

FOR LEASE

# 6949 LA TIJERA BLVD

UNIT C | LOS ANGELES, CA 90045



# 6949 LA TIJERA BLVD. UNIT C

LOS ANGELES, CA 90045

C1 and C2 may be leased individually or together.

## PROPERTY DETAILS:

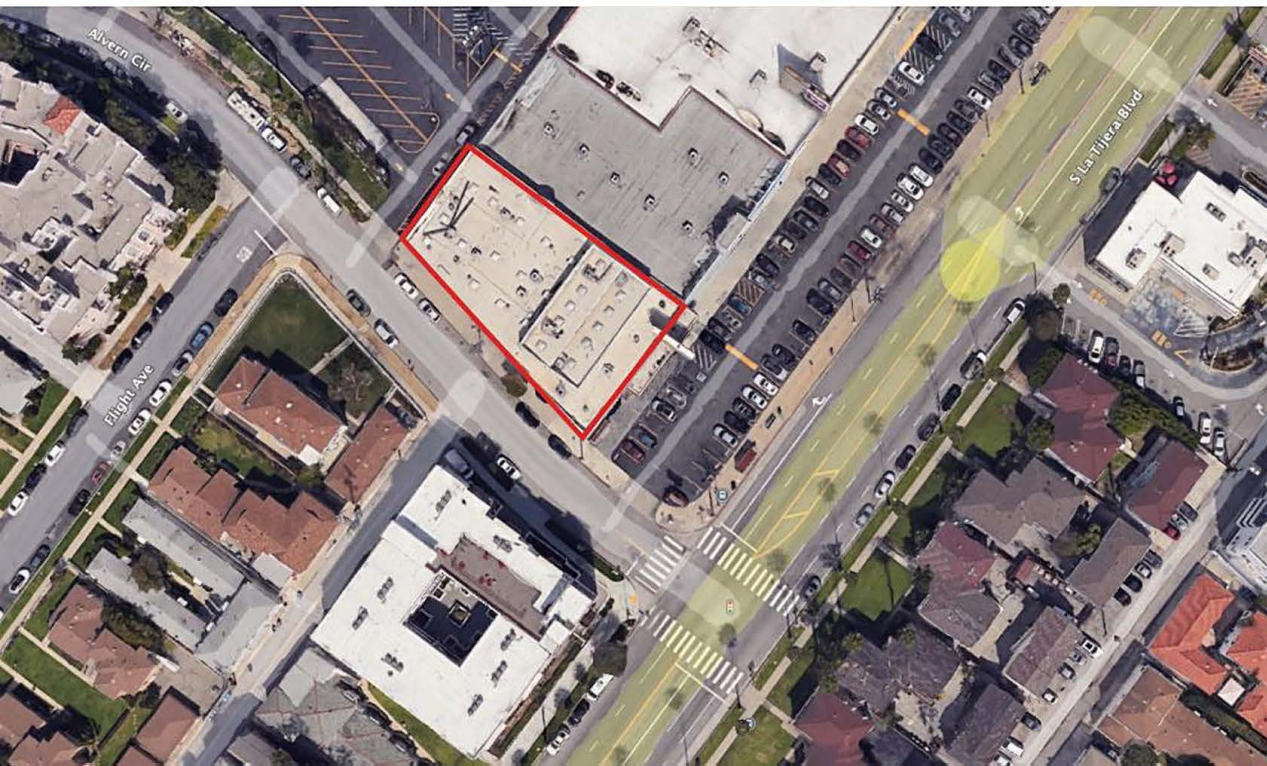
**C1:** Front Space  
**SF:** 2,220  
**Rate:** \$3.10/SF NNN

**C2:** Rear Space  
**SF:** 1,735  
**Rate:** \$2.60/SF NNN

**Total SF:** 3,955  
**Available:** Now  
**Use:** Retail

## FEATURES:

- High ceilings providing strong retail presence and flexibility
- Ample on-site parking with convenient ingress and egress
- Prominent illuminated pylon sign (double sided) along La Tijera Blvd
- Rear portion of space with direct exposure to expansive parking
- Walkable to surrounding restaurants and neighborhood services
- Strong residential density and daytime employment base nearby
- Signalized corner with strong traffic exposure
- Bonus storage area above bathrooms
- Convenient access to the 405 Freeway, LAX, Playa Vista, and Culver City

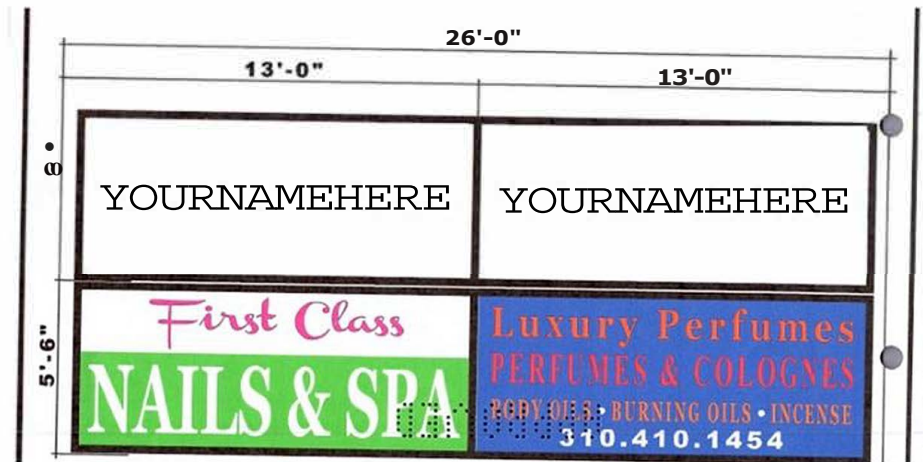




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## PYLON SIGN + DIMENSIONS

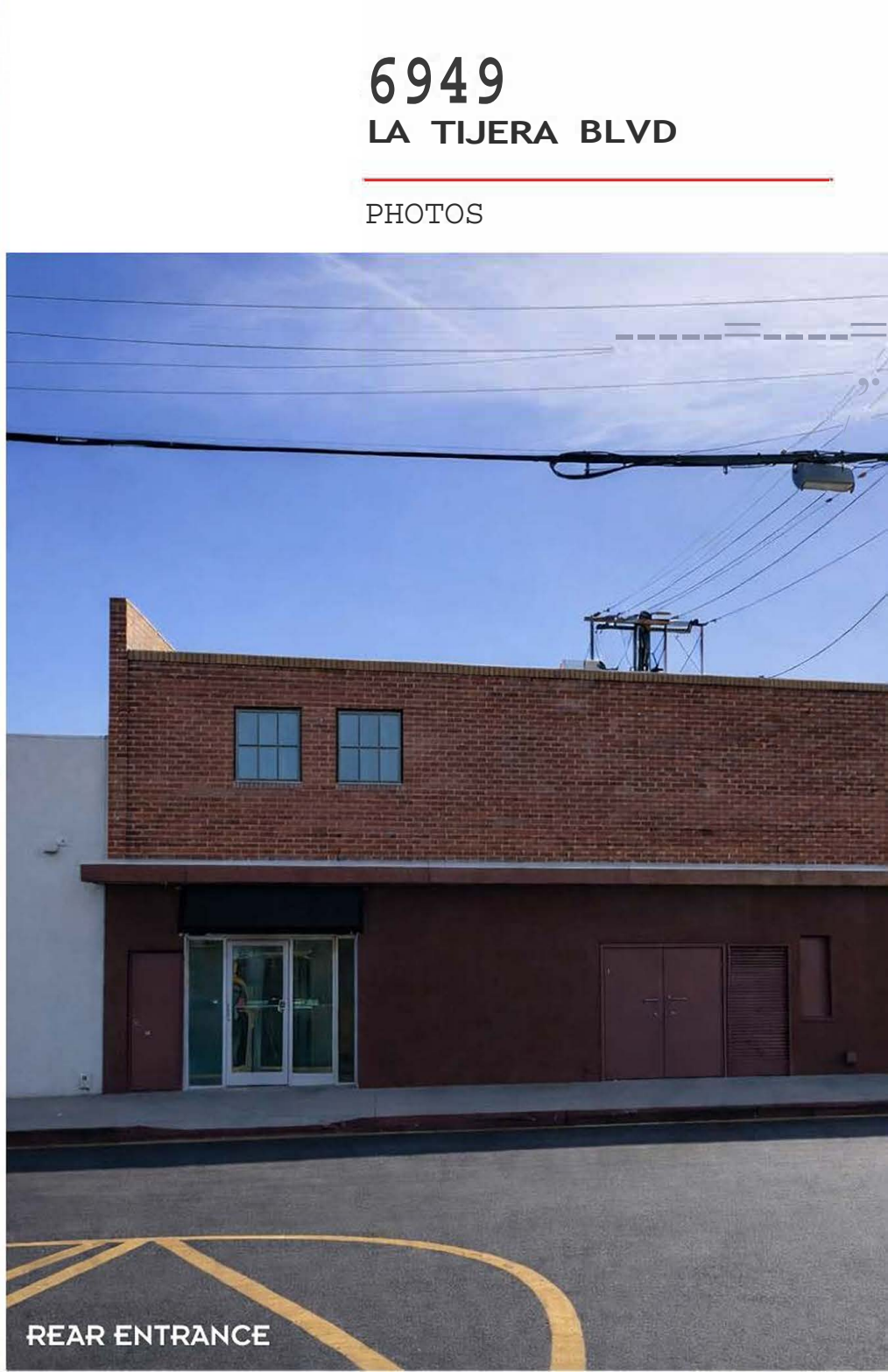




REAR ENTRANCE



PARKING



6949  
LA TIJERA BLVD

PHOTOS

REAR ENTRANCE

# 6949

LA TIJERA BLVD

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C1 - INTERIOR PHOTOS



Unit C1 Main Entrance



Unit C1 Interior



Unit C1 Interior

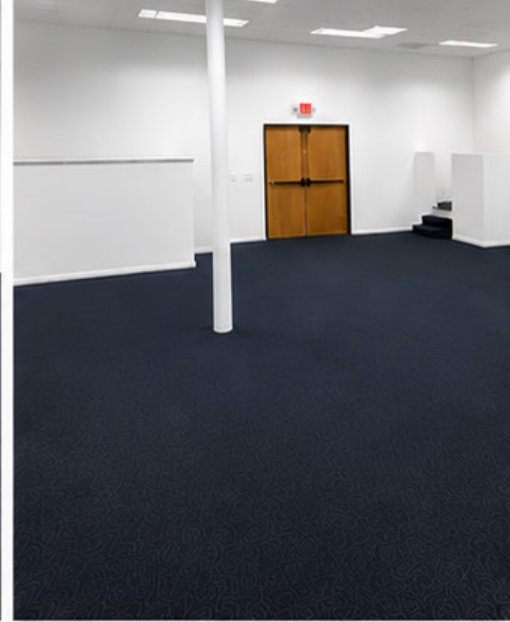


Unit C1 Interior

# 6949

## LA TIJERA BLVD

### C2 - INTERIOR PHOTOS



# AREA OVERVIEW

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## Submarket & Location

The subject property is situated in the Westchester neighborhood of Los Angeles within ZIP code 90045.

La Tijera Boulevard is a primary north-south arterial corridor cutting through the commercial spine of Westchester, connecting the neighborhood to LAX, Playa Vista, and Culver City.

Westchester borders El Segundo to the south, Playa Vista to the north, Inglewood to the east, and Playa del Rey to the west, with convenient access to major highways and a location on the Westside of Los Angeles.

La Tijera Boulevard is home to established retail anchors that serve the affluent surrounding residential base. Grand Ladera Center, located at 6709 La Tijera Blvd, is a 187,000+ SF shopping center anchored by Ralphs, Ross Dress for Less, and CVS, with co-tenants including Chase Bank, Chipotle, and Dave's Hot Chicken, making it the dominant grocery-anchored power center for this trade area.

Westchester's commercial districts run along its main arteries of Lincoln Boulevard, Sepulveda Boulevard, and Manchester Avenue, with La Tijera serving as a key connector linking these nodes to Playa Vista and Culver City.





Your Name Here



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