



Silver Spur Town & Country Shopping Center

877 Silver Spur Road, Rolling Hills Estates, CA 90274

Former Hair Salon Space for Lease.

1,600 SF at a below the market rental rate of starting at **\$2.75 per SF NNN**.

NNN's are approximately \$.67 per sf per month.

Available Immediately.

- Previously occupied by Mega Beauty Hair Salon.
- 7 hair stations, facial room, lunchroom, and mailroom.
- Can be combined with the 1,600 SF unit next door.

881 Silver Spur Road, Rolling Hills Estates, CA 90274

Former Yoga Studio/Fitness Space for Lease.

1,600 SF at a below the market rental rate of starting at **\$2.75 per SF NNN**.

NNN's are approximately \$.67 per sf per month.

Available Immediately.

- Previously occupied by Taichi Yoga.
- Reception area, office, 2 treatment rooms, kitchen, and a large open studio.
- 1 ADA Bathroom.
- Can be combined with the 1,600 sq ft unit next door.

Parking

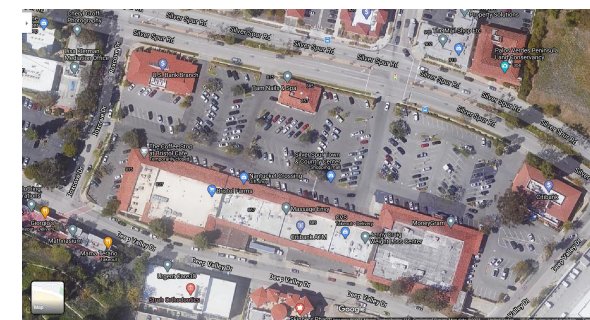
- 400 common area parking spaces on-site and included at no additional charge.

Neighboring Tenants & Market Area

- Neighboring tenants include Bristol Farms, CVS, SuperCuts, Massage Envy, Jenny Craig, Noah's Bagels, and Domino's.
- Highly desirable location located just east of Promenade on the Peninsula and Peninsula Shopping Center.

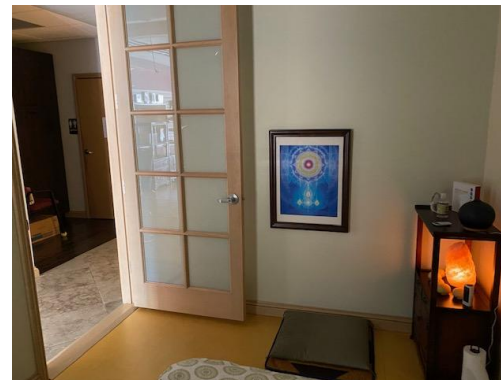
Demographics - 3 Mile Radius & Traffic Count

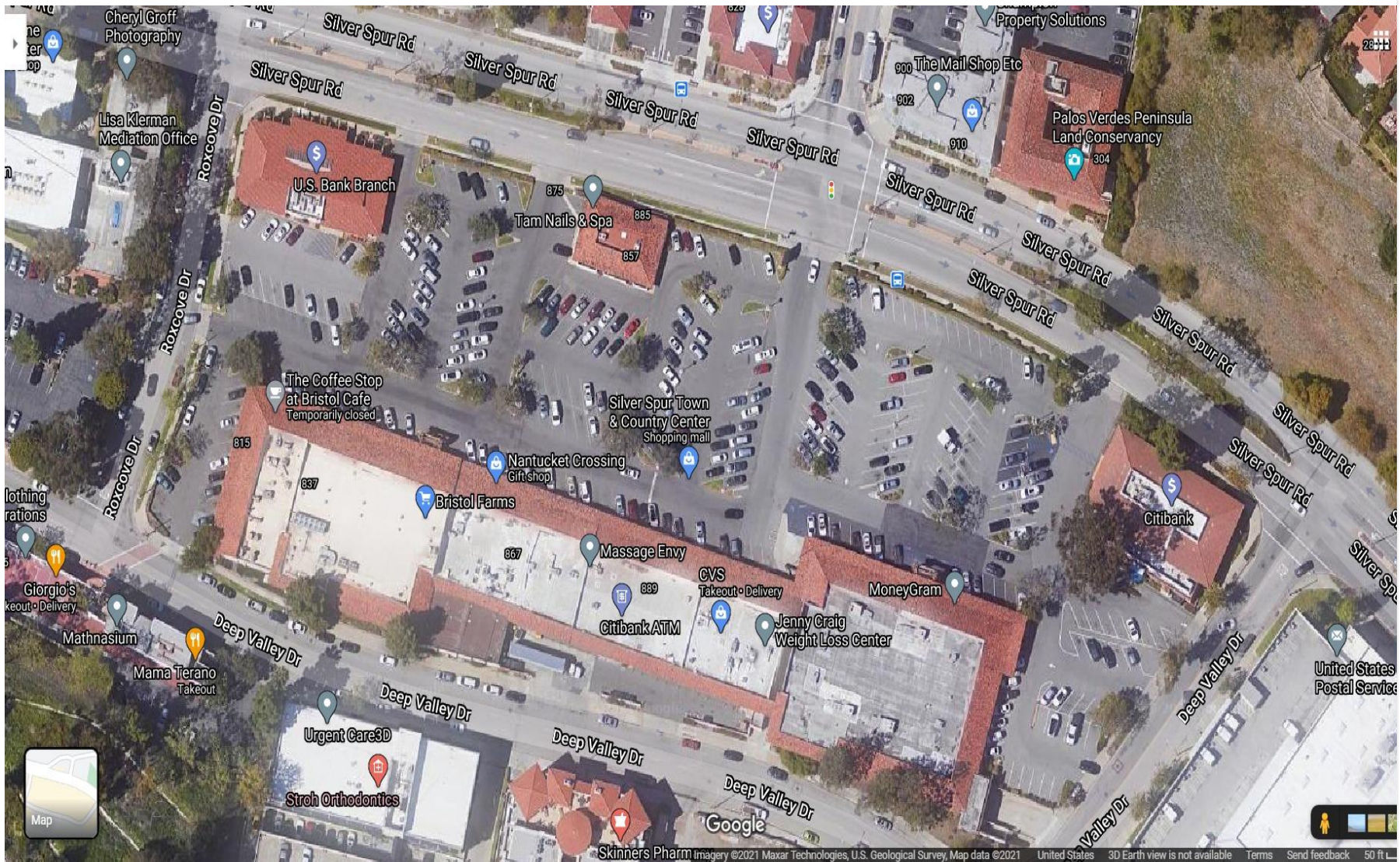
- \$132,000 median household income.
- 82,000 households.28,000 daytime employees.
- The average age is 50.
- 26,000 car trips per day at Hawthorne and Crenshaw.



877 Silver Spur Road

881 Silver Spur Road





1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net
DRE BROKER # 00825237

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