

Westchester Commercial Space for Lease

NEW DEVELOPMENT NEAR LAX & SILICON BEACH

7403 La Tijera Blvd., Los Angeles, CA 90045 • Just West of I-405 • NWC of 74th St. / La Tijera Blvd.

**ONLY 1 SPACE
REMAINING**



PRESENTED BY:

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KENNEDY WILSON

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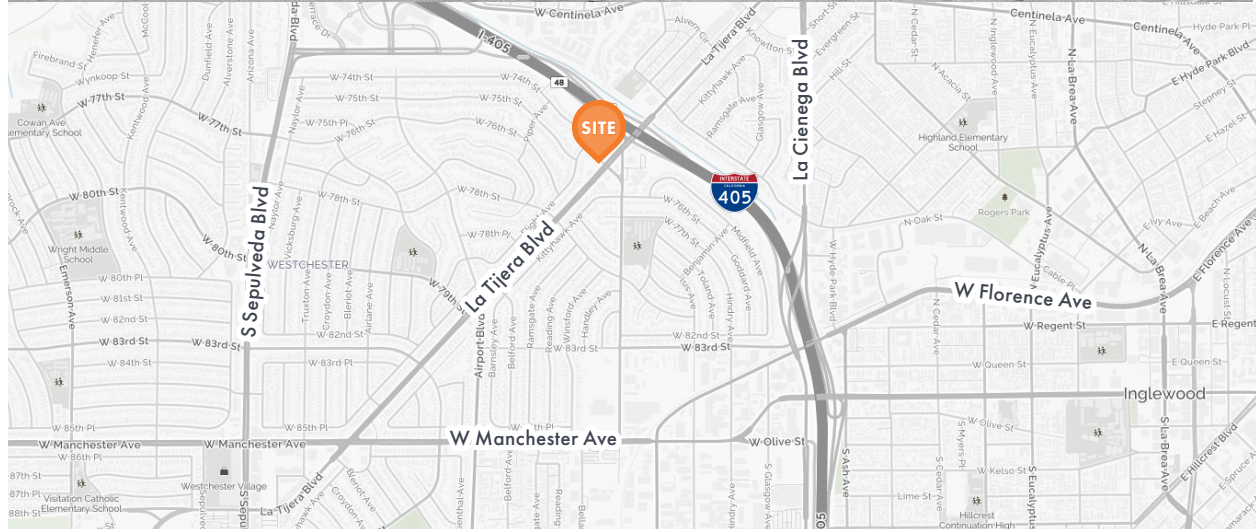
Available Spaces

Suite	Size	Rent (PSF/Mo., NNN)
Commercial 2	±1,317 SF	\$3.85

Property Highlights

- Directly off the 405 Freeway, on the way to LAX rental car lots
- Perfect for retail or other non-hooded food use
- High ceilings
- Below 140 new apartments
- Dedicated customer parking
- Established residential community base
- ±48,000 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
- Delivery: Spring 2019

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



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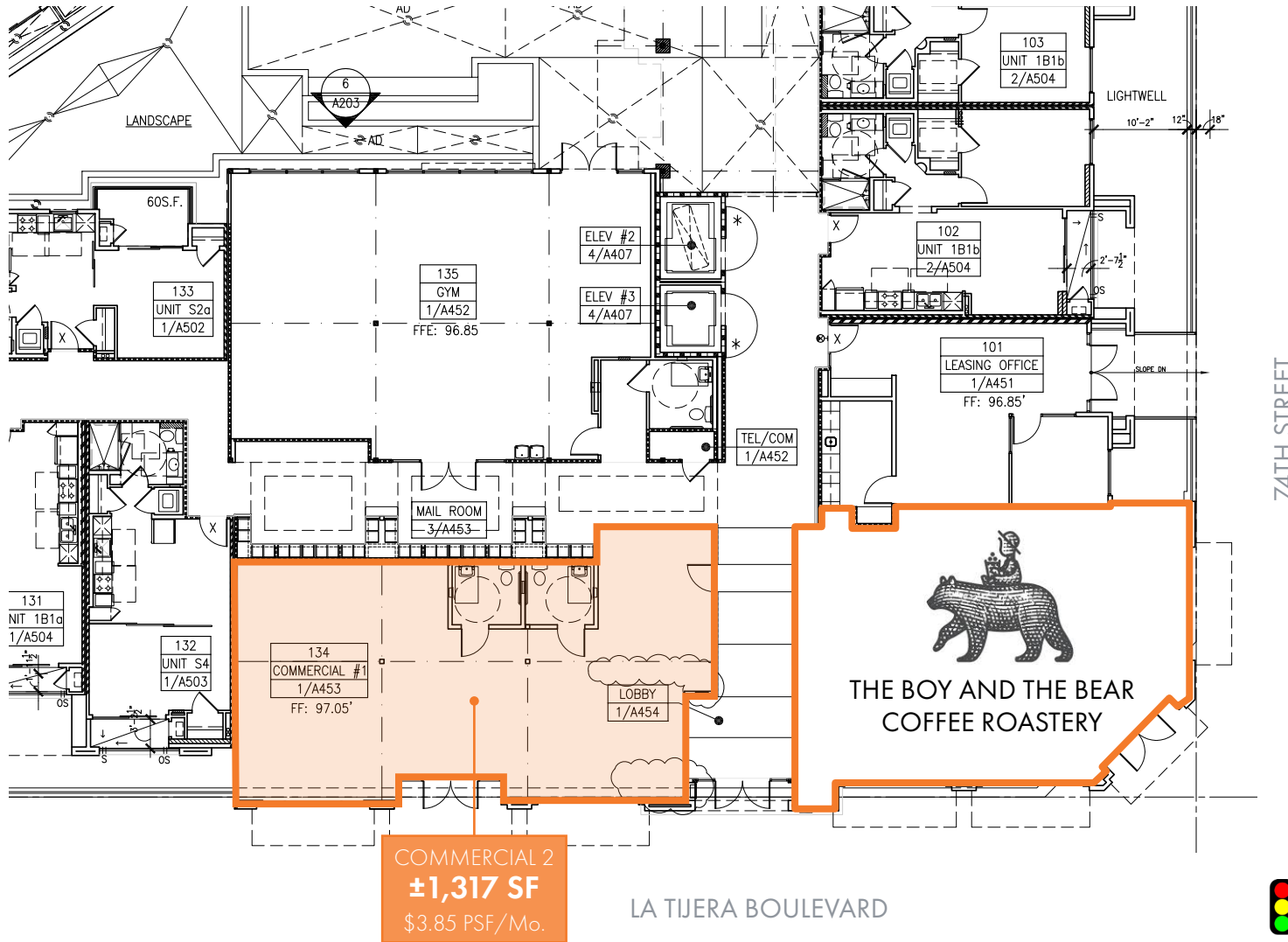
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Site Plan



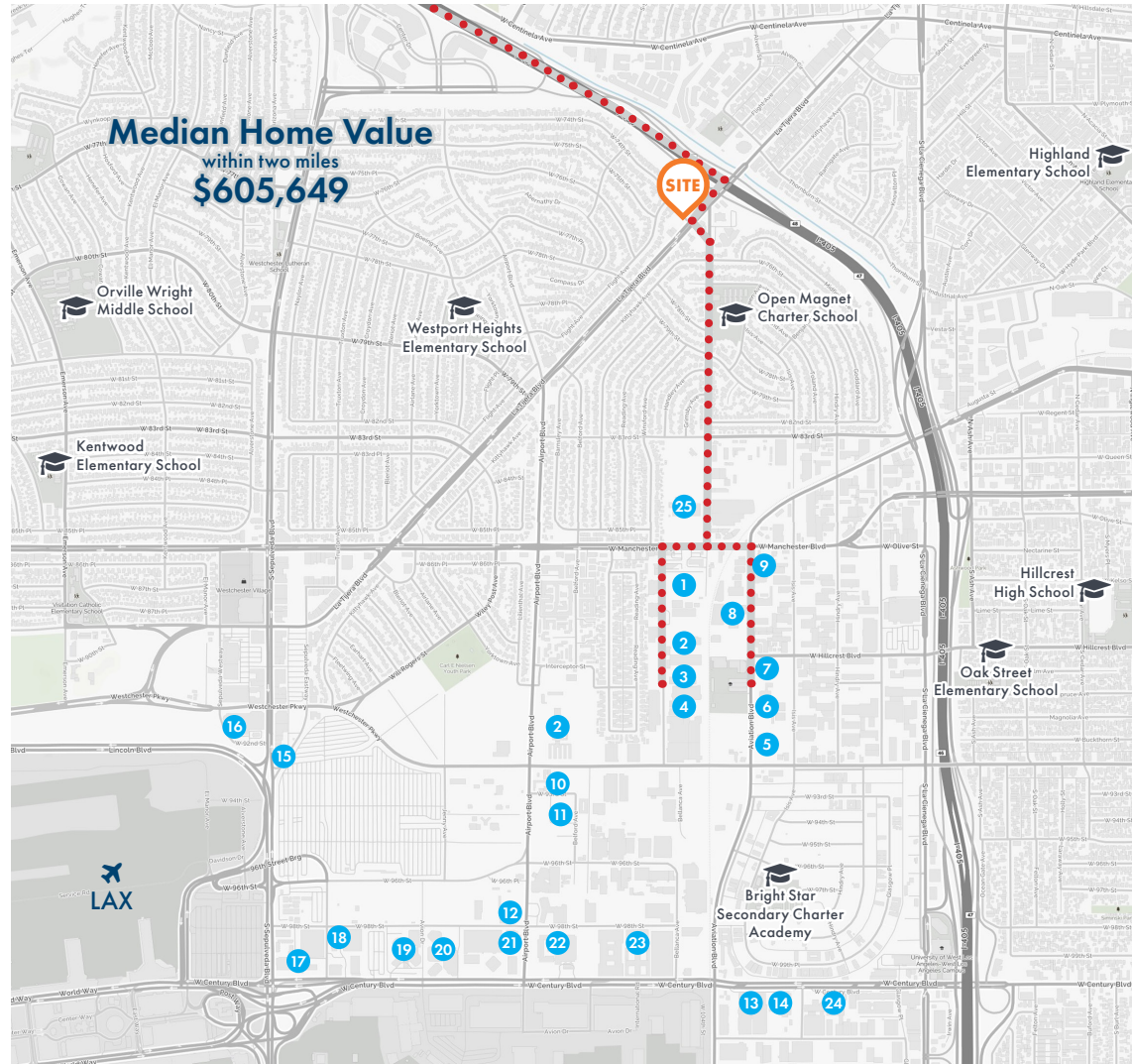
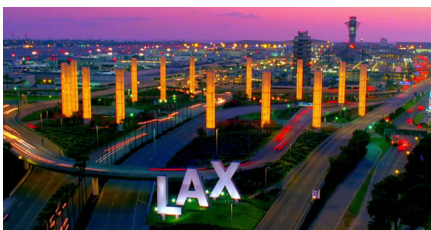
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Airport/Rental Car Route



- Route to LAX Rental car lots
- 1. Enterprise Rent-A-Car
- 2. Hertz
- 3. Sixt Rent A Car
- 4. Silvercar
- 5. Dollar Rent A Car
- 6. National Car Rental
- 7. Alamo Rent-A-Car
- 8. Black & White Car Rental
- 9. Advantage Rent A Car
- 10. Avis Car Rental
- 11. Zip Car
- 12. Budget Car Rental
- 13. Fox Rent A Car
- 14. Thrifty Car Rental
- 15. Beverly Hills Rent A Car
- 16. 24 Hour Rent A Car
- 17. Hyatt Regency Los Angeles
- 18. Courtyard by Marriott
- 19. Sheraton Gateway Los Angeles
- 20. Crowne Plaza Los Angeles Airport
- 21. Embassy Suites by Hilton
- 22. Los Angeles Airport Marriott
- 23. Hilton Los Angeles Airport
- 24. The Westin Los Angeles Airport
- 25. LAPD Ahmanson Recruit Training Center

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Demographics

	1 Mile	2 Miles	3 Miles
POPULATION			
2017 Estimated Population	34,198	103,413	227,339
2022 Projected Population	34,349	104,340	229,780
2010 Census Population	32,396	97,957	216,701
2000 Census Population	31,017	103,835	216,715
Projected Annual Growth 2017 to 2022	0.1%	0.2%	0.2%
Historical Annual Growth 2000 to 2017	0.6%	-	0.3%
2017 Median Age	37.4	37.8	36.6
HOUSEHOLDS			
2017 Estimated Households	14,942	41,517	85,936
2022 Projected Households	15,454	43,042	89,195
2010 Census Households	13,926	38,247	79,529
2000 Census Households	13,449	40,398	77,893
Projected Annual Growth 2017 to 2022	0.7%	0.7%	0.8%
Historical Annual Growth 2000 to 2017	0.6%	0.2%	0.6%
RACE & ETHNICITY (2017 Estimates)			
White	37.1%	37.0%	38.3%
Black or African American	38.2%	34.9%	29.3%
Asian or Pacific Islander	9.8%	7.9%	8.0%
American Indian or Native Alaskan	0.5%	0.5%	0.6%
Other Races	14.4%	19.6%	23.9%
Hispanic	21.2%	32.4%	39.5%

	1 Mile	2 Miles	3 Miles
INCOME (2017 Estimates)			
Average Household Income	\$108,137	\$103,916	\$98,434
Median Household Income	\$81,505	\$77,678	\$74,212
Per Capita Income	\$47,295	\$41,799	\$37,375
EDUCATION (2017 Estimates)			
Elementary (Grade Level 0 to 8)	3.7%	7.0%	10.2%
Some High School (Grade Level 9 to 11)	4.0%	6.3%	7.9%
High School Graduate	13.3%	16.1%	16.5%
Some College	24.1%	23.8%	22.3%
Associates Degree Only	8.2%	7.5%	6.8%
Bachelors Degree Only	25.8%	23.1%	21.9%
Graduate Degree	21.0%	16.1%	14.5%
BUSINESS (2017 Estimates)			
Total Businesses	1,662	6,436	10,464
Total Employees	17,098	75,951	174,295
Employee Population per Business	10.3	11.8	16.7
Residential Population per Business	20.6	16.1	21.7

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