

MIXED-USE DEVELOPMENT NEAR LAX & SILICON BEACH

Retail Space For Lease



7403 La Tijera Blvd., Westchester, CA 90045



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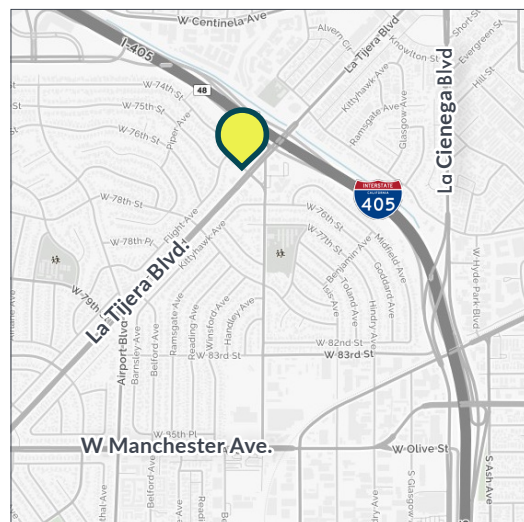
AVAILABLE

Size: ±1,317 SF
Rent: \$3.50 PSF/Mo., FSG
NNN: ±\$1.00 PSF/Mo.

PROPERTY HIGHLIGHTS

- Directly off the 405 Freeway, on the way to LAX
- Perfect for retail or other non-hooded food use
- High ceilings
- Below 140 new apartments
- Dedicated customer parking
- Excellent co-tenancy with the Boy and The Bear Coffee Roastery
- U.S. Post Office, plus ARCO & 76 Gas Stations, located on adjacent corners at this busy intersection
- Established residential community base
- ±59,243 cars per day: La Tijera Blvd. at 74th St.
- Close to Loyola Marymount University, Otis College of Art and Design, and Pepperdine University West Los Angeles
- Available immediately

** Prospective tenants are hereby advised that all uses are subject to City approval*

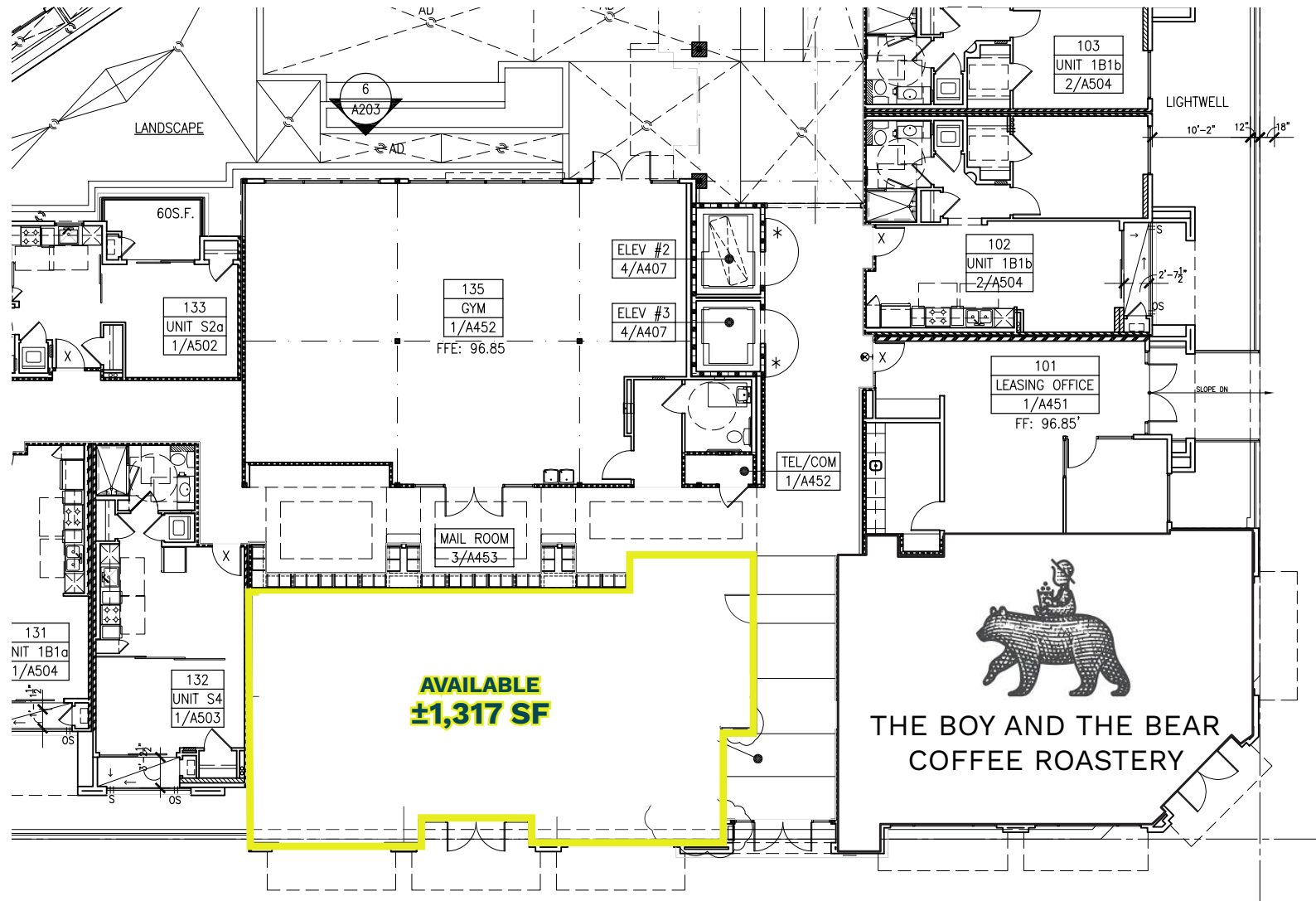


TRADE AREA



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7403 La Tijera Blvd., Westchester, CA 90045



74th ST.:



La Tijera Blvd.



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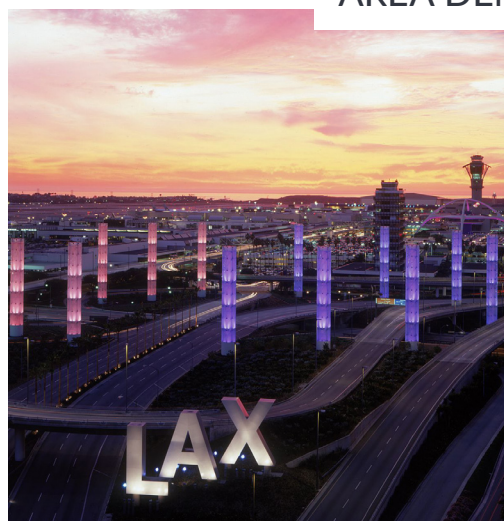
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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

2024 Estimated Population	8,889	33,707	100,532
2029 Projected Population	8,619	33,116	98,783
2020 Census Population	9,287	35,185	103,122
2010 Census Population	7,731	31,262	98,610
Projected Annual Growth 2024 to 2029	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.6%	0.1%
2024 Median Age	37.9	38.9	39.3

HOUSEHOLDS

2024 Estimated Households	4,319	15,485	41,789
2029 Projected Households	4,242	15,445	41,823
2020 Census Households	4,443	15,603	42,103
2010 Census Households	3,485	13,360	38,602
Projected Annual Growth 2024 to 2029	-0.4%	-	-
Historical Annual Growth 2010 to 2024	1.7%	1.1%	0.6%

RACE & ETHNICITY

2024 Estimated White	39.9%	32.9%	29.6%
2024 Estimated Black or African American	19.6%	29.1%	28.2%
2024 Estimated Asian or Pacific Islander	19.1%	13.8%	10.7%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	1.0%
2024 Estimated Other Races	20.7%	23.4%	30.5%
2024 Estimated Hispanic	23.7%	26.5%	35.1%

INCOME

2024 Estimated Average Household Income	\$168,925	\$148,153	\$143,767
2024 Estimated Median Household Income	\$128,819	\$111,275	\$108,534
2024 Estimated Per Capita Income	\$82,095	\$68,096	\$59,842

EDUCATION

2024 Estimated High School Graduate	8.4%	12.0%	15.2%
2024 Estimated Some College	16.7%	19.6%	20.4%
2024 Estimated Associates Degree Only	7.2%	7.8%	7.2%
2024 Estimated Bachelors Degree Only	41.5%	34.2%	28.5%
2024 Estimated Graduate Degree	22.7%	19.9%	17.0%

BUSINESS

2024 Estimated Total Businesses	195	1,958	7,600
2024 Estimated Total Employees	1,213	17,713	76,513
2024 Estimated Employee Population per Business	6.2	9.0	10.1
2024 Estimated Residential Population per Business	45.7	17.2	13.2



REAL ESTATE

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