PARK PLAZA

800 - 916 NORTH WESTERN AVENUE

SAN PEDRO, CA —

490–11,963 SF Retail, Restaurant & Small Office Space Available in Neighborhood Center



CBRE



PROPERTY **FEATURES**

Park Plaza is a 200,017 SF open-air community shopping center with a strong lineup of tenants including Sprouts, Ross, CVS, Petco and a cadre of high-volume fast-casual restaurants including Jersey Mike's, Pick Up Stix, Chipotle and Flame Broiler

Part of a highly trafficked hub of daily needs retail along Western Avenue north of Pacific Coast Highway

Plentiful parking to accommodate the 2.1M+ annual visits to the property per year (source: placer.ai)

Services affluent residential areas of San Pedro and Rancho Palos Verdes and Rolling Hills Estates

> Existing shop opportunities in prime condition ready for immediate turnover





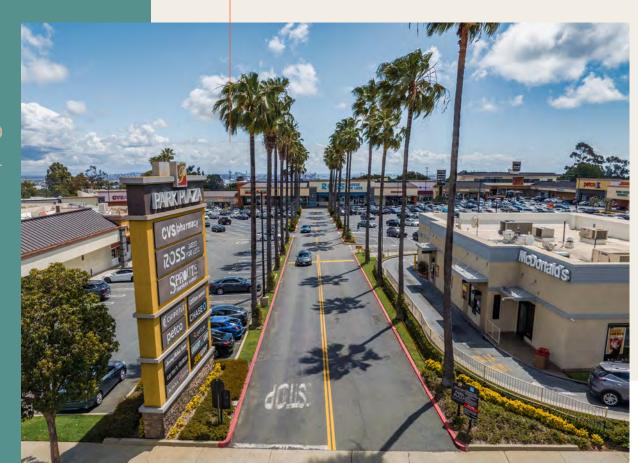






SIZE

← → 490 SF – 11,963 SF **AVAILABLE**



SITE PLAN

SUITE	TENANT	SF
01000	McDonalds	4,933
02000	AVAILABLE	2,500-6,000
03000	Ron's Jeweler's	1,155
03500	GameStop	1,154
04000	The Flame Broiler	1,155
05000	San Pedro Beauty Center	2,445
07000	Fantastic Sam's	1,035
08000	Subway	1,078
09000	AT&T	2,521
100	The UPS Store	1,000
110	Goma Threading	600
120	Alka Pi Water	600
130	RollStop Sushi	1,250
140	AVAILABLE (RESTAURANT)	750
150	Handel's Ice Cream	1,650
160A	Bath & Body Works	3,666
170	CVS	24,000
180	Western Avenue Dental	4,140
190/200	AVAILABLE (8/1/2025)	5,000
210	San Pedro Urgent Care	5,000
230	Ross Dress For Less	33,309
250	Chipotle	2,603
260	IN LEASES	2,186
270	Hear USA	2,150
290	AVAILABLE	4,130
300	Jamba Juice	1,017
320	Jersey Mike's Subs	1,538
330	Sunrise Nails	540
350	Optum Health Care	3,187
360	Optum Health Care	7,896
370	ILWU Credit Union	3,814
390	Petco	15,060
450	Sprouts	25,422
470	AVAILABLE (9/1/2026)	11,973
490	Bank of America	9,897
510/530B	Recovery Now, Inc.	870
530	AVAILABLE	1,068
535	AVAILABLE	490
540A	Kan International	1,090
543	Sands Insurance	640
543A	C Food Company	400
555	AVAILABLE	1,504
580	AVAILABLE	1,416
TOTAL GLA	19	99,806



PHOTOS











1 MILE RADIUS

TOTAL POPULATION: 24,514

DAYTIME POPULATION: 5,676

AVG. HOUSEHOLD INCOME \$156,020

NUMBER OF HOUSEHOLDS 9,740

3 MILE RADIUS

125,842

30,080

\$143,806

47,492

5 MILE RADIUS

276,436

89,655

\$145,963

97,709





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