## **Retail 24/7.**

# PALO WOODS SHOPPING CENTER SWC SEPULVEDA BLVD & VERMONT AVE

HARBOR CITY, CALIFORNIA



#### **ANCHOR TENANTS**



### **HIGHLIGHTS**

- Neighborhood center undergoing extensive redevelopment
- Dense intersection with easy access to 110 & 405 freeways
- Urban infill opportunity in a low vacancy trade area

2011 ESTIMATED DEMOGRAPHICS				
		1 MILE	2 MILES	3 MILES
<b>ŤŤ</b> Ť	POPULATION	27,746	139,109	234,047
1\$	AVG. HH INCOME	\$82,974	\$70,763	\$69,791
	DAYTIME POPULATION	13,003	61,723	101,187
TRAFFIC	COUNTS			Source: Claritas
TRAFFIC COUNTS				
	SEPULVEDA BLVD @ VERMONT AVE			±71,332
	VERMONT AVE @ SEPULVEDA BLVD			±23,669
			Source: City of Los Angeles	

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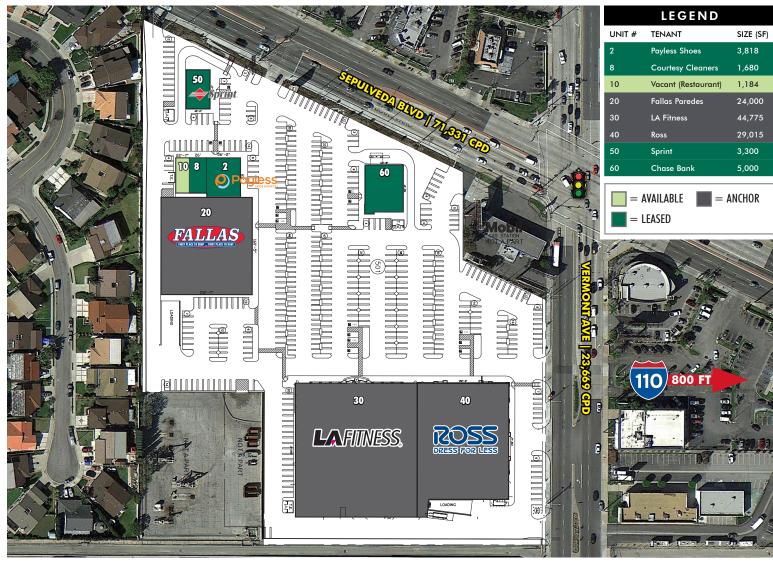




# PALO WOODS SHOPPING CENTER SWC SEPULVEDA BOULEVARD & VERMONT AVENUE

HARBOR CITY, CALIFORNIA

#### SITE PLAN



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