

WESTCHESTER
SHOPPING CENTER



CBRE

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Overview

Westchester Shopping Center is a dominant multi-anchor center located at Sepulveda and Manchester featuring Trader Joe's, Ross Dress 4 Less, TJ Maxx, Kohl's, CVS Pharmacy and more.

The property offers prominent frontage on Sepulveda Boulevard, the primary commuter road to LAX, and services the surrounding Silicon Beach tech hubs including Venice, Playa Vista, Culver City and El Segundo.





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The vision for Westchester Shopping Center is an exciting, pedestrian friendly place, with charming fast casual eats, and shops to compliment the existing anchor tenants.

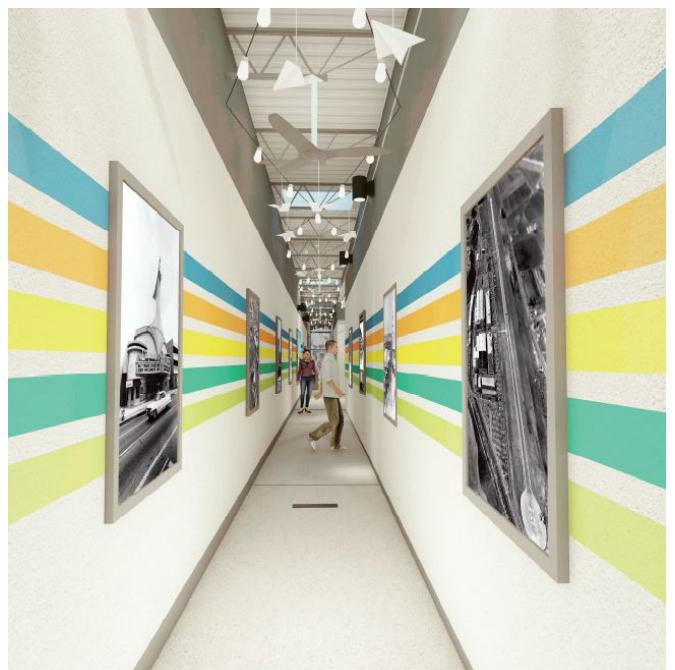


New Restaurant Space (Under Construction) For Lease



2,406 SF + 395 SF Exclusive Outdoor Patio

New Pedestrian Corridor



Site Plan





WHO IS OUR AUDIENCE?



Urban Chic 27.8%

Middle-aged married couples who live a sophisticated, exclusive lifestyle. Busy, well-educated and tech-savvy consumers. Shop at Trader Joe's, eat organic and drink imported wine.



Laptops & Lattes 13.8%

30-something single professionals who are cosmopolitan and connected - teleologically savvy consumers. Spends money on clothes, dining out, travel and lattes. Shop at higher-end markets.



Trendsetters 13.5%

Young and well-educated singles living life to the fullest. Spenders, not savers. Image and health are important, as are environment and social issues.



Exurbanites 12.7%

Empty nesters in single-family homes. Well-educated and interested in quality more than cost. Interest in home improvement, personal care.

Average household income of
\$155,540 in the immediate trade
area.

	1 Mile	3 Mile	5 Mile
2021 Population - Current Year Estimate	15,559	210,632	605,059
2026 Population - Five Year Projection	15,751	214,722	615,926
2021 Median Age	43	37	38
Bachelor's Degree	4,549	41,655	118,725
Graduate or Professional Degree	2,371	25,678	75,670
2021 Average Household Income	\$155,540	\$123,019	\$118,022
2026 Median Household Income	\$130,331	\$98,573	\$92,318



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Traffic Counts

