

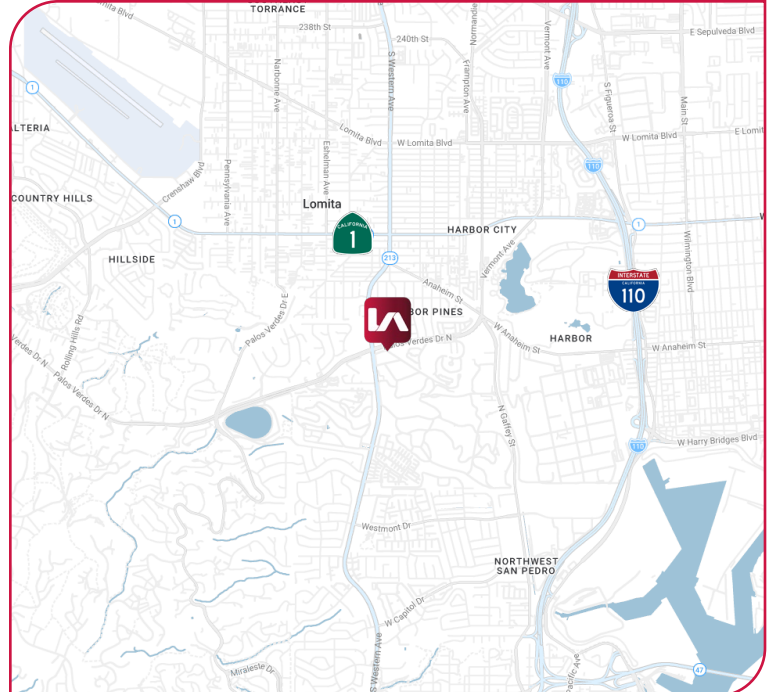


PRICING BREAKDOWN

Available Size	±900 - 1,800 SF
Lease Rate / SF	\$3.25 / SF MG

PROPERTY DETAILS

- **64,810+ VPD** - Exceptional traffic exposure at one of the PV Peninsula's busiest intersections
- **SIGNALIZED HARD CORNER** - Highly visible location at Palos Verdes Dr N & Western Ave
- **STRONG SOUTH BAY DEMOGRAPHICS** - 417,000+ residents within a 5-mile radius
- **\$131K+ AVG. HOUSEHOLD INCOME** - Affluent surrounding trade area
- **ESTABLISHED RETAIL CORRIDOR** - Surrounded by national retailers, restaurants and daily-needs services



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

SEAN FANG

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AVAILABLE SUITES

UNIT	AREA	RATE / MONTH	DESCRIPTION
*E	900 SF	\$3.25 / SF MG	Retail Space
*F	900 SF	\$3.25 / SF MG	Retail Space

Units E and F can be combined for a total of 1,800 SF

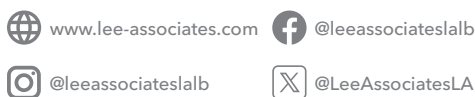


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