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 recently completed with new food area featuring exciting outdoor dining and improved signage: building, pylon and directional

► National anchor tenancies include; Trader Joe's, LA Fitness and Marshalls

FEATURED TENANTS

Trader Joe’s, LA Fitness, Marshalls, Centinela Feed, Starlight Terrace Cinemas, AAA Auto Club, Edible Arrangements, FedEx Office, Pacific Dental and Sports Clips

2016 DEMOGRAPHICS

<table>
<thead>
<tr>
<th>Population</th>
<th>Avg HH Income</th>
<th>Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 mile</td>
<td>23,756</td>
<td>$116,907</td>
</tr>
<tr>
<td>3 mile</td>
<td>157,866</td>
<td>$ 90,560</td>
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<tr>
<td>5 mile</td>
<td>326,705</td>
<td>$ 98,102</td>
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LOCATION

SW corner of South Western Avenue & Caddington Drive

LEASING CONTACT

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

Torrance Municipal Airport

Long Beach Harbor

Los Angeles Harbor

Rolling Hills Estates

Rolling Hills

Torrance

Long Beach

Westwood

Lomita

S. Western Ave

Caddington Dr
THE TERRACES SHOPPING CENTER
28901 S. WESTERN AVENUE RANCHO PALOS VERDES, CA 90275

LEASING PLAN

POKE MAKI
AVAILABLE
NATIONAL TAEKWONDO
AVAILABLE
AUTO CLUB
AVAILABLE

((restaurant)
AVAILABLE

TERRACE LEVEL 3
CADDINGTON DRIVE
TERRACE LEVEL 2
TERRACE LEVEL 1

WESTERN AVENUE

TERRACE CINEMA
GODFREY
MARSHALLS

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