

THE WESTCHESTER ADVANTAGE



Prime Location in High Traffic Corridor

Westchester's stretch of Sepulveda Boulevard is one of the primary gateways to Los Angeles International Airport, with more than **95,000 vehicles passing daily**. Combined with Manchester Avenue and Lincoln Boulevard, the area's major commercial corridors generate more than **131,000 daily vehicle trips**, providing exceptional visibility for businesses.



POPULATION

90045

41,000+

3 mile

210,000+

5 mile

610,000+



AVERAGE HOUSEHOLD INCOME

90045

\$155,230

3 mile

\$157,334

5 mile

\$155,181



EDUCATION

63.4% of adults have a
bachelor's degree or higher

20 schools (k - 12) within
2 miles of Westchester



STRATEGIC LOCATION

LAX | <1 miles

Loyola Marymount University | 1 mile

Playa Vista / Silicon Beach | 2 miles

Playa del Rey Beach | 3 miles

Marina del Rey | 4 miles

El Segundo | 4 miles

SoFi Stadium + Intuit Dome | 5 miles

Venice Beach | 6 miles

Manhattan Beach | 7 miles