

THE TERRACES Rancho Palos Verdes, CA 90275



PROJECT FACTS

GLA: 172,800 SF

- ▶ 3-level terraced shopping center located in the affluent coastal City of Rancho Palos Verdes, with excellent visibility on S. Western Ave.
- ▶ \$3.3 million renovation underway, with completion anticipated by year end 2015
- ▶ National anchor tenancies include; Trader Joe's, LA Fitness and Marshalls

FEATURED TENANTS

Trader Joe's, LA Fitness, Marshalls, Starlight Terrace Cinemas, AAA, Edible Arrangements, FedEx Office, GNC

2015 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	22,018	\$116,311	8,511
3 mile	156,329	\$ 87,907	56,030
5 mile	326,021	\$ 94,243	111,866

2015 ESRI



LOCATION

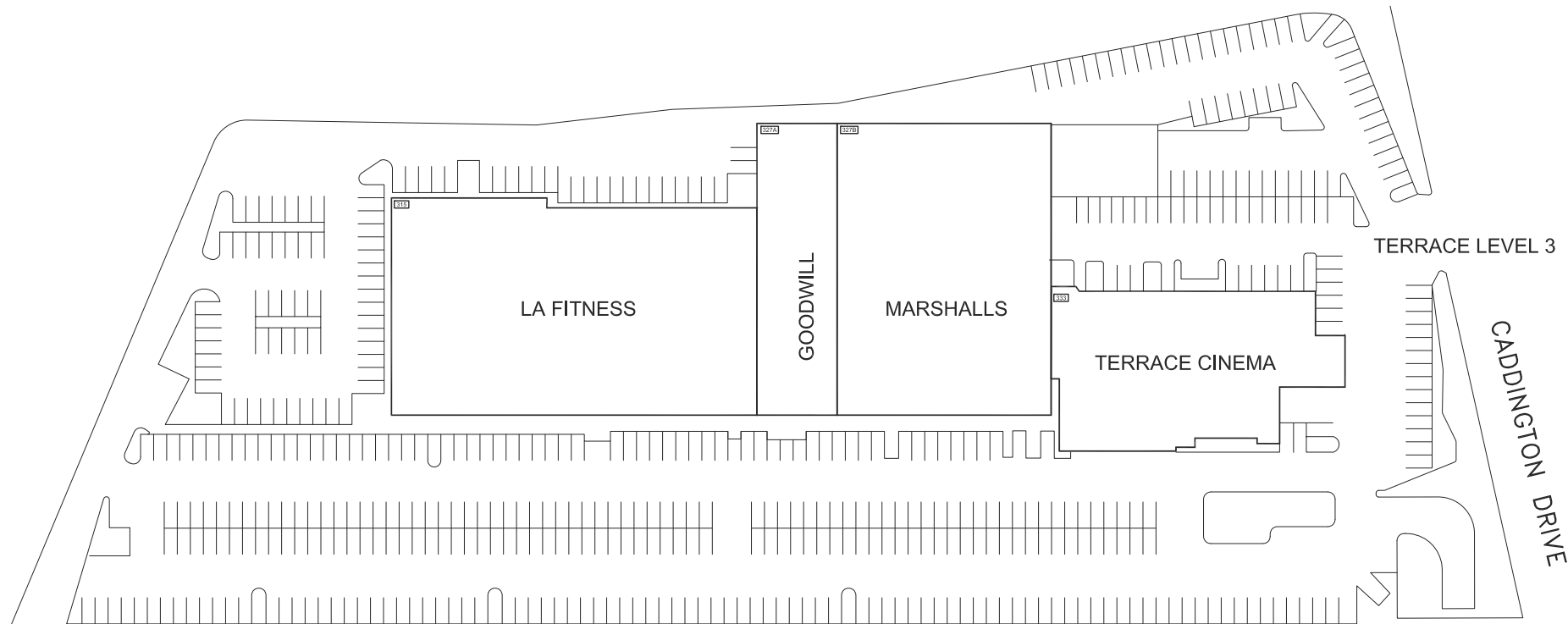
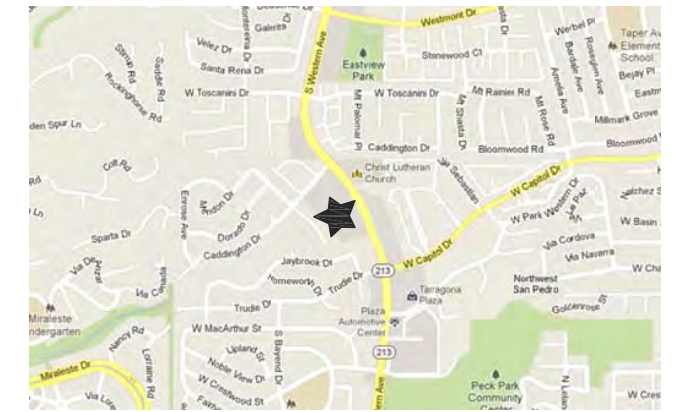
SW corner of South Western Avenue & Caddington Drive

LEASING CONTACT

Grace Imamura | 310.228.2965 | GImamura@combined.biz
CA BRE ID 01171923

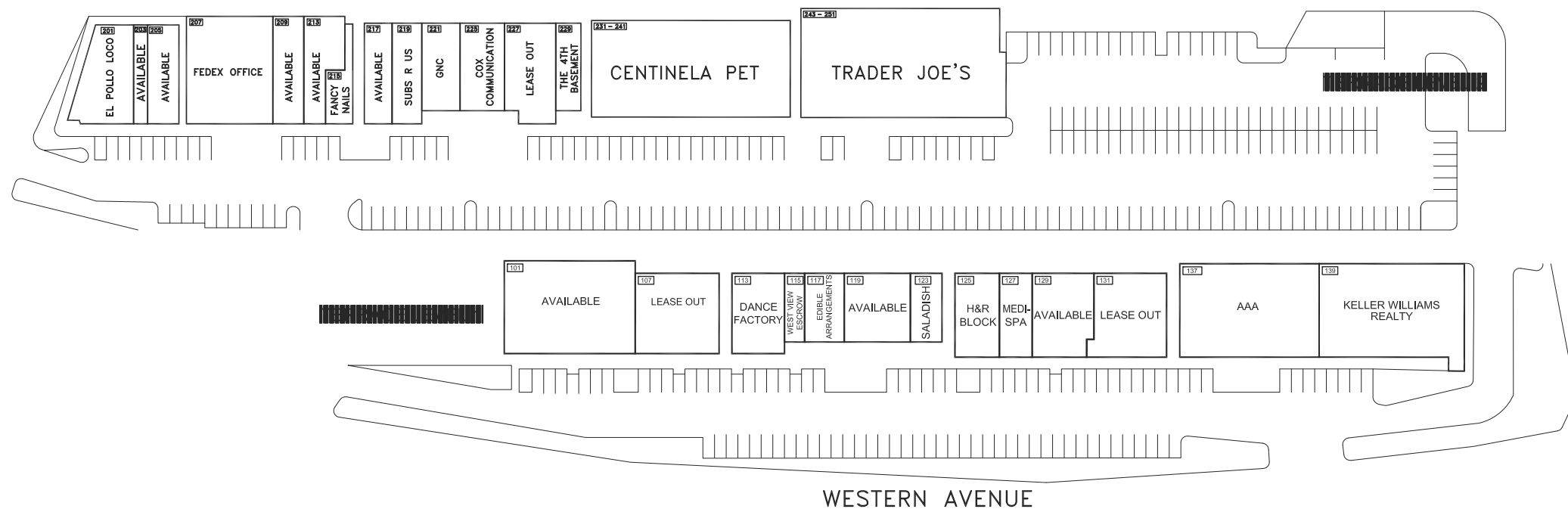
THE TERRACES SHOPPING CENTER

28901 S. WESTERN AVENUE RANCHO PALOS VERDES, CA 90275



TERRACE LEVEL 3

CADDINGTON DRIVE



WESTERN AVENUE

LEASING PLAN

TENANT ROSTER

101	AVAILABLE	5,954 SF	207	FEDEX OFFICE	3,451 SF
107	LEASE OUT	4,017 SF	209	AVAILABLE	1,940 SF
113	DANCE FACTORY	2,225 SF	213	AVAILABLE	1,604 SF
115	WESTVIEW ESCROW	800 SF	215	FANCY NAILS	690 SF
117	EDIBLE ARRANGEMENTS	1,540 SF	217	AVAILABLE	1,260 SF
119	AVAILABLE	2,335 SF	219	SUBS R US	1,330 SF
123	SALADISH	1,196 SF	221	GNC	1,170 SF
125	H&R BLOCK	2,053 SF	225	COX COMMUNICATIONS	2,340 SF
127	MEDI-SPA	1,330 SF	227	LEASE OUT	1,174 SF
129	AVAILABLE	2,466 SF	229	THE 4TH BASEMENT	1,196 SF
131	LEASE OUT	2,839 SF	231-241	CENTINELA PET	8,933 SF
137	AAA	6,472 SF	243-251	TRADER JOE'S	9,297 SF
139	KELLER WILLIAMS REALTY	6,610 SF			
201	EL POLLO LOCO	2,400 SF	315	LA FITNESS	36,150 SF
203	AVAILABLE	487 SF	327A	GOODWILL	10,000 SF
205	AVAILABLE	1,330 SF	327B	MARSHALLS	30,000 SF
			333	TERRACE CINEMA	18,320 SF

PARKING PROVIDED =	-
PARKING REQUIRED =	-
GLA AS PER RENT ROLL =	173,055 SF
ZONED =	-
REV. DATE =	11.20.15
PLOT DATE =	11.20.15

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RANCHO PALOS VERDES, CA 90275



COMBINED PROPERTIES INCORPORATED

9320 Wilshire Boulevard
Suite 310
Beverly Hills, CA 90212
(310) 205-9616
FAX (310) 228-2160

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN OR NAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'

APPROX. SCALE