



**gateway** to **playa vista**  
playa vista adj, ca

**310.915.8088**  
6700 S Centinela Ave, First Floor

welcome@playarealtyca.com

**playa realty**  
CA DRE# 01251369

# gateway to playa vista aerial overview

For more information  
please contact:

**Monica Trepany**  
monica.trepany@gmail.com



TOTAL BLDG  
**± 4,012 SF**  
3 STRUCTURES

TOTAL LOT  
**± 22,822 SF**  
6 PARCELS

ZONING  
**LAC3**  
GENERAL COMMERCIAL

TRAFFIC COUNT  
**20,841**  
CENTINELA & JEFFERSON



12415 W Jefferson

12414 Juniette

5557 S Centinela

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# 5557 S Centinela property overview

5557 S Centinela Ave, Los Angeles, CA 90066

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**C3**  
zoning

**± 1,000 SF**  
bldg SF

**± 5,009 SF**  
lot SF

**\$2,300,000**  
price

## playa vista adjacent freestanding building and lot

APN: 4211-003-062 (LCC3)  
bldg SF: ± 1,000 SF - lot SF: ± 2,526 SF

APN: 4211-003-061 (LCC3)  
lot SF: ± 2,483 SF

- Frontage: ± 50 FT
- 405 FWY and SR90 FWY Access
  - Off of Prime Intersection of Centinela and Jefferson
  - Alley Access
  - Excellent Development Potential



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# 12415 W Jefferson property overview

12415 W Jefferson Blvd, Los Angeles, CA 90066

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**PLEASE DO NOT DISTURB TENANTS**

**C3**  
zoning

**± 1,828 SF**  
bldg SF

**± 6,838 SF**  
lot SF

**\$3,200,000**  
price

playa vista adjacent auto shop and lot

APN: 4211-003-060 (LCC3)  
bldg SF: ± 1,828 SF - lot SF: ± 4,312 SF

APN: 4211-003-058 (LCC3)  
lot SF: ± 2,526 SF

- Frontage: ± 93 FT
- 405 FWY and SR90 FWY Access
  - Off of Prime Intersection of Centinela and Jefferson
  - Double Alley Access
  - Excellent Development Potential



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# 12414 Juniette property overview

12414 Juniette St, Los Angeles, CA 90066

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**C3**  
zoning

**± 1,184 SF**  
bldg SF

**± 10,975 SF**  
lot SF

**\$3,500,000**  
price

## playa vista adjacent rezoned house and lot

APN: 4211-003-059 (LCC3)  
bldg SF: ± 1,184 SF - lot SF: ± 9,058 SF

APN: 4211-003-067 (LCC3)  
lot SF: ± 1,917 SF

Commerical Usage Lot at end of Cul de Sac

- 405 FWY and SR90 FWY Access
- Huge Lot in discrete location
- Alley Access
- Excellent Development Potential



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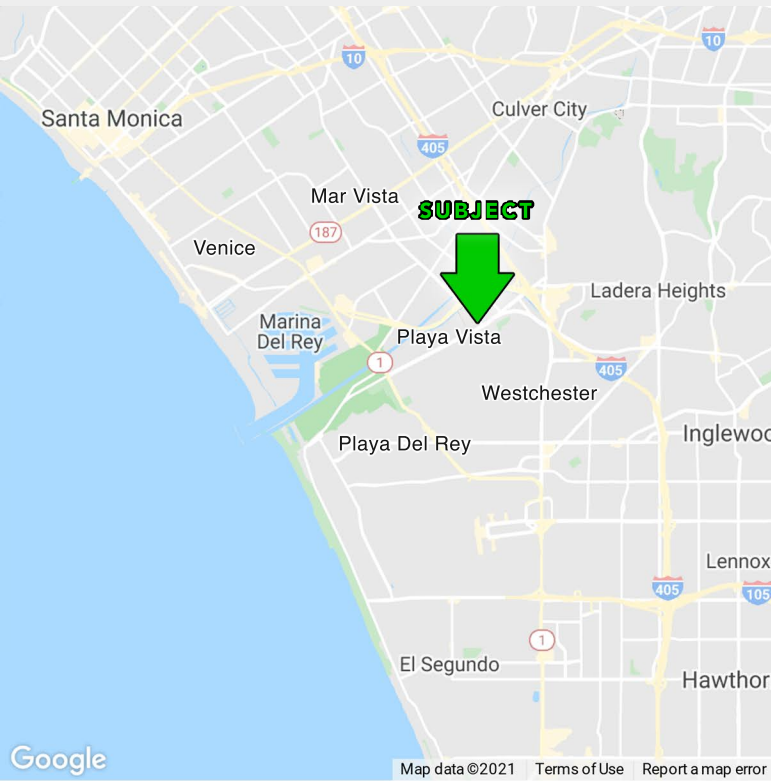
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# gateway to playa vista neighborhood overview

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**16,055**  
population

**6,129**  
households

**\$138,786**  
median income

**38**  
median age

## driving distances from property

**nearby cities**

Playa Vista	0.7 mi
Playa del Rey	2.9 mi
Westchester	3.3 mi
Marina del Rey	4.2 mi
Venice	4.3 mi
Culver City	4.4 mi
LAX Airport	5.1 mi
Santa Monica	6.2 mi
Hollywood	10.6 mi
Downtown Los Angeles	13.0 mi

**local points of interest**

Spruce Goose Hanger (Google)	0.6 mi
Playa Vista Runway	0.7 mi
The Brickyard (Meta/LMU)	0.8 mi
Water's Edge (Electronic Arts)	1.4 mi
Amazon DLX9	1.6 mi
Westfield Culver City	2.2 mi
Playa District	2.2 mi
Loyola Marymount University	2.7 mi
Playa Del Rey Beaches	2.9 mi
West LA College	3.1 mi

\*distances are approximate

± 1.4 mi	± 1.9 mi	± 2.2 mi	± 5.1 mi	± 0.1 mi

## playa vista

Playa Vista, an area steeped in history. From its being the birthplace of the Spruce Goose to its current renaissance as the tech hub, Silicon Beach, the area has always been on the forefront of the amazing, the fantastic, and the future.

Perfectly located mere minutes from the beach, LAX, and the sunny Westside of Los Angeles, Playa Vista is central to some of the best Los Angeles has to offer, whether it be jobs, shopping, dining, or relaxation.

Join such famous companies as Google, Facebook, EA Games, The Honest Company, and The Los Angeles Clippers in Los Angeles' newest neighborhood.

## surrounding business

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# gateway to playa vista area map

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