

FOR LEASE

PALO WOODS SHOPPING CENTER

SWC SEPULVEDA BLVD & VERMONT AVE
902-970 W. SEPULVEDA BLVD, HARBOR CITY, CA 90710

RETAIL

PROPERTY HIGHLIGHTS

- + Recently remodeled Neighborhood Center
- + Heavily trafficked intersection with easy access to 110 and 405 freeways
- + Densely populated urban infill opportunity in a low vacancy retail trade area
- + Pylon signage available

2018 Estimated Demographics

	1 Mile	2 Miles	3 Miles
Population	28,702	237,978	474,259
Average HH Income	\$94,791	\$82,978	\$93,380
Daytime Population	24,297	242,345	533,745

Source: Esri

Traffic Counts

Sepulveda Blvd. @ Vermont Ave.	±48,246
Vermont Ave. @ Sepulveda Blvd.	±27,410

Source: CBRE

Parking

Spaces	501
Parking Ratio	4.5 per 1,000

CONTACT US

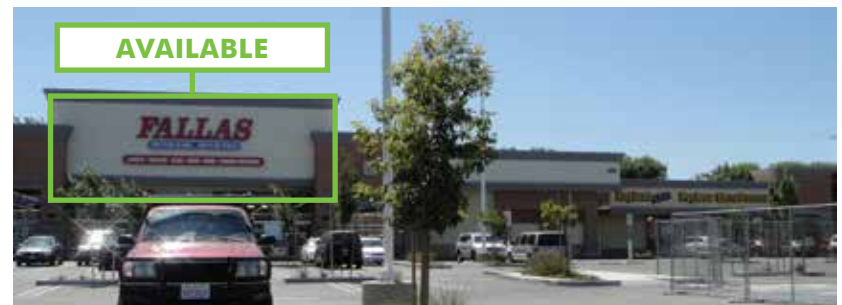
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ANCHOR TENANTS



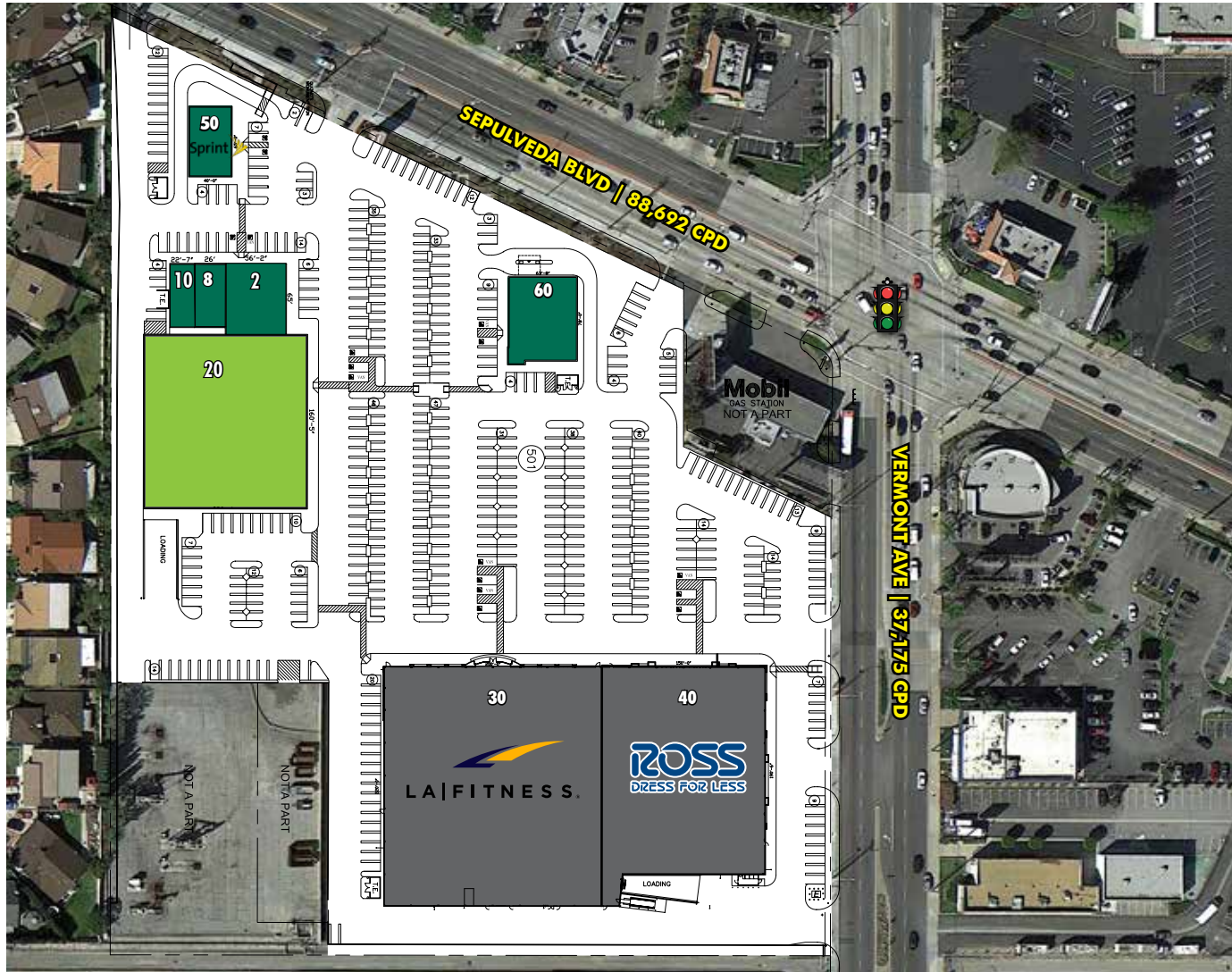
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SITE PLAN



LEGEND

UNIT #	TENANT	SIZE (SF)
2	Lease Pending	3,818
8	Courtesy Cleaners	1,680
10	Nutrition Zone	1,184
20	AVAILABLE	24,000
30	LA Fitness	44,775
40	Ross	29,015
50	Sprint	3,300
60	Chase Bank	5,000
TOTAL GLA		112,772

- = AVAILABLE
- = ANCHOR
- = LEASED

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TRADE AREA MAP AERIAL



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