Anchor + Shop Space Opportunities in Supermarket Anchored Shopping Center

GARDEN VILLAGE | SAN PEDRO, CA

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

FOR LEASE



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137 Eucalyptus Dr, El Segundo, CA 90245





PROJECT HIGHLIGHTS

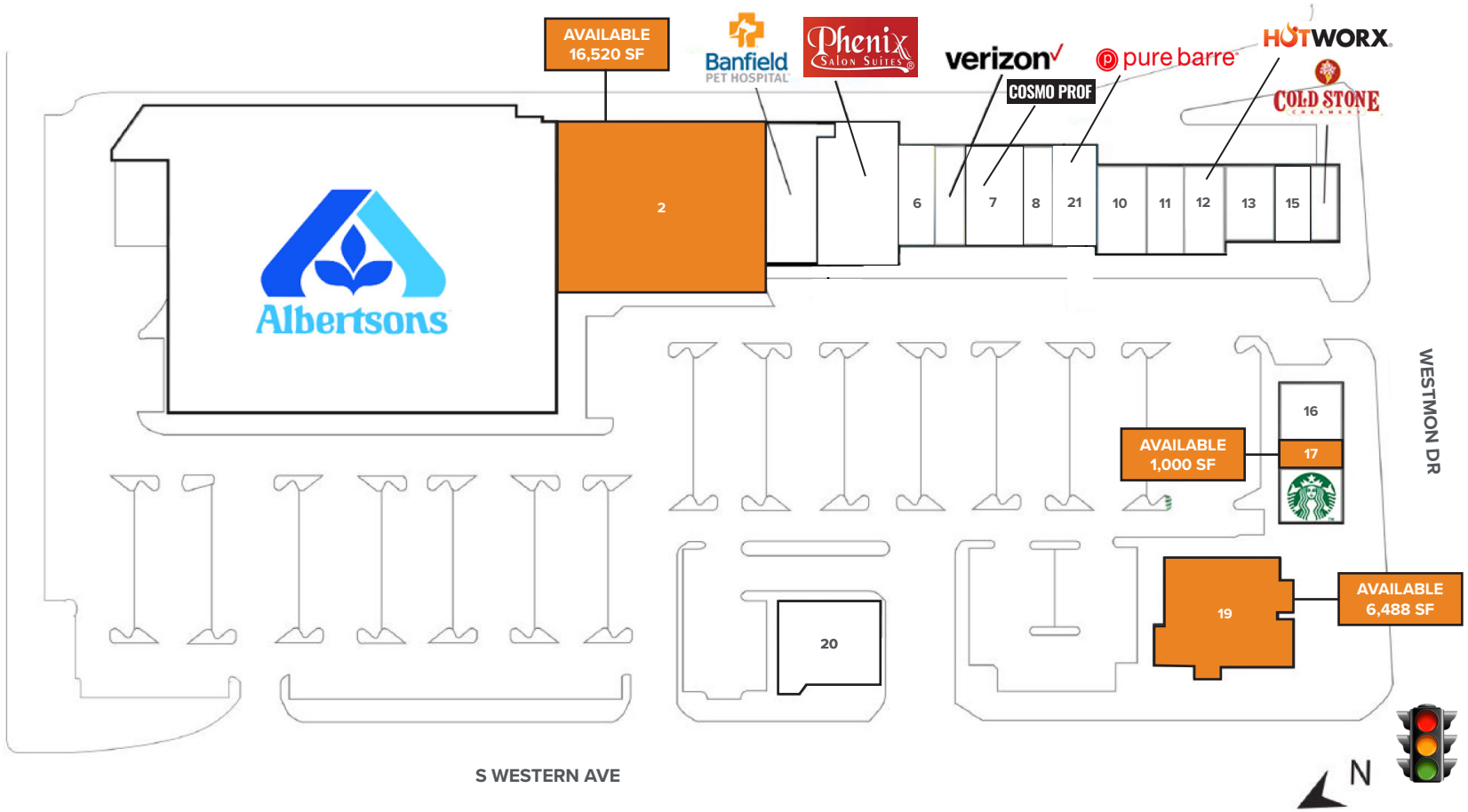
- Established Neighborhood Shopping Center anchored by Albertson's
- Part of a highly trafficked hub of daily needs retail along Western Avenue north of Pacific Coast Highway.
- Services affluent residential areas of San Pedro and Rancho Palos Verdes
- Across the street from Rudecinda Sepulveda Dodson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

POPULATION	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile **16,103**	1 Mile **$160,568**	1 Mile **13,775**
3 Miles **62,139**	3 Miles **$131,411**	3 Miles **46,361**
5 Miles **165,912**	5 Miles **$113,058**	5 Miles **113,153**





Site Plan Overview



Suite	Tenant	SF
1	Albertson's	57,050
2	AVAILABLE	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	AVAILABLE	1,000
18	Starbucks	1,500

19	AVAILABLE	6,488
20	LEASE SIGNED	3,987
21	Pure Barre	2,140
	TOTAL GLA	165,689

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