

THE INTERCHANGE AT LA CIENEGA
FOR LEASE - 374- 5,951 SF

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



SoFi Stadium

INTUIT DOME

NAP

374 – 5,951 SF
Available

89,903 CPD

10,000 SF Available

LA CIENEGA BOULEVARD

Chick-fil-A

KFC

BURGER KING

DUNKIN' DONUTS

Jersey Mike's

Marshalls

CENTINELA AVENUE 26,984 CPD

LA TIJERA BOULEVARD 34,851 CPD

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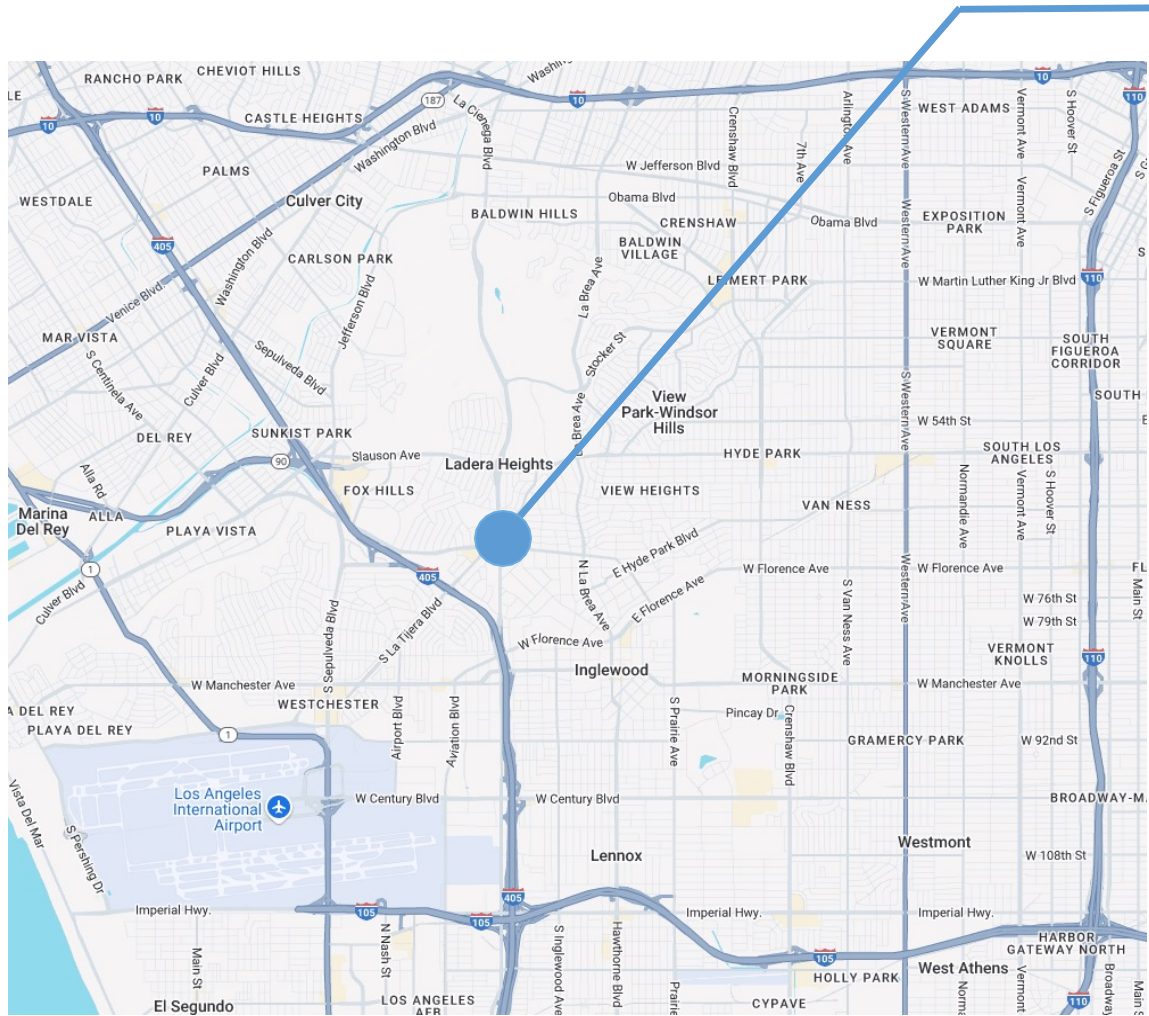
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Property Highlights:

- 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



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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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