

THE INTERCHANGE AT LA CIENEGA FOR LEASE - UP TO 6,252 SF POTENTIAL REDEVELOPMENT OPPORTUNITY

6826- 6828 S. La Tijera Blvd.
Los Angeles, CA 90045



SoFi Stadium

INTUIT DOME

6,252 SF Available

10,000 SF Available

LA CIENEGA BOULEVARD 89,903 CPD

LA TIJERA BOULEVARD 34,851 CPD

CENTINELA AVENUE 26,984 CPD



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LA TIJERA BOULEVARD 34,851 CPD

Marshalls

6,252 SF Available

DUNKIN' DONUTS

Jersey Mike's

BURGER KING

KFC

Chick-fil-A

LA CIENEGA BOULEVARD 89,903 CPD

10,000 SF Available

CENTINELA AVENUE 26,984 CPD

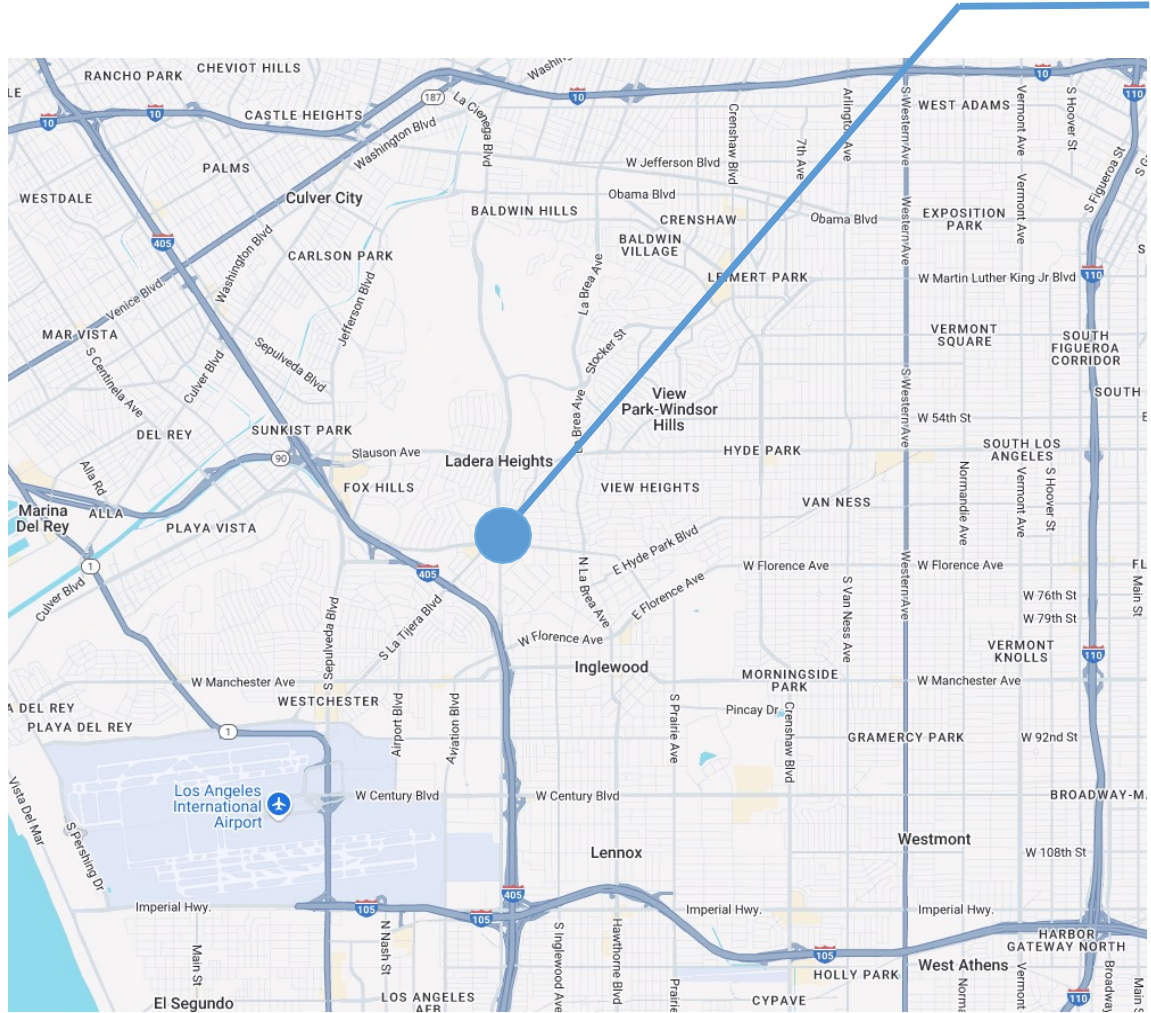
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Property Highlights:

- High-profile location with outstanding signage and visibility
- Anchored by high-performing Marshalls
- Located at confluence of 3 major arterials carrying over 142,000 CPD
- Proximate to Major Employment Centers with 201,237 Employees within 3 Miles
- Direct access to 405 Freeway
- Proximate to Forum, SoFi Stadium, LAX, Westfield Culver City and Playa Vista

Traffic Counts:

La Cienega Blvd: 89,903 CPD
S. La Tijera Blvd: 34,851 CPD
Centinela Ave: 26,984 CPD

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	37,431	107,790	243,844
Daytime Population	33,004	201,237	666,843
AHH Income	\$140,460	\$139,446	\$138,103



LEA CLAY PARK
949-521-7437
lea@axiomra.com
CA DRE License# 01087365

STEPHANIE SKRBIN
949-521-7436
stephanie@axiomra.com
CA DRE License# 01405095

axiomra.com

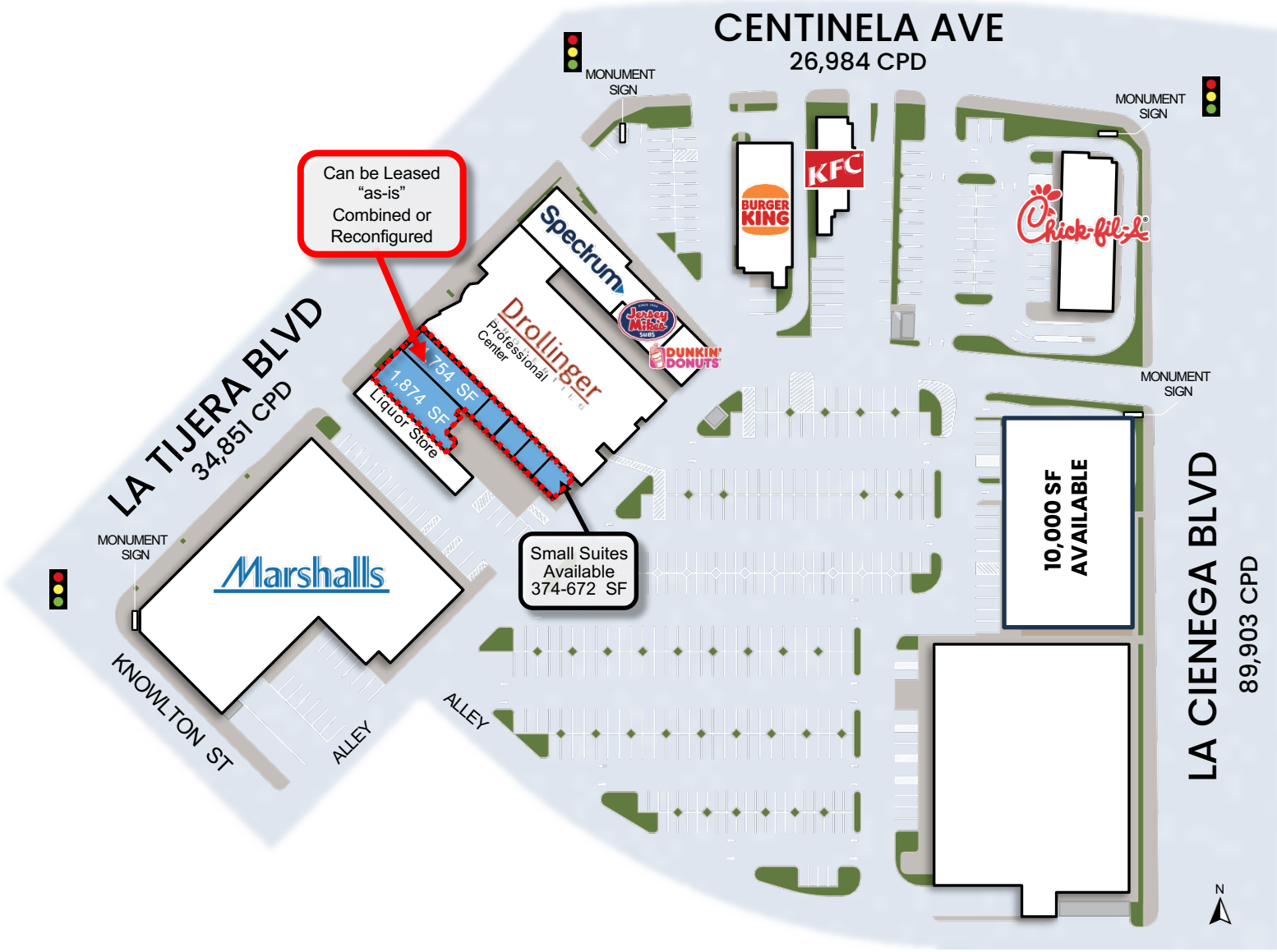
Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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