

PARK PLAZA

800 - 916 NORTH WESTERN AVENUE

— SAN PEDRO, CA —

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



CBRE

JLL

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



SIZE

490 SF –
11,963 SF
AVAILABLE

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



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		199,806



PHOTOS





AREA MAP

— PARK PLAZA —

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
TOTAL POPULATION:	24,514	125,842	276,436
DAYTIME POPULATION:	5,676	30,080	89,655
AVG. HOUSEHOLD INCOME	\$156,020	\$143,806	\$145,963
NUMBER OF HOUSEHOLDS	9,740	47,492	97,709

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— SAN PEDRO, CA —

SUBJECT SITE

2 MILES





JUSTIN McMAHON

Senior Vice President

+1 949 725 8589

justin.mcmahon@cbre.com

CA Lic. #01721162



SHAUNA MATTIS

Managing Director

+1 310 694 3190

shauna.mattis@jll.com

CA Lic. #01071320

IAN JOST

Associate

+1 424 294 3443

ian.jost@jll.com

CA Lic. #02812056



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