

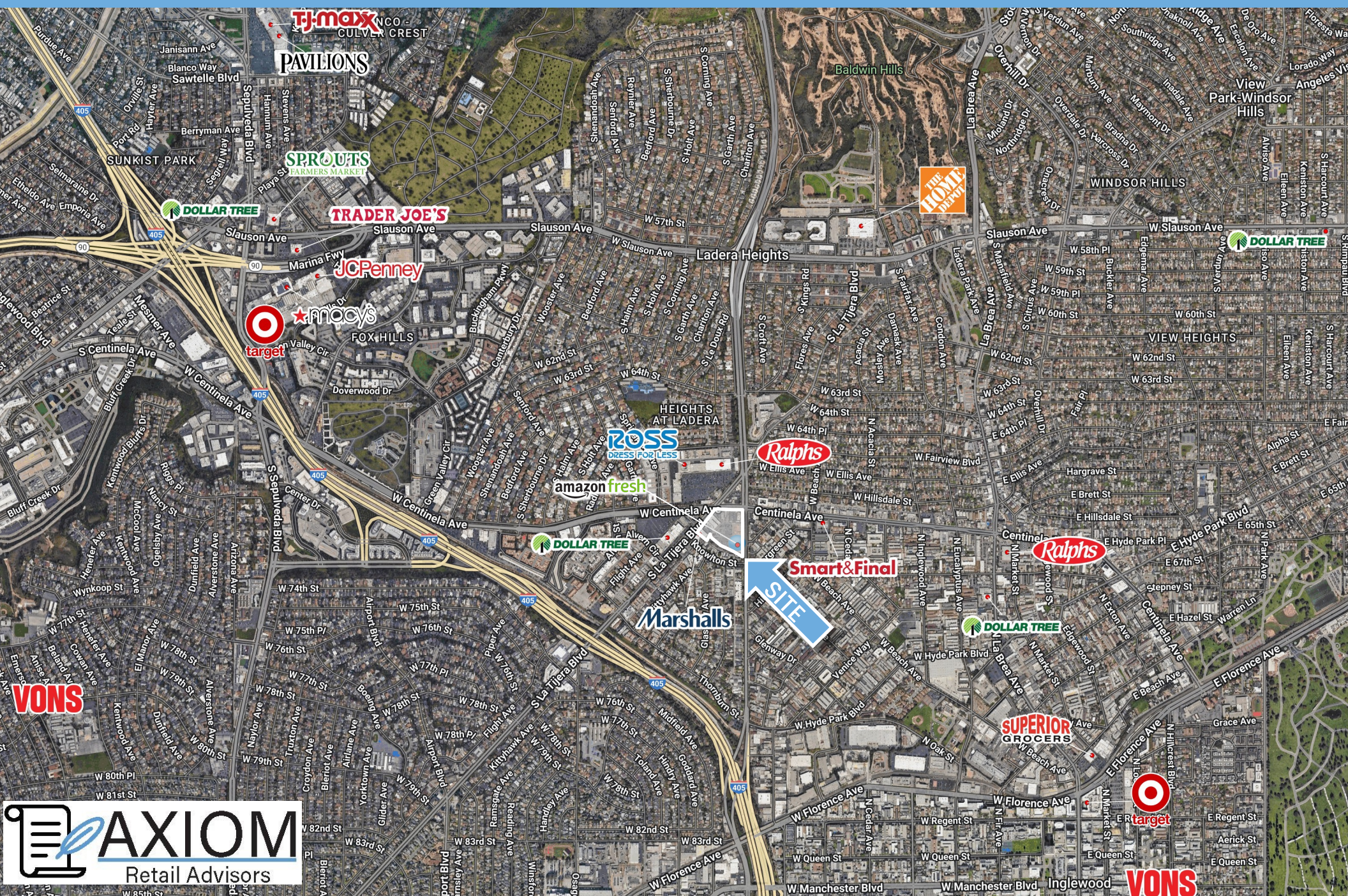
THE INTERCHANGE AT LA CIENEGA FOR LEASE - UP TO 6,000 SF POTENTIAL REDEVELOPMENT OPPORTUNITY

6824- 6828 S. La Tijera Blvd.
Los Angeles, CA 90045



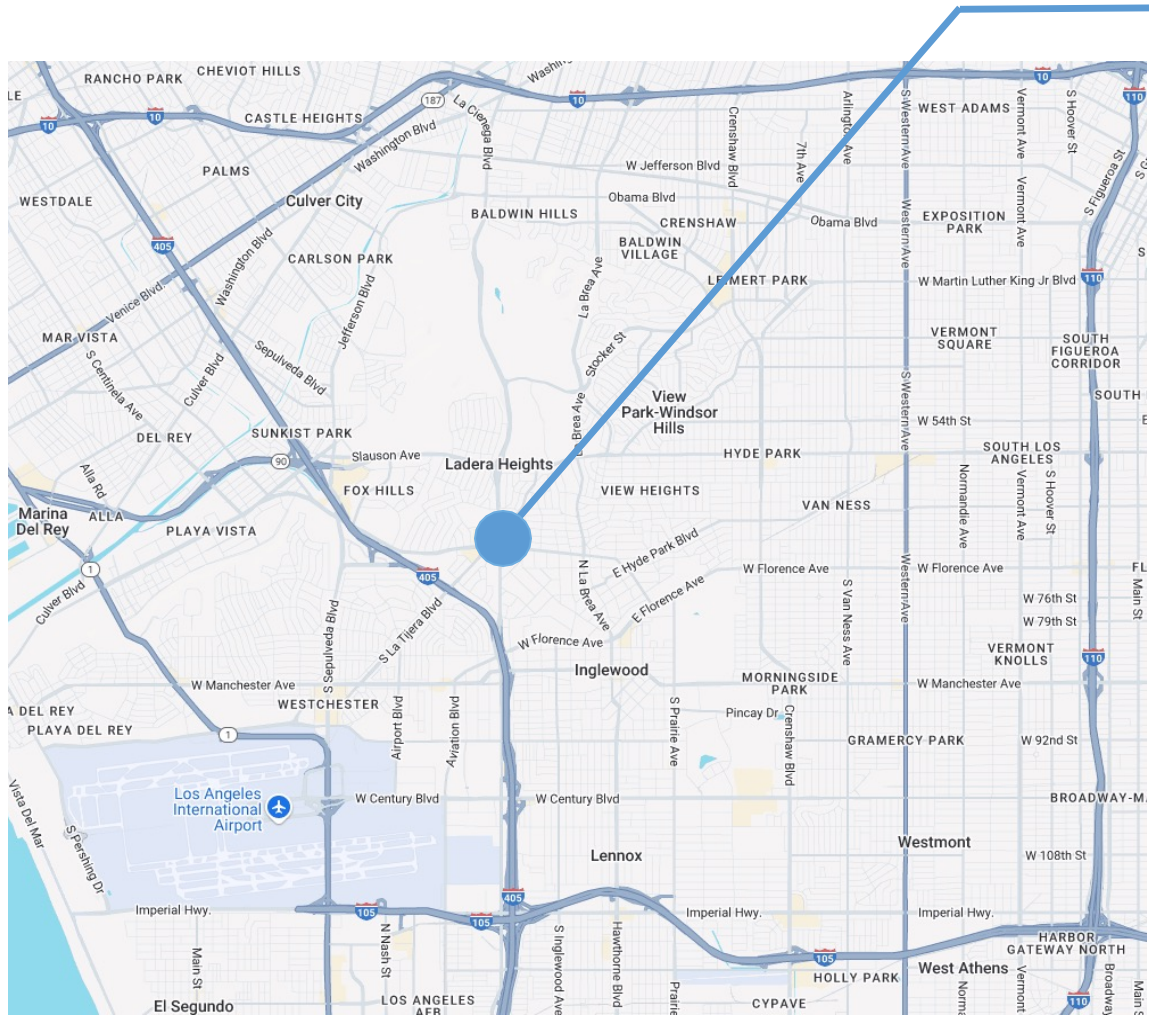
THE INTERCHANGE AT LA CIENEGA
FOR LEASE - UP TO 6,000 SF
POTENTIAL REDEVELOPMENT OPPORTUNITY

6824- 6828 S. La Tijera Blvd.
Los Angeles, CA 90045



THE INTERCHANGE AT LA CIENEGA FOR LEASE - UP TO 6,000 SF POTENTIAL REDEVELOPMENT OPPORTUNITY

6824- 6828 S. La Tijera Blvd.
Los Angeles, CA 90045



Property Highlights:

- High Profile Location with Outstanding Signage and Visibility
- Anchored by High Performing Marshalls and Amazon Fresh
- Located at confluence of 3 major arterials carrying in excess of 142,000 CPD
- Proximate to Major Employment Centers with 201,237 Employees Daytime Pop 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: 90,033 CPD
S. La Tijera Blvd: 34,185 CPD
Centinela Ave: 27,268 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.

THE INTERCHANGE AT LA CIENEGA FOR LEASE - UP TO 6,000 SF POTENTIAL REDEVELOPMENT OPPORTUNITY

6824- 6828 S. La Tijera Blvd.
Los Angeles, CA 90045

