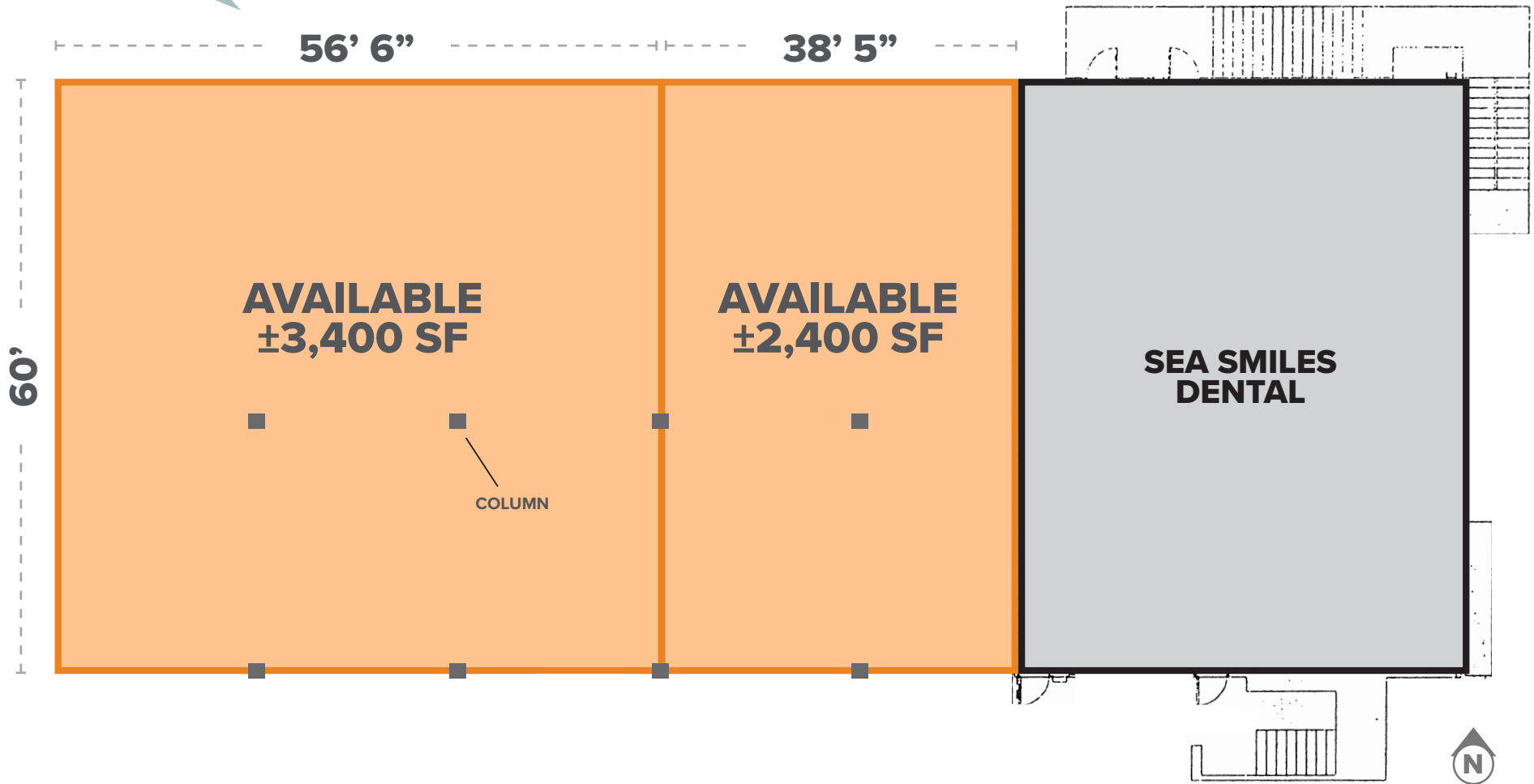
#	TENANT
1635-37	Shore Grill
1631	Fantastic Café
1625-27	Sirinath Thai & Sushi Bar
1623	South Shore Barber Beauty
1621	South Shores Mail & Business
1619	Rose Nails
1617	Laundromat
1613-15	My Saint Hero Boutique
1609-11	Wellness Shores Center
2515-109	Sea Smiles Dentist
2515-20B	AVAILABLE (Office Space)
2515-101	AVAILABLE (Current Ace Hardware)



FLOOR PLAN
CURRENT ACE HARDWARE

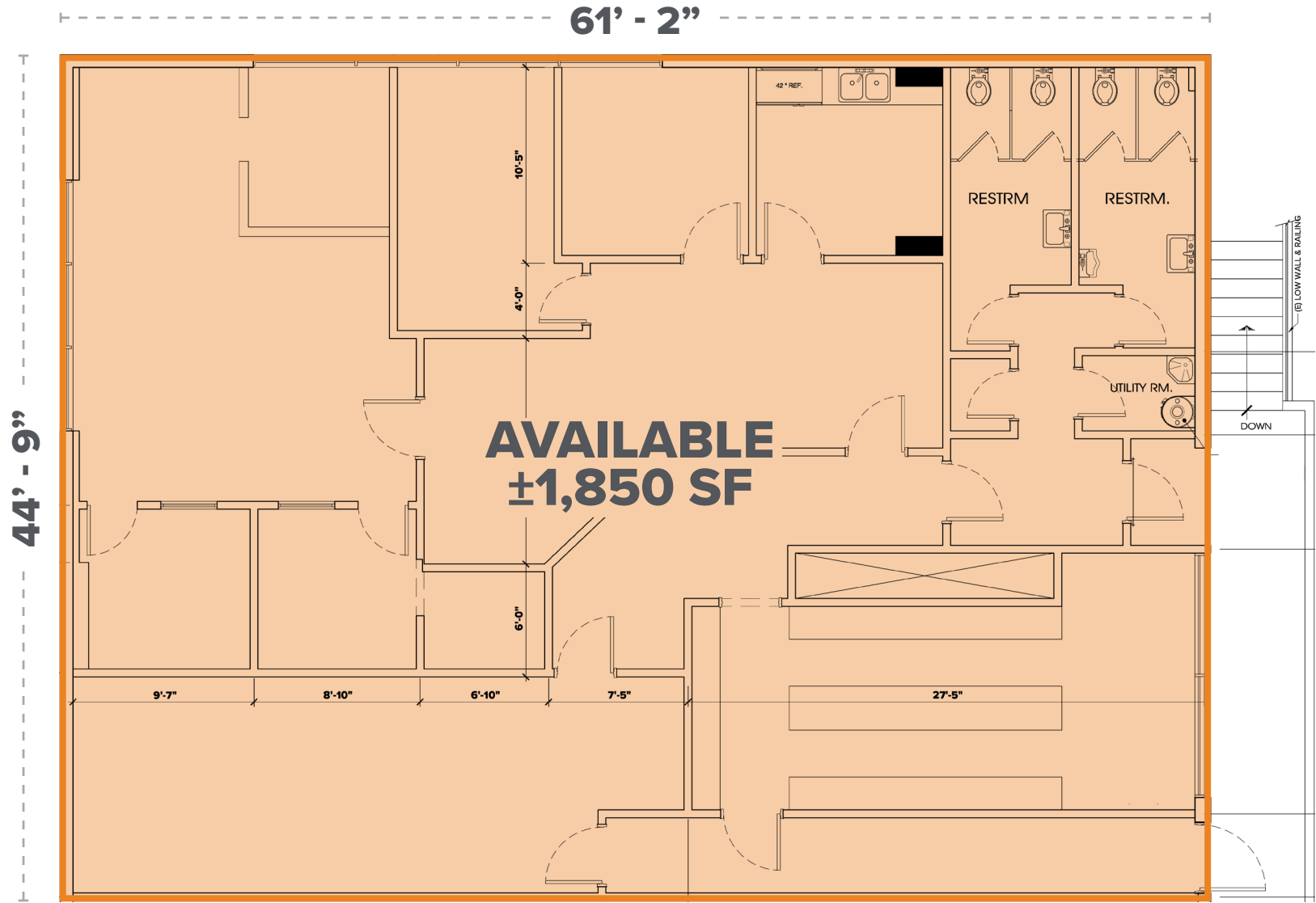
SWC WESTERN AVE & 25TH ST
SAN PEDRO, CA

- Space Details
- Electrical: Two (2) - 200 AMP Panels
 - Fixture Plans: [LINKED HERE](#)



FLOOR PLAN
OFFICE SPACE (2ND FLOOR)

SWC WESTERN AVE & 25TH ST
SAN PEDRO, CA



SOUTH SHORES TRADE AREA MAP

SWC WESTERN AVE & 25TH ST
SAN PEDRO, CA

Demographic Summary	1 mile	2 miles	3 miles
Population	15,251	63,360	94,252
Average Household Income	\$175,132	\$144,289	\$147,385
Median Household Income	\$134,993	\$108,083	\$110,798
White	59.2%	45.3%	43.8%
Black or African American	4.8%	7.4%	8.3%
Asian	7.9%	9.3%	11.5%
Hispanic or Latino	47.3%	56.4%	53.0%
Median Age	46.4	41.9	41.8
Median Home Value	\$998,918	\$1.03 M	\$1.04 M
Average Household Size	3.2	3.2	3.2
College Degree + (Bachelor Degree or Higher)	46.4%	38.2%	37.8%

[Click here for full demographic report](#)



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