

Westside Place Shopping Center at National & Sepulveda



Big Box Retail Space for Lease

3000-3130 S. Sepulveda Blvd., Los Angeles, CA 90034



Available

	Size (SF):	Rent:	Use:
3118:	±31,585	Call broker	Big Box Retail
3130:	±1,386	\$2.50	2nd Floor Office

All rents are PSF/Mo., NNN

NNN ±\$1.01 PSF/Mo. (estimated 2025)

Parking: Over 200 spaces

Features

- ▶ Former grocery big box available on busy intersection in West Los Angeles
- ▶ Small office space also available
- ▶ Co-tenants include: CVS, Starbucks Coffee, Sally Beauty, GolfTEC, UPS, See's Candies, Subway, El Pollo Loco, First Citizens Bank, and Nick the Greek (Coming Soon)
- ▶ Neighborhood shopping center: ±93,593 SF
- ▶ Signalized corner with direct access to the I-10 and I-405 Freeways
- ▶ ±62,245 cars per day at National and Sepulveda
- ▶ Over 200 free and in common parking spaces
- ▶ Exclusive double dock high loading
- ▶ *Please Do Not Disturb Tenant*

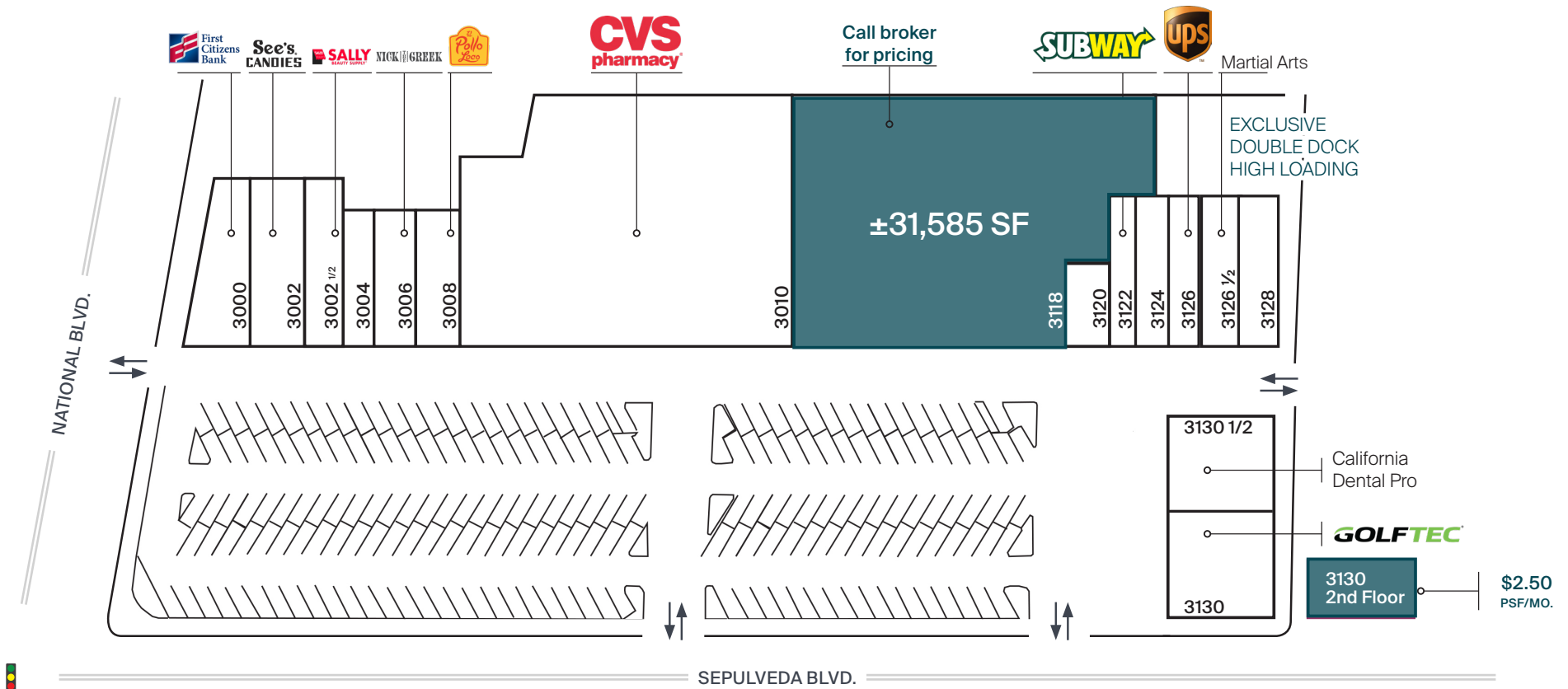
Prospective tenants are hereby advised that all uses are subject to City approval



Westside Place

Excellent Co-tenancy with CVS, Sally Beauty, and El Pollo Loco.

Plan not to scale. For illustrative purposes only.



3000: First Citizens Bank	3006: Nick The Greek	3122: Subway	3126 ½: Martial Arts
3002: See's Candies	3008: El Pollo Loco	3124: Cig Zone	3128: VIP Cleaners Inc.
3002 ½: Sally Beauty	3010: CVS	3124 ½: Berry Flash	3130: GolfTEC
3004: The Bagel Factory Inc.	3118: ±31,585 SF BIG BOX RETAIL AVAILABLE	3126: UPS	3130 1/2: California Dental Pro
	3120: Leased		3130 2nd Floor: ±1,386 SF OFFICE AVAILABLE

Available

±31,585 SF big box retail for lease on Sepulveda Blvd.



Loading Dock

Exclusive double dock high loading



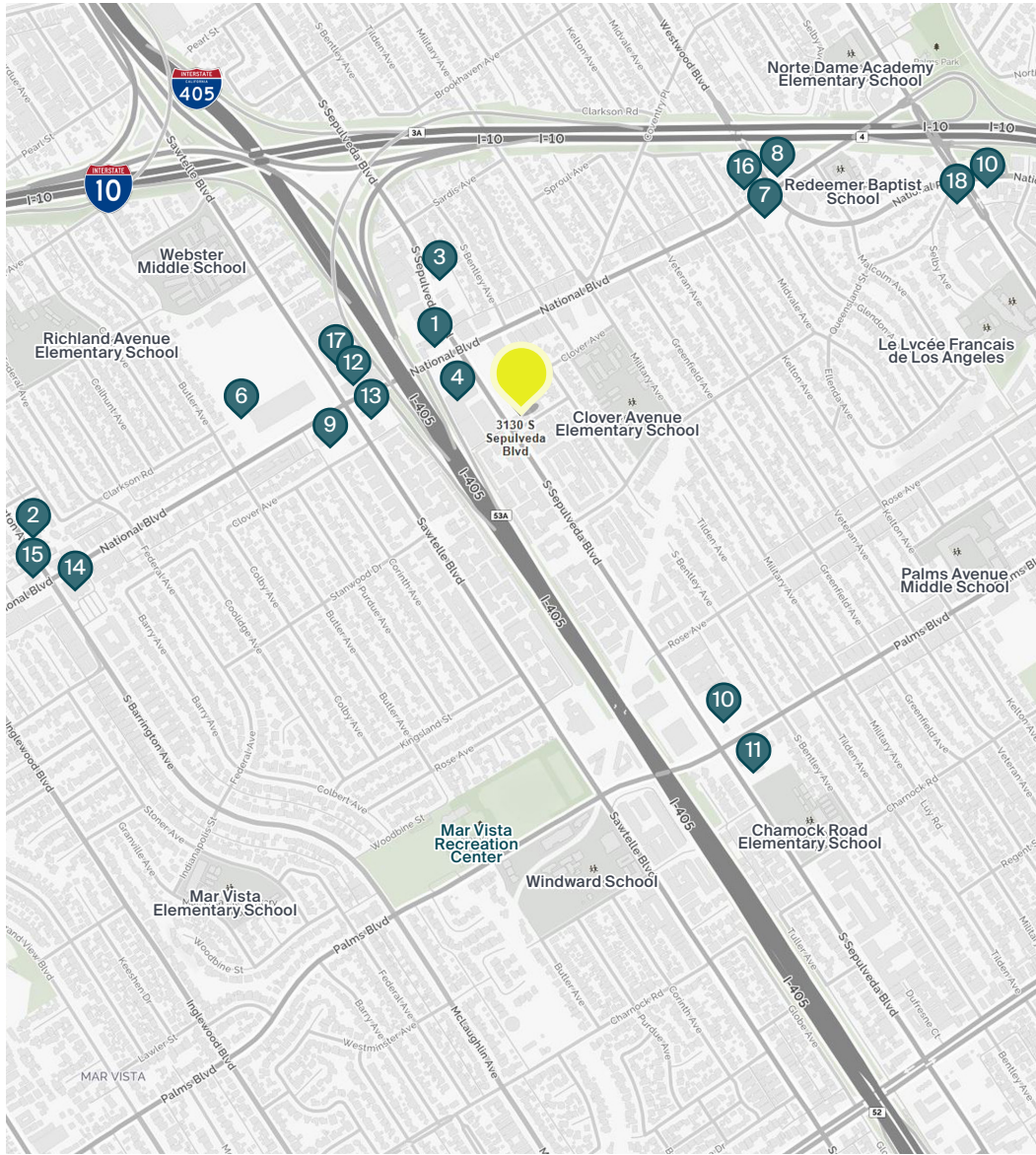
Available

±1,386 SF 2nd floor office



Premier West Los Angeles Location

Excellent location on busy Sepulveda Boulevard, just off the 405 Freeway



1. NWC National/Sepulveda
Hamburger Habit
Boba Time
Baja Buds
2. Yama Sushi
3. IHOP
4. Ross
Westside Place
See's Candies
The Bagel Factory
El Pollo Loco
CVS
Vons
Starbucks
Subway
UPS
Go!FTEC
6. NWC National/Sawtelle
Ralph's
Staples
7. Trader Joe's
8. West LA Pilates
9. SWC National/Sawtelle
Marie Callender's
UCLA Health West LA
McDonald's
10. NEC Sepulveda/Palms
CVS
Trader Joe's
The Coffee Bean & Tea Leaf
Hinodeya Ramen
11. SEC Sepulveda/Palms
Pizza Hut
Wells Fargo Bank
Burger King
12. Chase Bank
13. SK Gas Station
14. Whole Foods Market
15. Chipotle Mexican Grill
16. Winchell's Donuts
17. Primos Donuts
18. Verizon Wireless



West Los Angeles Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	10,826	41,587	156,422
2030 Projected Population	10,278	39,610	151,062
2020 Census Population	11,294	40,753	150,493
2010 Census Population	10,014	39,185	146,233
Projected Annual Growth 2025 to 2030	-1.0%	-1.0%	-0.7%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.5%
2025 Median Age	35.3	37.4	38.0
HOUSEHOLDS			
2025 Estimated Households	3,775	17,706	70,179
2030 Projected Households	3,631	17,365	70,077
2020 Census Households	3,952	17,830	69,554
2010 Census Households	4,372	17,643	66,897
Projected Annual Growth 2025 to 2030	-0.8%	-0.4%	-
Historical Annual Growth 2010 to 2025	-0.9%	-	0.3%
RACE & ETHNICITY			
2025 Estimated White	44.7%	48.2%	51.3%
2025 Estimated Black or African American	5.5%	5.5%	5.4%
2025 Estimated Asian or Pacific Islander	31.2%	24.1%	20.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.8%
2025 Estimated Other Races	18.2%	21.7%	22.0%
2025 Estimated Hispanic	20.5%	25.0%	25.8%
INCOME			
2025 Estimated Average Household Income	\$163,777	\$163,326	\$179,285
2025 Estimated Median Household Income	\$118,545	\$112,909	\$120,957
2025 Estimated Per Capita Income	\$59,133	\$70,173	\$80,749
EDUCATION			
2025 Estimated High School Graduate	5.8%	8.6%	9.0%
2025 Estimated Some College	8.5%	10.8%	11.7%
2025 Estimated Associates Degree Only	2.4%	5.1%	5.3%
2025 Estimated Bachelors Degree Only	40.7%	39.0%	38.1%
2025 Estimated Graduate Degree	36.9%	29.7%	29.2%
BUSINESS			
2025 Estimated Total Businesses	580	1,987	13,020
2025 Estimated Total Employees	3,907	11,932	95,242
2025 Estimated Employee Population per Business	6.7	6.0	7.3
2025 Estimated Residential Population per Business	18.7	20.9	12.0

Your trusted *partners*

Kyle Fishburn

kyle.fishburn@kwprealestate.com
310-887-6216
DRE #01909843

Ed Sachse

ed.sachse@kwprealestate.com
310-887-6250
DRE #01021349

KWPREALESTATE.COM