

# FOR LEASE

— 6819 —

WEST BLVD

**WESTMAC**  
Commercial Brokerage Company







## FOR MORE INFORMATION

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# EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to offer for lease 6819 West Boulevard, a highly upgraded, fully renovated creative office / flex building with exceptional visibility. The property is a ±3,400 square foot freestanding building on ±4,449 square feet of land, prominently located at the signalized intersection of West Boulevard and Redondo Boulevard. The site enjoys strong street presence along West Boulevard, traffic counts of nearly 16,000 cars per day, a Walk Score of 72, and easy vehicular access.

The location offers convenient access to the Westside, Silicon Beach, Culver City, and Santa Monica. Tenants benefit from a central position within the greater Los Angeles area, with efficient connectivity to major entertainment, media, and technology corridors, as well as quick links to LAX and other key regional destinations. Nearby freeway access to the 405, 105, 10, and 110 supports smooth circulation across the broader region.

The interior of 6819 West Boulevard features an open-concept layout with polished concrete floors and exposed bow-truss ceilings, creating a bright and inspiring creative environment. Natural light from skylights and large windows is complemented by efficient LED lighting throughout. Improvements include two dedicated recording or podcast studios, an upstairs loft office, a fully equipped kitchen, and multiple entry points that provide flexible access. The building is fully temperature-controlled and serviced by two independent HVAC systems.

The surrounding neighborhood features new residential and mixed-use projects, upgraded streetscapes, and expanding retail, hospitality, and transit options. This momentum enhances the property's appeal for tenants seeking a standalone building within an emerging, design-forward corridor influenced by the continued growth of Silicon Beach and nearby creative hubs.

A private, gated rear parking lot accommodates approximately five vehicles and can also serve as additional workspace or outdoor activation area. The property is steps from the K Line, which provides rail connectivity north to Leimert Park and the Expo/Crenshaw station and south through Inglewood to Westchester/Veterans and toward the South Bay, as well as airport access via the LAX/Metro Transit Center and connections to the broader Metro system. Ideal for creative agencies, production companies, architecture firms, and photography or content studios, 6819 West Boulevard delivers a move-in-ready, design-driven environment in a strategically positioned Los Angeles location.



# PROPERTY INFORMATION

**Site Address:**

6819 West Boulevard

**APN:**

4013-007-030

**Building Size:**

±3,400 SF (per tax record)

**Land Size:**

±4,449 SF (per tax record)

**Zoning:**

INC3YY

**Property Type:**

Creative Office

**Built/Renovated:**

2025

**Stories**

Two (2)

**Tenancy:**

Single Tenant

**Parking:**

Five (5)

**Walk Score:**

72 (Very Walkable)

**Asking Price:**

\$3,00 PSF NNN

NNN:±\$0.18/SF/Mo.



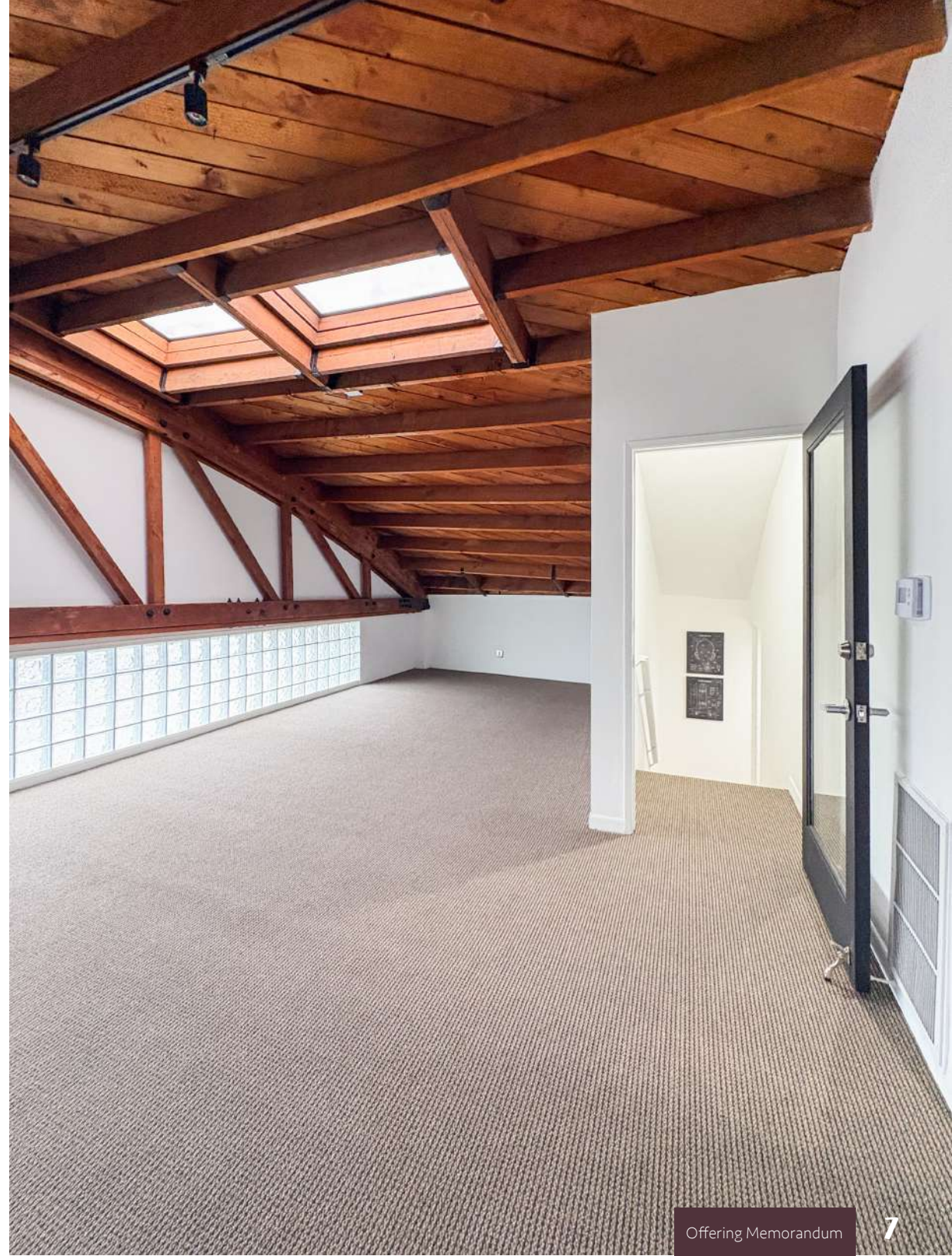


# PROPERTY HIGHLIGHTS

- **Prime Location:** Located at the signalized corner of West Blvd. and Redondo Blvd., offering strong exposure and connectivity within one of Los Angeles County's fastest-growing sub-markets.
  - Area Amenities: Convenient to major nearby destinations, including:
    - SoFi Stadium & Hollywood Park District (approximately 1.5 miles south)
    - Intuit Dome
    - NFL Network Headquarters and surrounding corporate campuses
    - Over 2,500 new residential and mixed-use units
    - Expanding retail, hospitality, and transit-oriented growth

This central location makes 6819 West Boulevard ideal for creative firms, production companies, architecture studios and design-focused tenants seeking a premium, move-in ready space with style and function.
- **Flexible Space:** Separate entrances at the front and rear provide functional flexibility for an owner-user.
- **Gated Outdoor Area:** Secure outdoor space suitable for parking, outdoor break areas, or flexible workspace use.
- **Full Kitchen:** Includes a large sink, full-size refrigerator, dishwasher, electric range, and range hood.











# AREA AMMENTIES

## **LAX TRANSIT/ METRO STATION (ADJACENT TO PROPERTY)**

The property is located directly across the street from the newly constructed K Line Fairview Heights Metro Station. The K Line features eight stations and connects to the Expo Line, providing convenient access to Downtown Los Angeles, USC, and Santa Monica. The Fairview Heights Station offers connections in minutes to the LAX Metro Transit Center, delivering direct access to LAX.

## **NEW SOFI STADIUM & DISTRICT (1.5 MI. SOUTH)**

At an estimated cost of \$5–6 billion, global sports and entertainment destination, home to the LA Rams and LA Chargers. SoFi Stadium hosts major year-round events, including Super Bowl LVI, national championships, world-tour concerts, and multiple upcoming 2026 FIFA World Cup and 2028 Olympic events. It anchors the 298-acre Hollywood Park development featuring retail, offices, residences, hotel, parks, the YouTube Theater, and the NFL Media campus.

## **NEW INTUIT DOME (1.5 MI. SOUTH)**

A \$2+ billion, 18,000-seat arena completed in 2024 and home of the LA Clippers.

Features include “The Wall” fan section and the Halo Board.

The Intuit Dome hosts NBA games, concerts, and major events, including the 2026 NBA All-Star Game and 2028 Olympic basketball. Located within the expanding Hollywood Park district.

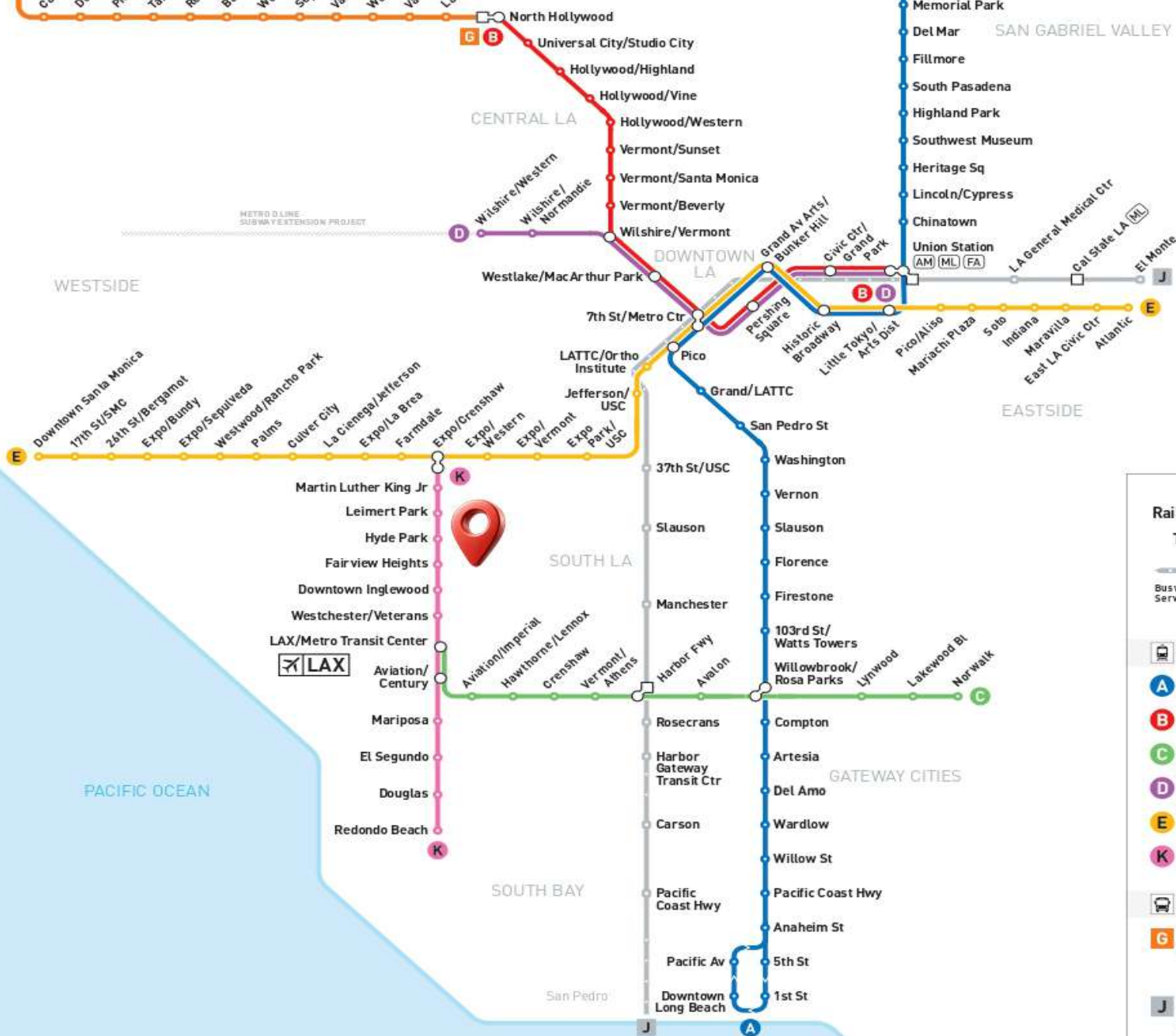
## **KIA FORUM (1.5 MI. SOUTH)**

A historic 18,000-seat arena known for major concerts and entertainment events.

Fully renovated with modern amenities while preserving its iconic architecture.

Minutes from LAX and easily accessible via the Metro K Line or local streets.





- Metro Rail**
- A Line**  
Azusa to Long Beach
  - B Line**  
North Hollywood to Union Station
  - C Line**  
LAX to Norwalk
  - D Line**  
Wilshire/Western to Union Station
  - E Line**  
Santa Monica to East LA
  - K Line**  
Expo/Crenshaw to Redondo Beach

- Metro Busway**
- G Line**  
Chatsworth to North Hollywood  
\*Van Nuys Station closed until winter 2028. Buses will stop at Van Nuys Blvd and Oxnard St.
  - J Line**  
El Monte to San Pedro  
Street service in Downtown LA and San Pedro.

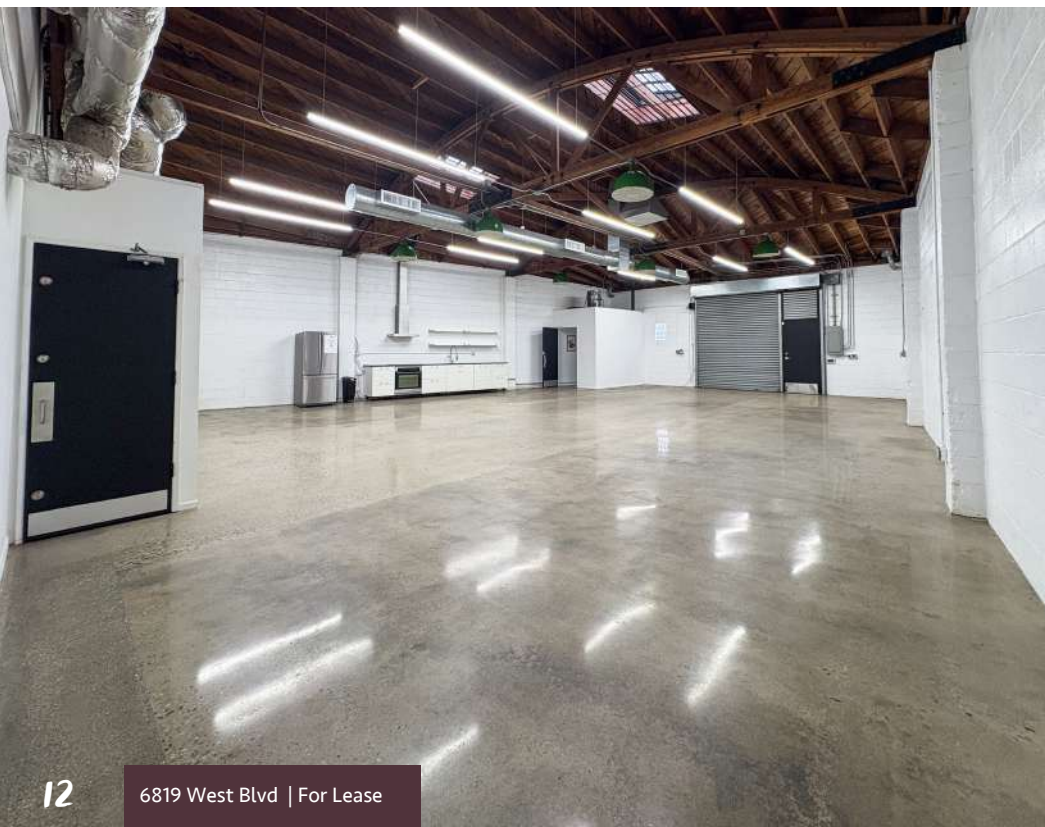
- Regional Rail**
- Amtrak**  
amtrak.com
  - Metrolink**  
metrolinktrains.com

- Airport Shuttle**
- LAX FlyAway**  
flylax.com/flyaway

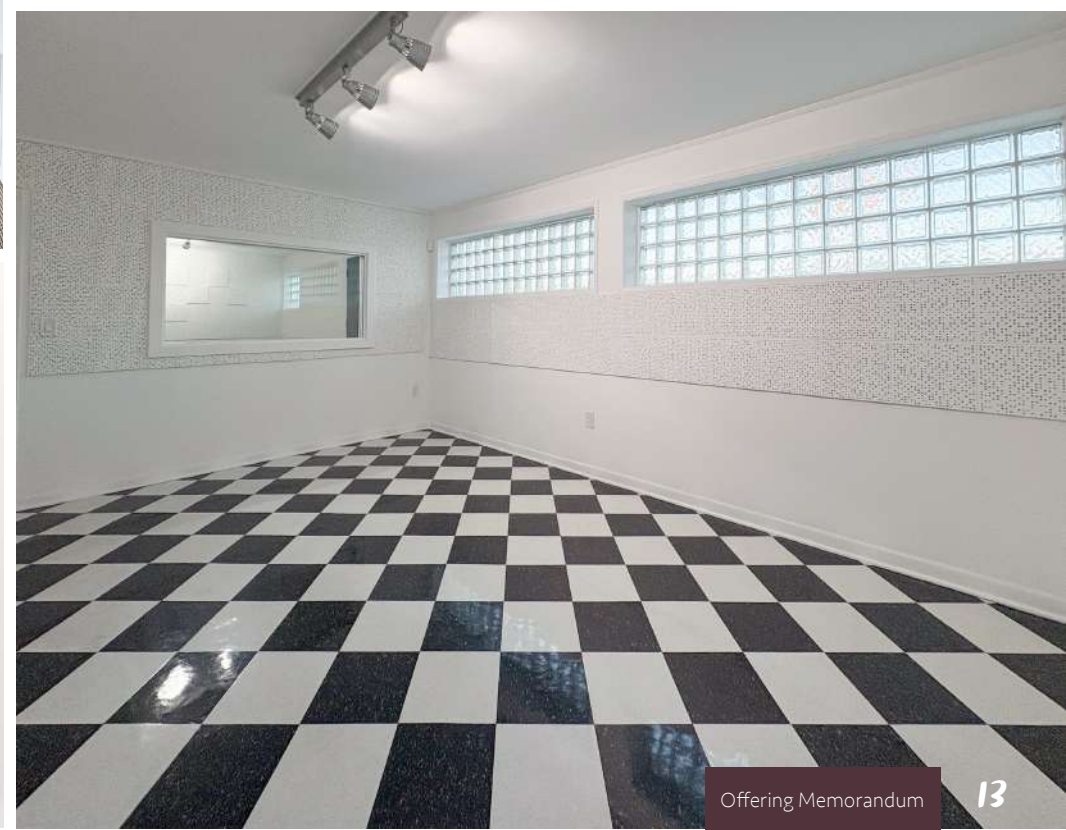
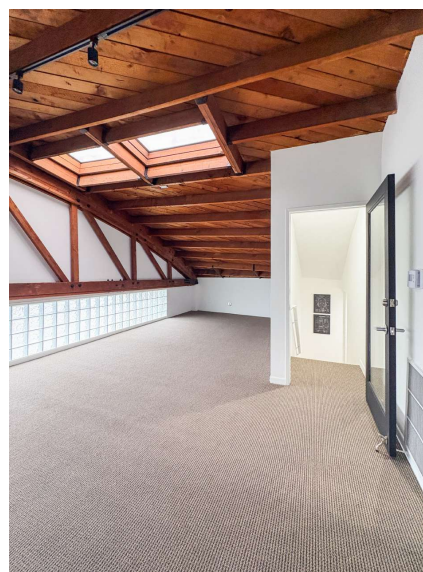
















## AREA SUMMARY

6819 West Boulevard is positioned within a tech-influenced growth corridor benefiting from its proximity to Greater Silicon Beach. The surrounding area sits along the outward expansion of established employment hubs such as Culver City and Playa Vista, serving the expanding technology, media, and creative ecosystem.

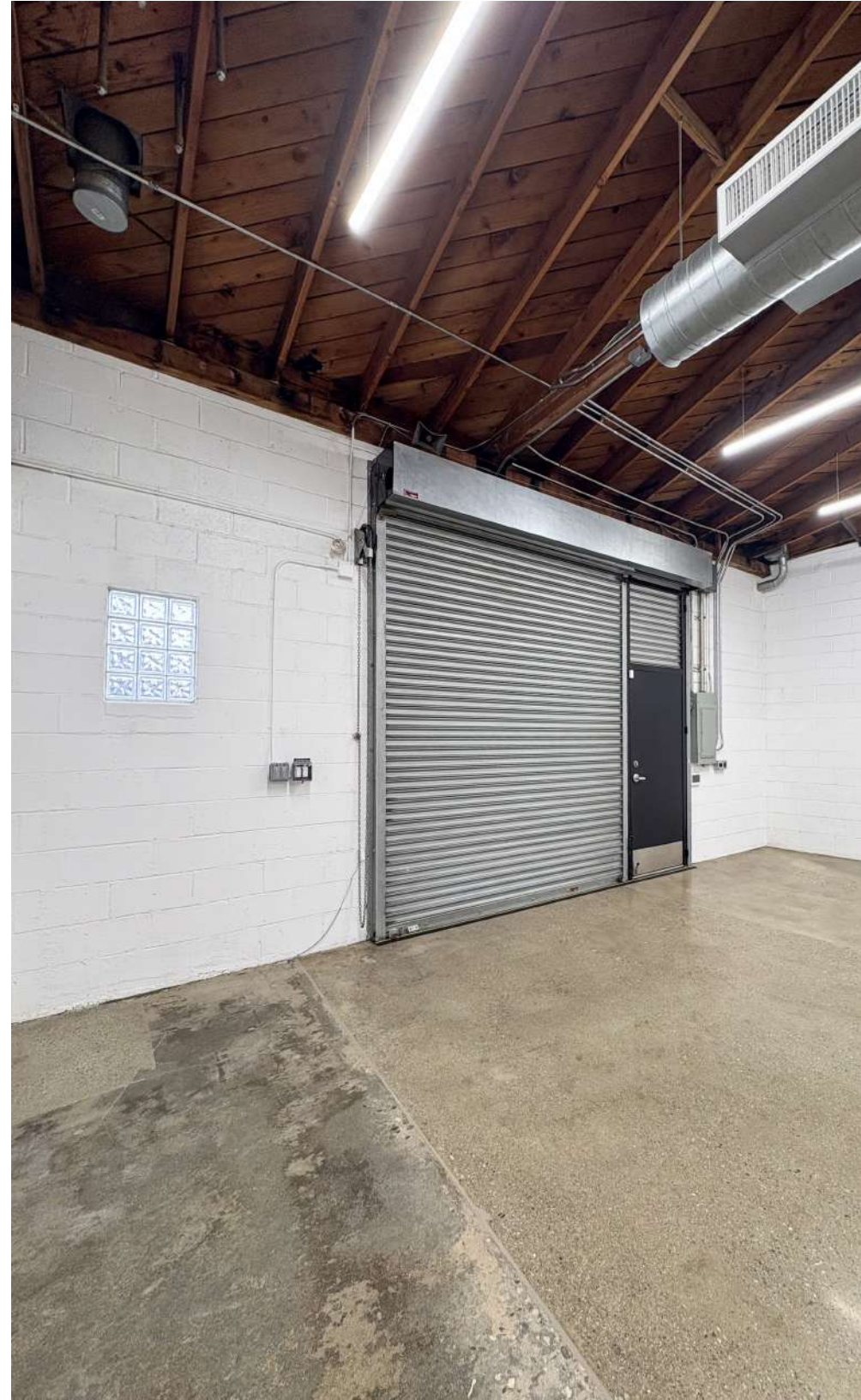
Recent transit improvements, including the Crenshaw/LAX K Line, have enhanced connectivity throughout Westside employment centers, airport destinations, and the greater Los Angeles region. The property also benefits from convenient access to the 405, 105, 10, and 110 freeways, supporting efficient circulation across central and western Los Angeles.

Significant redevelopment in the area has brought more than 2,500 new residential and mixed-use units, upgraded streetscapes, new commercial offerings, and increased demand for creative and production-related space. This makes it an appealing location for tenants seeking a central Los Angeles address with access to major employment centers, entertainment venues, and transportation corridors.



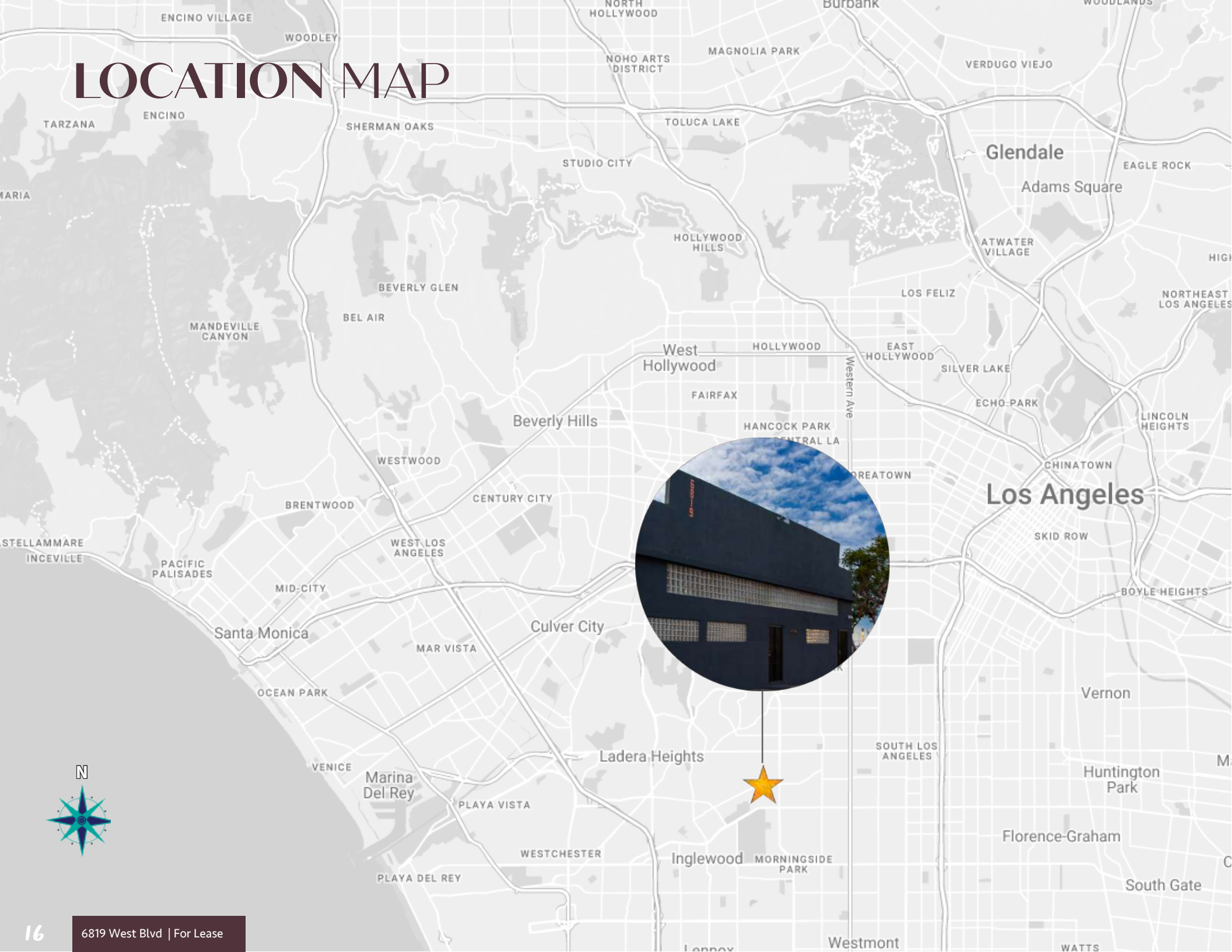
# TRAFFIC

Traffic Vol	Collection Street	Cross Street
10,112	West Blvd	W 71st St N
15,627	West Blvd	E 67th St N
982	Brynhurst Ave	W 67th St N
32,261	W Florence Ave	W Florence Ave E
2,857	W 67th St	Brynhurst Ave E
16,039	West Blvd	E 67th St S
5,772	E Redondo Blvd	N Long St NE
3,304	W 67th St	S Victoria Ave E
1,093	Brynhurst Ave	W 67th St S





# LOCATION MAP

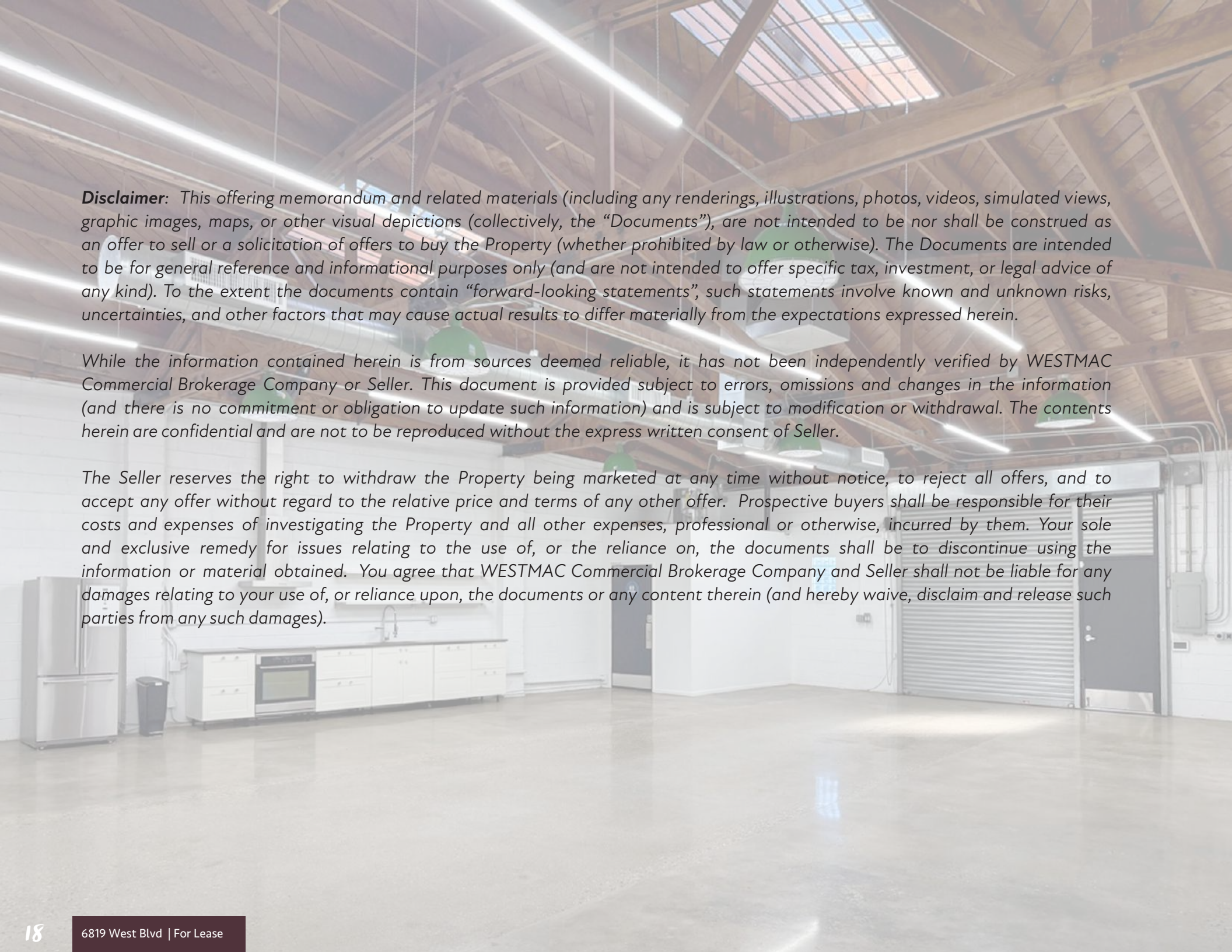




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Offering Memorandum



The background image shows a spacious industrial or commercial kitchen area. It features a high ceiling with exposed wooden beams and several skylights. The floor is a smooth, light-colored concrete. On the left side, there is a modern kitchen setup with white cabinetry, a stainless steel refrigerator, a sink, and a built-in oven. To the right, there are large metal rolling doors and a dark door. The overall atmosphere is bright and clean.

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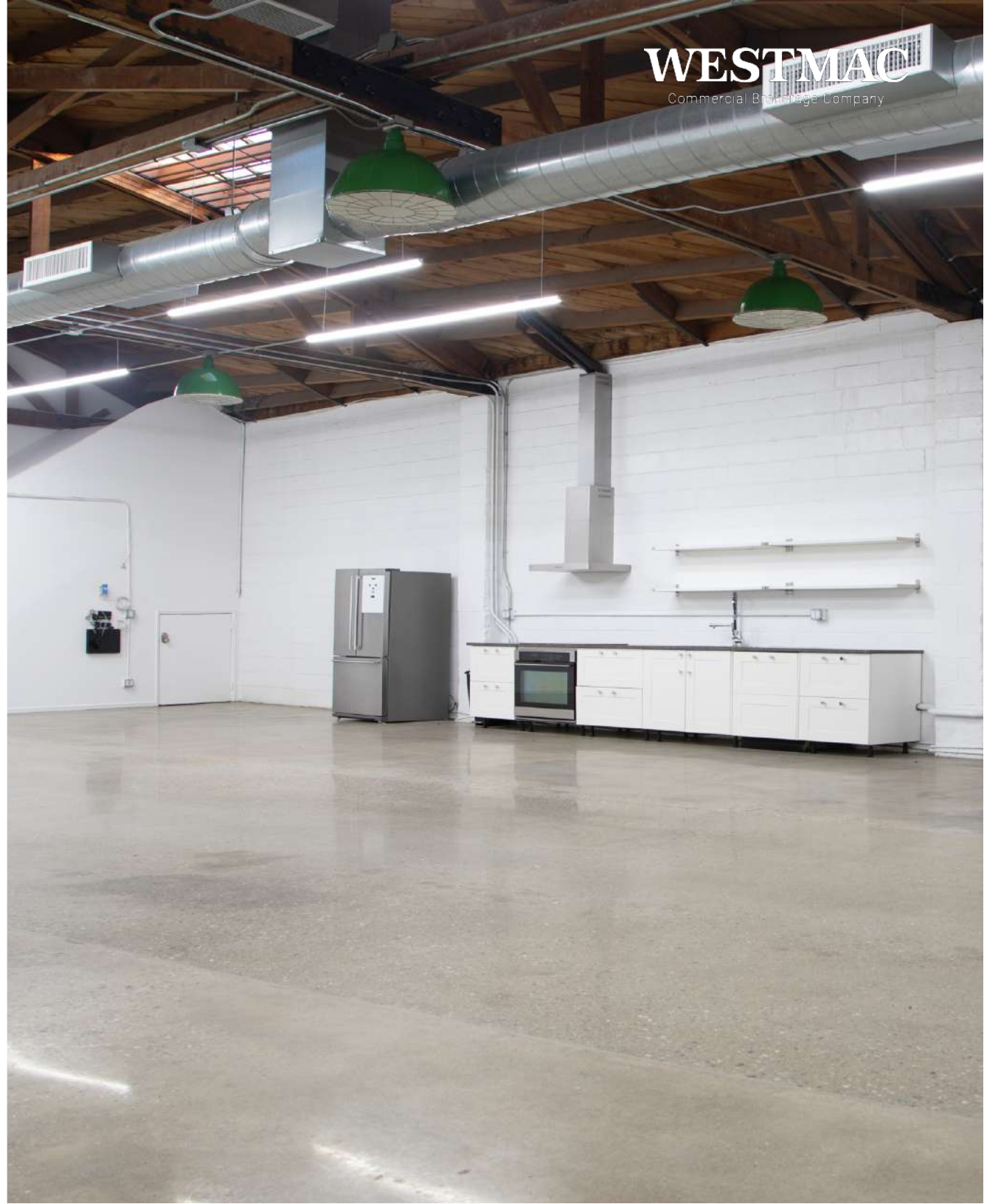
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