

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
 POPULATION	27,746	139,109	234,047
 AVG. HH INCOME	\$82,974	\$70,763	\$69,791
 DAYTIME POPULATION	13,003	61,723	101,187

Source: Claritas

TRAFFIC COUNTS

 SEPULVEDA BLVD @ VERMONT AVE	±71,332
 VERMONT AVE @ SEPULVEDA BLVD	±23,669

Source: City of Los Angeles

FOR MORE INFORMATION CONTACT:

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HARBOR CITY, CALIFORNIA

SITE PLAN



**FOR MORE
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