

FOR LEASE  
Available

# LAX Crossroads

5555 W Manchester Avenue  
Los Angeles, CA 90045



## Property Features

- Extra Space with 900+ Units generates lots of foot traffic
- Blocks from LAX, Metro Train & NFL
- Adjacent to 14 Acre Police Academy generates lots of foot traffic
- Located off major signalized intersection
- Join National/Regional Tenants at center



## LAX CROSSROADS

5555 W Manchester Avenue, Los Angeles, CA 90045

For more information, please contact:

**Daniel Khakshouri**

310 747 5555

daniel@5555Holdings.com



Demographics	1 Mile	3 Miles	5 Miles
Population	22,112	235,272	700,510
Avg. HH Income	\$100,700	\$96,595	\$97,265
Daytime Population	18,727	135,363	310,992

Traffic Count: 36,978 CPD on Manchester

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.



LAX Automated People Mover linking the Crenshaw Metro Line to LAX pictured at right.

## METRO CRENSHAW LIGHT RAIL

The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood, Westchester and El Segundo; and portions of unincorporated Los Angeles County. The new Metro Rail extension will offer an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders will be able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

The Crenshaw/LAX Transit Project will serve the Crenshaw District, Inglewood, Westchester and surrounding area with eight stations, at:

1. Expo/Crenshaw
2. Martin Luther King Jr.
3. Leimert Park
4. Hyde Park
5. Fairview Heights
6. Downtown Inglewood
7. **Westchester/Veterans**  
*Florence Ave. & Hindry Ave.  
Intersection around 1/4 Mile from Property*
8. Aviation/Century

In addition to the alternative transportation option to congested roadways, the project will also provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County.

The Crenshaw/LAX Project is one of 12 transit projects funded by Measure R, the half-cent sales tax approved by Los Angeles County voters in 2008.







Silicon Beach

Howard Hughes Center

Automated People Mover

LAX





## SILICON BEACH

Silicon Beach is the Westside region of the Los Angeles metropolitan area that is home to over 500 tech startup companies. Major technology companies have opened offices in the region including Google, Yahoo!, YouTube, BuzzFeed, Facebook, Salesforce, AOL, Electronic Arts, EdgeCast Networks, and MySpace. The region is considered the second- or third-largest tech hub in the world, according to various reports.

Silicon Beach is also home to a number of start-up incubators and accelerators, such as Amplify.LA, Science, Disney Accelerator, and TechStars Cedars Sinai. Higher education institutions headquartered in Silicon Beach include Loyola Marymount University and Otis College of Art and Design. Other higher education institutions in the nearby Southern California region or with satellite campuses in/nearby Silicon Beach include: California Institute of Technology, University of California Los Angeles, University of Southern California. The RAND Corporation is headquartered in Santa Monica. In the first six months of 2013, start-ups in Silicon Beach raised over \$500 million in funding, and there were 94 new start-ups and nine acquisitions.

This has had major impacts on the type and availability of office space and on home prices in Playa Vista, Playa Del Rey, Westchester, Santa Monica, and Venice, as these areas have become more desirable due to this influx. The effects are also spilling over into Marina del Rey, and Hermosa Beach and continues to attract tech firms, venture capital, and startups.



## LAX APPROVES \$4.9 B AUTOMATED PEOPLE MOVER

*“This historic investment will ensure that LAX is seamlessly connected with communities across the region. Making LAX the most passenger-friendly airport in the world means giving travelers what they need and have been asking for—reliable, convenient transportation to and from the terminals.”- Mayor Eric Garcetti*





**HANDLES MORE ORIGIN  
AND DESTINATION  
PASSENGERS THAN ANY  
OTHER AIRPORT IN THE  
WORLD**

**4<sup>TH</sup>**

Busiest Airport  
84 Million Annual Passengers

**2ND MOST POPULATED  
CITY IN THE US**

18.6 million CSA populations



## **LOS ANGELES INTERNATIONAL AIRPORT (LAX)**

Majority of the land surrounding LAX is zoned for light industrial, such as manufacturing, warehouse/distribution and automotive related commercial. Many of the businesses depend on LAX either for air shipments or for customers for rental car facilities. LAX Airport handles more “origin and destination” passengers than any other airport in the world. In terms of international passengers, LAX is the third busiest in the US with over 80M annual passengers. LAX is directly responsible for 620,610 regional jobs with labor income of \$37.3 billion. Of that total, an estimated 59,000 jobs are located at or near the airport and directly attributable to LAX.





## THE CITY OF CHAMPIONS

The City of Champions Revitalization Project is a 298-acre, mixed-use real estate development being built on the former site of the Hollywood Racetrack and Casino: This is the largest parcel of undeveloped land in the Greater Los Angeles area.

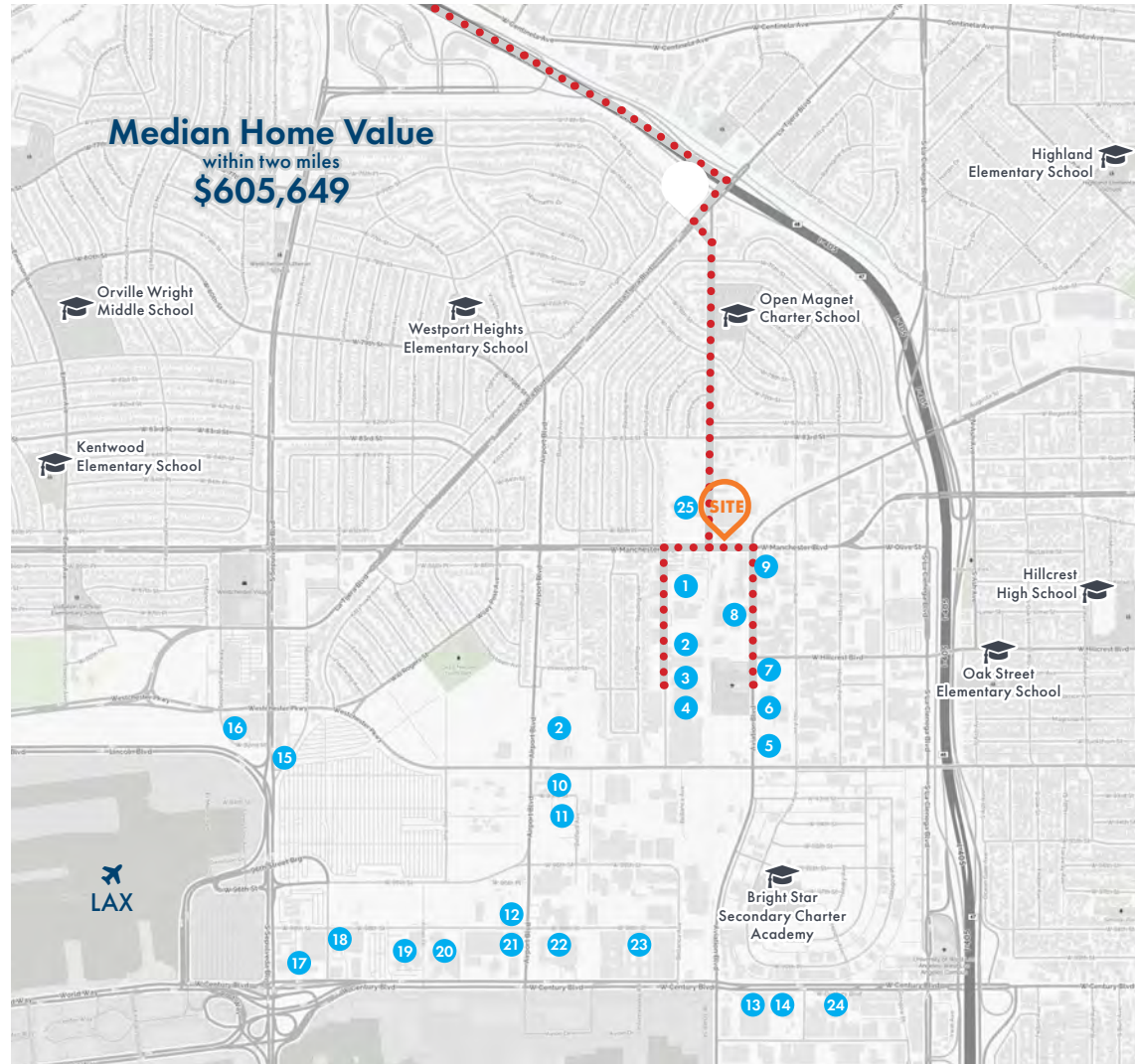
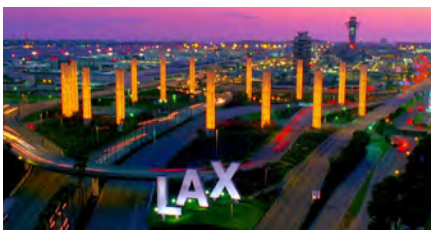
Set into motion by the NFL Rams relocating to Inglewood, the Los Angeles Clippers expected to have their new arena in Inglewood by 2024. Clippers owner Steve Ballmer will finance the stadium 100% with private money, after recently buying the team for \$2 billion.

Also, to be added: 780,000 SF of high-end office space, 800,000 SF of retail and dining space, 2,500 residential units, a hotel and a movie theater. An 80,000 seat NFL Specification stadium that has a capacity of 100,000, this stadium will be the largest and most expensive arena in the world at 3 million SF and \$2.66 billion dollars. With the ability to host Super Bowls, Final Fours, concerts, and potentially the 2024 Summer Olympics, the stadium will bring additional revenue into Inglewood and the Greater Los Angeles area.





# Airport/Rental Car Route



- Route to LAX Rental car lots
- 1. Enterprise Rent-A-Car
- 2. Hertz
- 3. Sixt Rent A Car
- 4. Silvercar
- 5. Dollar Rent A Car
- 6. National Car Rental
- 7. Alamo Rent-A-Car
- 8. Black & White Car Rental
- 9. Advantage Rent A Car
- 10. Avis Car Rental
- 11. Zip Car
- 12. Budget Car Rental
- 13. Fox Rent A Car
- 14. Thrifty Car Rental
- 15. Beverly Hills Rent A Car
- 16. 24 Hour Rent A Car
- 17. Hyatt Regency Los Angeles
- 18. Courtyard by Marriott
- 19. Sheraton Gateway Los Angeles
- 20. Crowne Plaza Los Angeles Airport
- 21. Embassy Suites by Hilton
- 22. Los Angeles Airport Marriott
- 23. Hilton Los Angeles Airport
- 24. The Westin Los Angeles Airport
- 25. LAPD Ahmanson Recruit Training Center



# Airport/Rental Car Route



## Demographics

	1 Mile	2 Miles	3 Miles
<b>POPULATION</b>			
<b>2017 Estimated Population</b>	<b>34,198</b>	<b>103,413</b>	<b>227,339</b>
2022 Projected Population	34,349	104,340	229,780
2010 Census Population	32,396	97,957	216,701
2000 Census Population	31,017	103,835	216,715
Projected Annual Growth 2017 to 2022	0.1%	0.2%	0.2%
Historical Annual Growth 2000 to 2017	0.6%	-	0.3%
2017 Median Age	37.4	37.8	36.6
<b>HOUSEHOLDS</b>			
<b>2017 Estimated Households</b>	<b>14,942</b>	<b>41,517</b>	<b>85,936</b>
2022 Projected Households	15,454	43,042	89,195
2010 Census Households	13,926	38,247	79,529
2000 Census Households	13,449	40,398	77,893
Projected Annual Growth 2017 to 2022	0.7%	0.7%	0.8%
Historical Annual Growth 2000 to 2017	0.6%	0.2%	0.6%
<b>RACE &amp; ETHNICITY (2017 Estimates)</b>			
White	37.1%	37.0%	38.3%
Black or African American	38.2%	34.9%	29.3%
Asian or Pacific Islander	9.8%	7.9%	8.0%
American Indian or Native Alaskan	0.5%	0.5%	0.6%
Other Races	14.4%	19.6%	23.9%
Hispanic	21.2%	32.4%	39.5%

	1 Mile	2 Miles	3 Miles
<b>INCOME (2017 Estimates)</b>			
<b>Average Household Income</b>	<b>\$108,137</b>	<b>\$103,916</b>	<b>\$98,434</b>
Median Household Income	\$81,505	\$77,678	\$74,212
Per Capita Income	\$47,295	\$41,799	\$37,375
<b>EDUCATION (2017 Estimates)</b>			
Elementary (Grade Level 0 to 8)	3.7%	7.0%	10.2%
Some High School (Grade Level 9 to 11)	4.0%	6.3%	7.9%
High School Graduate	13.3%	16.1%	16.5%
Some College	24.1%	23.8%	22.3%
Associates Degree Only	8.2%	7.5%	6.8%
Bachelors Degree Only	25.8%	23.1%	21.9%
Graduate Degree	21.0%	16.1%	14.5%
<b>BUSINESS (2017 Estimates)</b>			
<b>Total Businesses</b>	<b>1,662</b>	<b>6,436</b>	<b>10,464</b>
<b>Total Employees</b>	<b>17,098</b>	<b>75,951</b>	<b>174,295</b>
Employee Population per Business	10.3	11.8	16.7
Residential Population per Business	20.6	16.1	21.7