

# THE TERRACES

28901 S. WESTERN AVENUE  
RANCHO PALOS VERDES, CA 90275

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# RANCHO PALOS VERDES RETAIL GEM



# PROPERTY HIGHLIGHTS

## DISTINGUISHED COMMUNITY CENTER SERVING THE SOUTH BAY'S MOST DESIRABLE NEIGHBORHOOD

- Exceptional 172,922 SF community shopping center in highly desirable Rancho Palos Verdes
- Average household income of \$160,124 within one mile
- Close proximity to Palos Verdes Peninsula High School and established residential neighborhoods ensures consistent daily traffic
- Quality anchor tenants such as LA Fitness, Marshalls, Trader Joe's and Terrace Cinemas create compelling retail destination serving health, fashion, entertainment and grocery needs
- Potential to raze existing movie theater and replace with a 20,000-25,000 SF endcap retail building
- Immediate opportunities for retailers to join this thriving community hub

Source: Esri, 2025



### FEATURED TENANTS

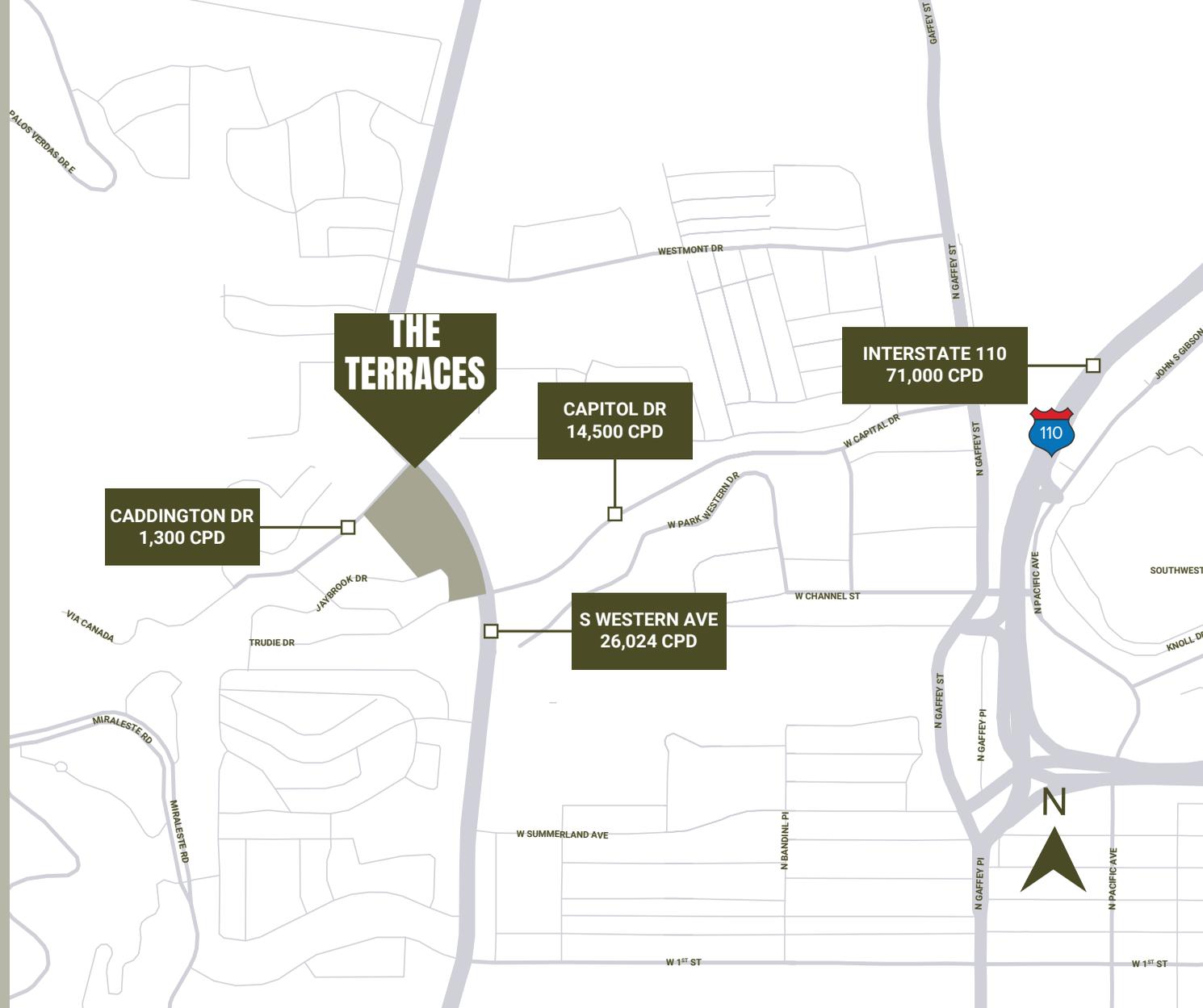


Marshalls



TRADER JOE'S

# LOCATION



	1 MILE	3 MILES	5 MILES
Population	19,354	149,475	317,806



Daytime Population	15,370	136,769	313,415
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Households	7,499	54,243	111,440
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Avg. HH Income	\$160,124	\$126,482	\$132,010
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Med. HH Income	\$135,203	\$96,351	\$100,317
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Source: Esri, 2025

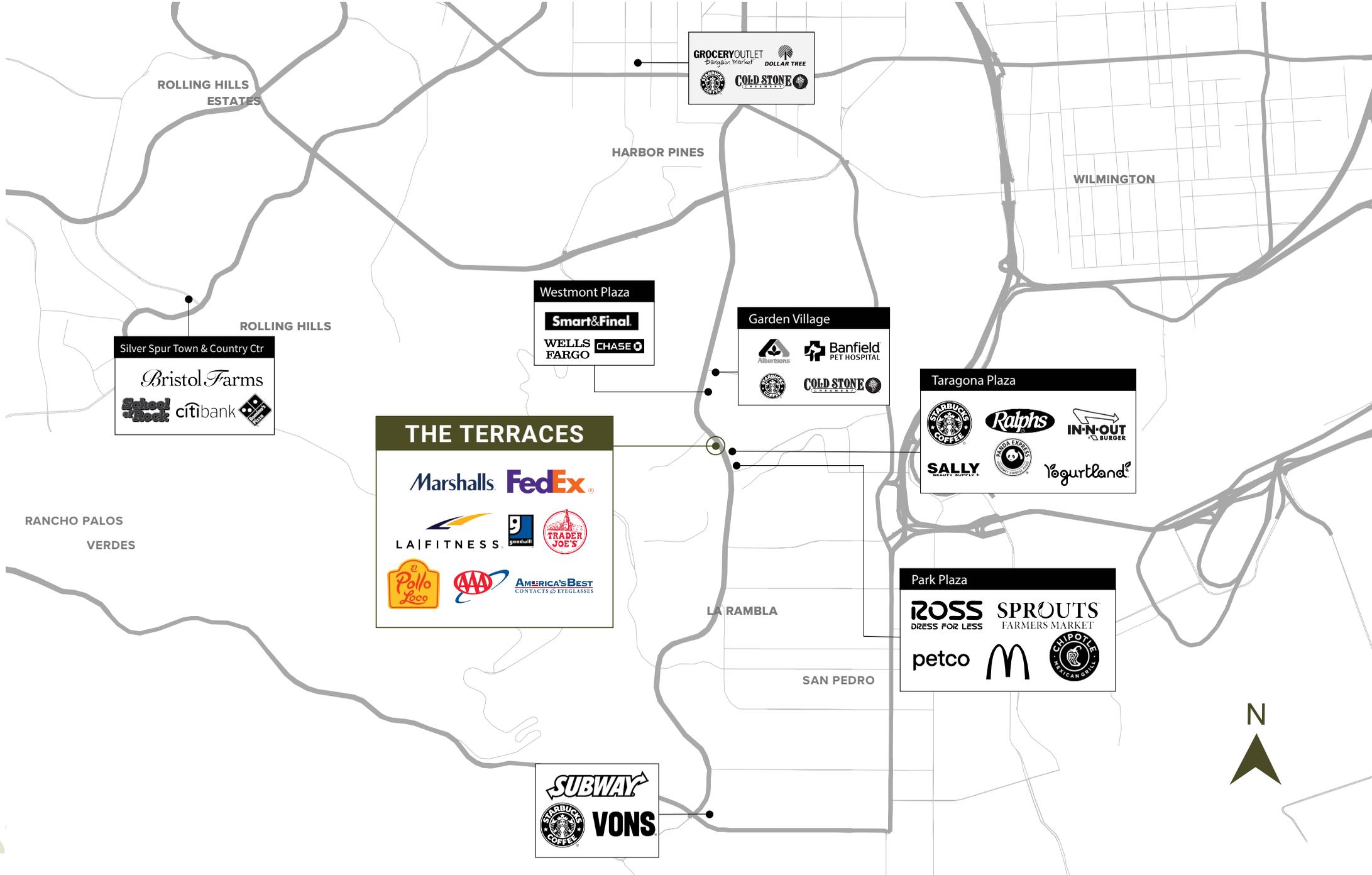
# DEMOGRAPHICS

# SITE PLAN

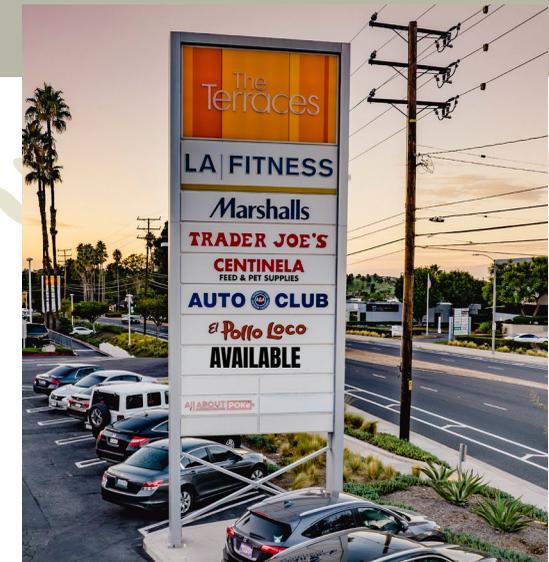


UNIT	TENANT	SF
101	Available	2,985
103	Coast Physical Therapy	2,673
UNL	Available	296
109	Keller Williams	4,017
113	Massage Spa	2,225
115	Coming Soon	800
117	Available	1,540
119	National Tae Kwon Do Center	2,335
123	Available	1,196
125	H&R Block	2,053
129	America's Best Contacts	3,796
135	Rpv Dental Group	2,839
137	AAA	6,472
139	Available	6,610
201	El Pollo Loco	2,400
203	Goma Eyebrow Threading	487
205	All About Poke	1,330
207	Fedex Office & Print	3,451
209	Available	1,940
213	Available	1,604
215	Fancy Nails & Spa	690
217	Mathnasium	1,260
219	Captain's Jewelry Treasure	1,330
221	GNC	1,170
225	Divine Elysian Wellness	2,340
227	Sports Clips	1,187
231	Centinela Feed & Pet Supplies	8,933
243	Trader Joe's	9,297
315	LA Fitness	36,150
B3 321	Goodwill	10,000
B3 327	Marshalls	30,000
B3 333	Terrace Cinemas	18,320

# AERIAL MAP







# THE TERRACES

# GET IN TOUCH

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