

FOR LEASE

SOUTH BAY SINGLE TENANT BUILDING

29413 S WESTERN AVE | RANCHO PALOS VERDES, CA 90275

FOR LEASE

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LEASING

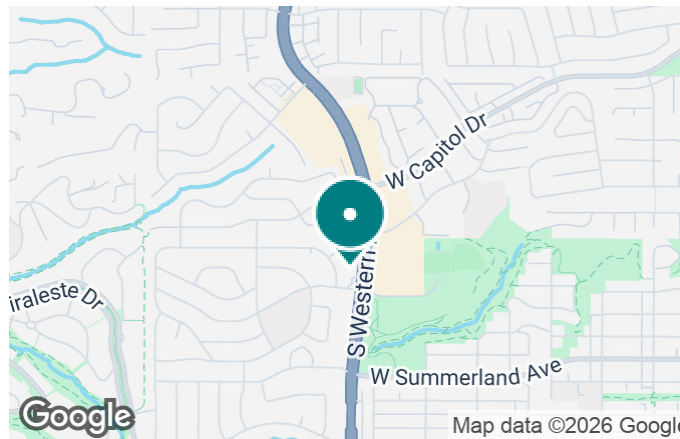
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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BROCHURE | PAGE 2



FEATURES & AMENITIES

- 3,500 SF freestanding single tenant building
- Updated façade with excellent curb appeal
- Floor-to-ceiling front windows
- Light & bright interior
- Open floor plan in vanilla shell condition
- Wood floors, recessed lighting, and elegant private restroom
- Rear patio with stone flooring
- Situated on bustling Western Avenue in prime Rancho Palos Verdes
- Surrounded by numerous A+ national retailers

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,967	49,979	99,708
Total Population	24,378	137,261	287,581
Average HH Income	\$148,535	\$126,511	\$136,851

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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BROCHURE | PAGE 3



PROPERTY DESCRIPTION

Updated, freestanding single-tenant building fronting onto busy Western Avenue in the heart of Rancho Palos Verdes. Spanning 3,500 SF, the attractive building boasts excellent curb appeal and onsite parking in a dedicated front lot. Light and bright interior illuminated with abundant natural light streaming through floor-to-ceiling windows. Space features an open floor plan with hardwood floors, recessed lighting, a private, elegantly finished restroom, and a rear stone-floored patio.

LOCATION DESCRIPTION

Situated on Western Avenue, just north of Crestwood Street, in prime Rancho Palos Verdes. Superbly located, the property is surrounded by densely populated residential neighborhoods and close to several major retail developments along Western Avenue. Adjacent properties include Park Plaza Shopping Mall, a Ralphs-anchored center, and a newly remodeled and re-tenanted development at Western Avenue and Capitol Drive.

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OFFERING SUMMARY

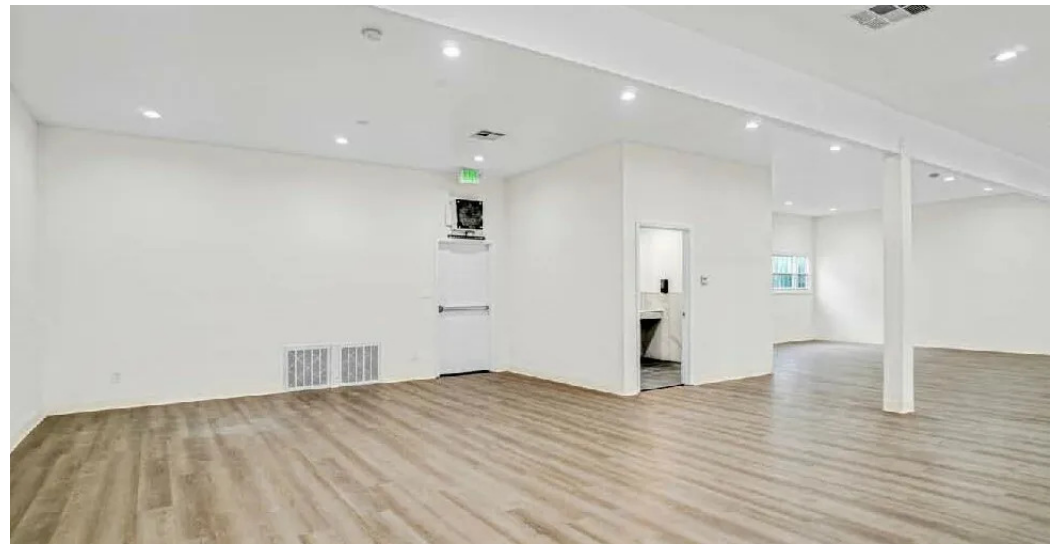
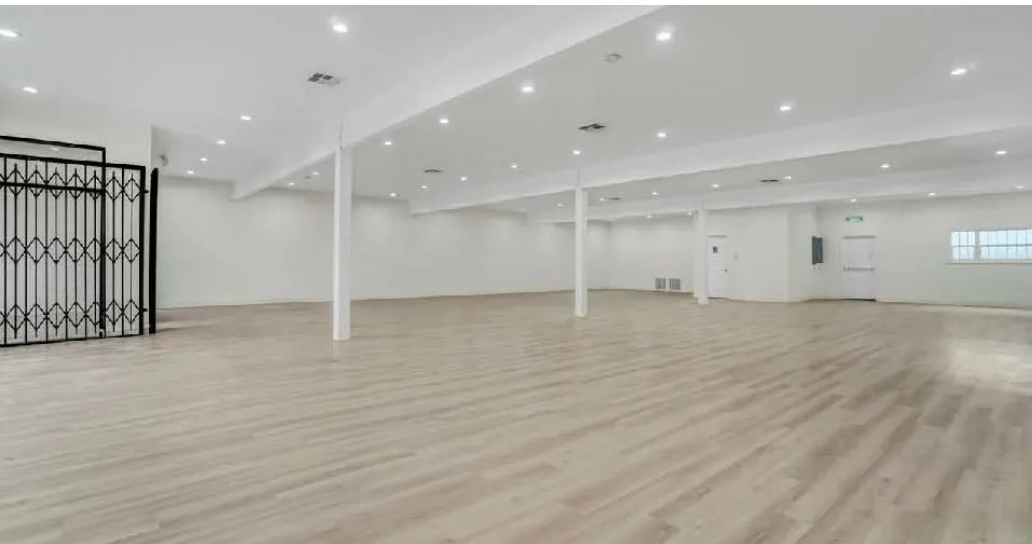
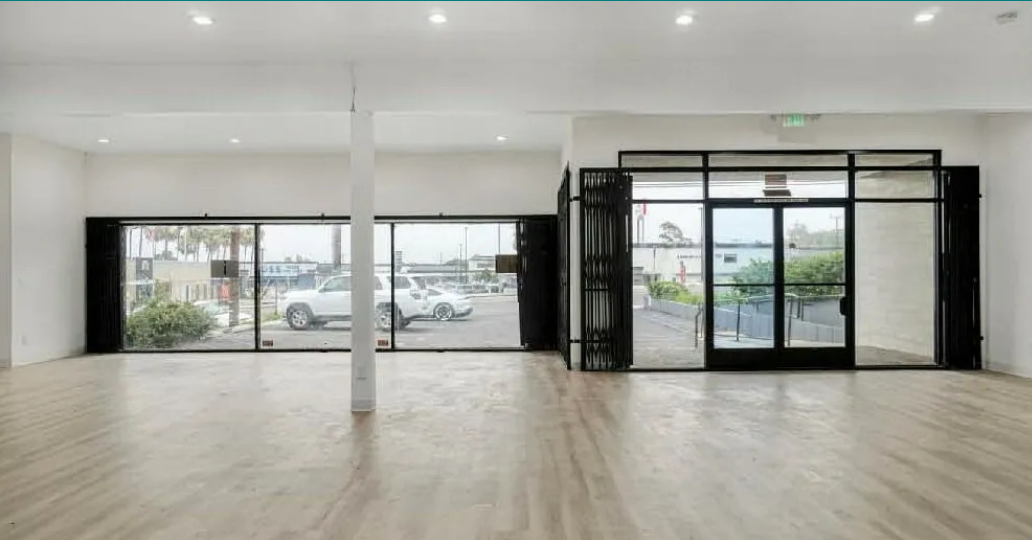
Lease Rate:	Negotiable
Available SF:	3,500 SF
Lot Size:	7,753 SF
Building Size:	3,028 SF

SPACES	LEASE RATE	SPACE SIZE
29413	Negotiable	3,500 SF

INTERIOR PHOTOS

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BROCHURE | PAGE 4

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RETAILER MAP

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BROCHURE | PAGE 5



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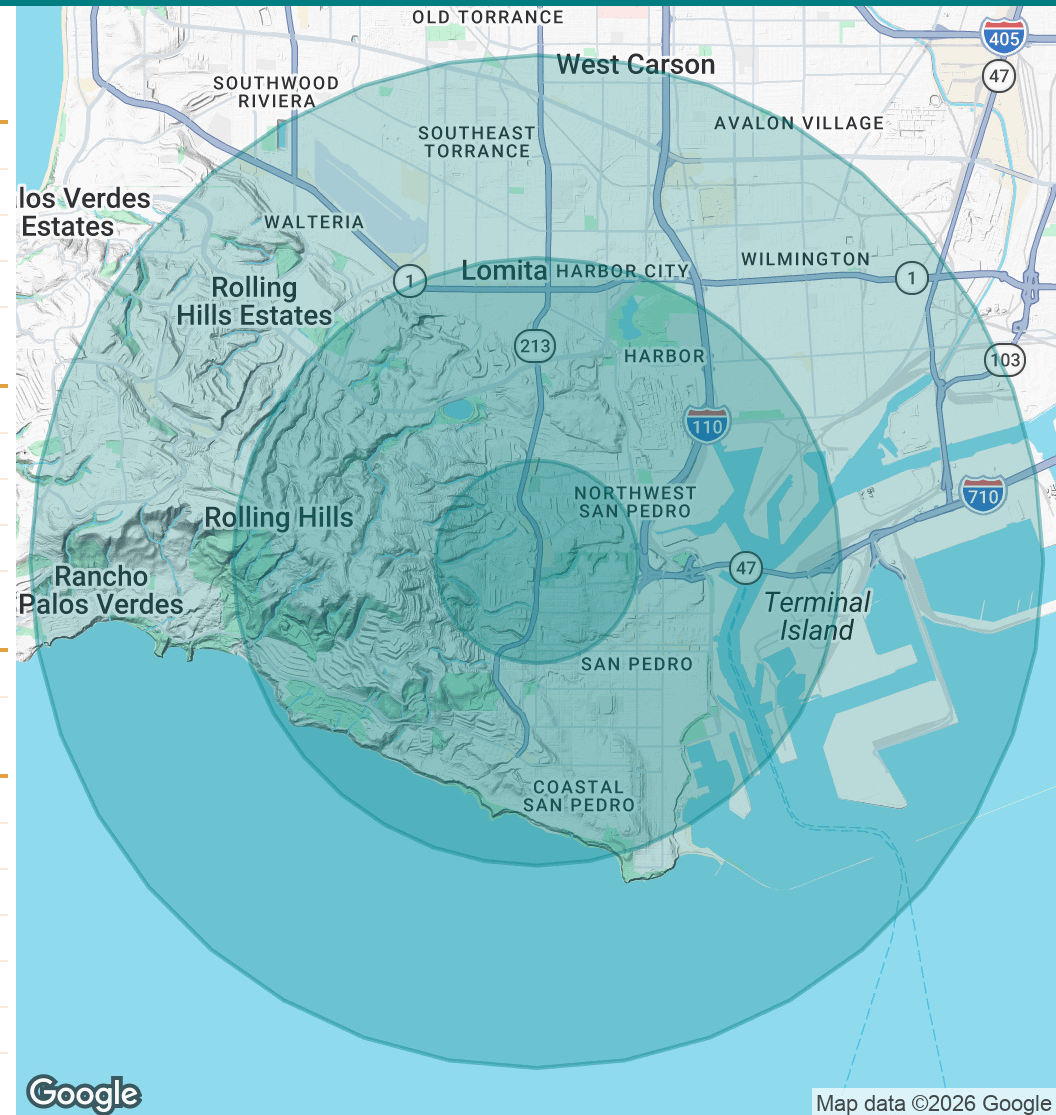
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DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 6

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,378	137,261	287,581
Average Age	45.9	41.2	41.3
Average Age (Male)	43.7	40.5	40.5
Average Age (Female)	47.7	41.6	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,967	49,979	99,708
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$148,535	\$126,511	\$136,851
Average House Value	\$889,442	\$1,028,223	\$1,032,535
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	38.4%	48.3%	47.0%
RACE	1 MILE	3 MILES	5 MILES
% White	51.9%	51.2%	45.7%
% Black	3.5%	4.8%	4.8%
% Asian	13.8%	10.1%	16.6%
% Hawaiian	0.3%	0.3%	0.3%
% American Indian	0.8%	0.8%	0.7%
% Other	12.8%	16.1%	16.3%



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