

# RETAIL SPACE FOR LEASE



WESTERN AVENUE &  
PALOS VERDES DRIVE NORTH  
Harbor City, CA 90710

**BUSIEST INTERSECTION IN THE TRADE AREA  
1ST VACANCY IN A 20 YEAR HISTORY!**



## END CAP LOCATION

on the busy Western Avenue and  
Palos Verdes Drive North Intersection



## ASKING RATE

\$3.25 psf (Gross - no NNN)  
900 - 1800 sf Available



## AVAILABLE IMMEDIATELY

Owner is willing to provide demising  
walls and flooring.



## AVERAGE DAILY TRAFFIC COUNT

Western Avenue	37,581
Palos Verdes Drive North	27,229
<b>Combined ADT</b>	<b>64,810</b>



## EXCELLENT SIGNAGE AVAILABLE

Dominant Corner Intersection  
Location



## DEMOGRAPHICS

### Population

Within 2 miles	76,398
Within 5 miles	417,034

### Average Household Income

Within 2 miles	\$125,931
Within 5 miles	\$131,596



**PREMIER LOCATION — MAXIMUM EXPOSURE**



# KW L.A. HARBOR

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