

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:

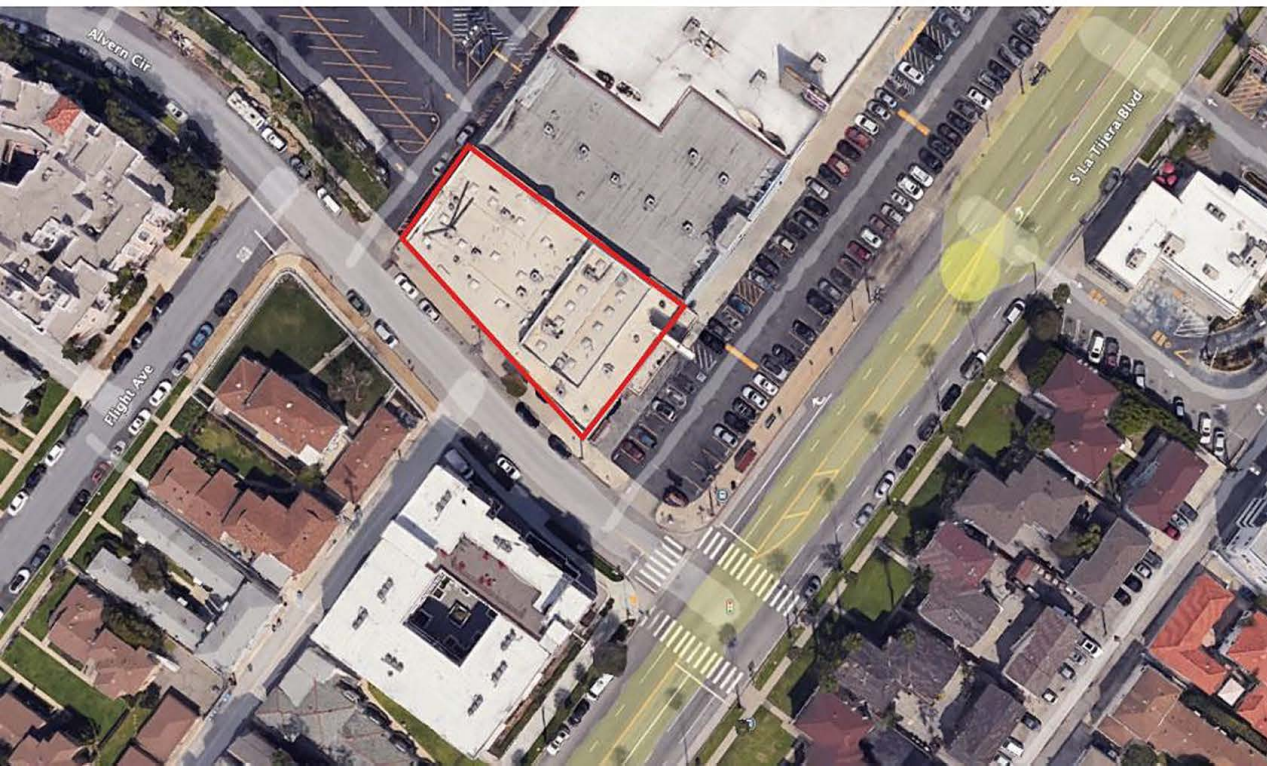
C1: Front Space
SF: 2,220
Rate: \$3.10/SF NNN

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

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

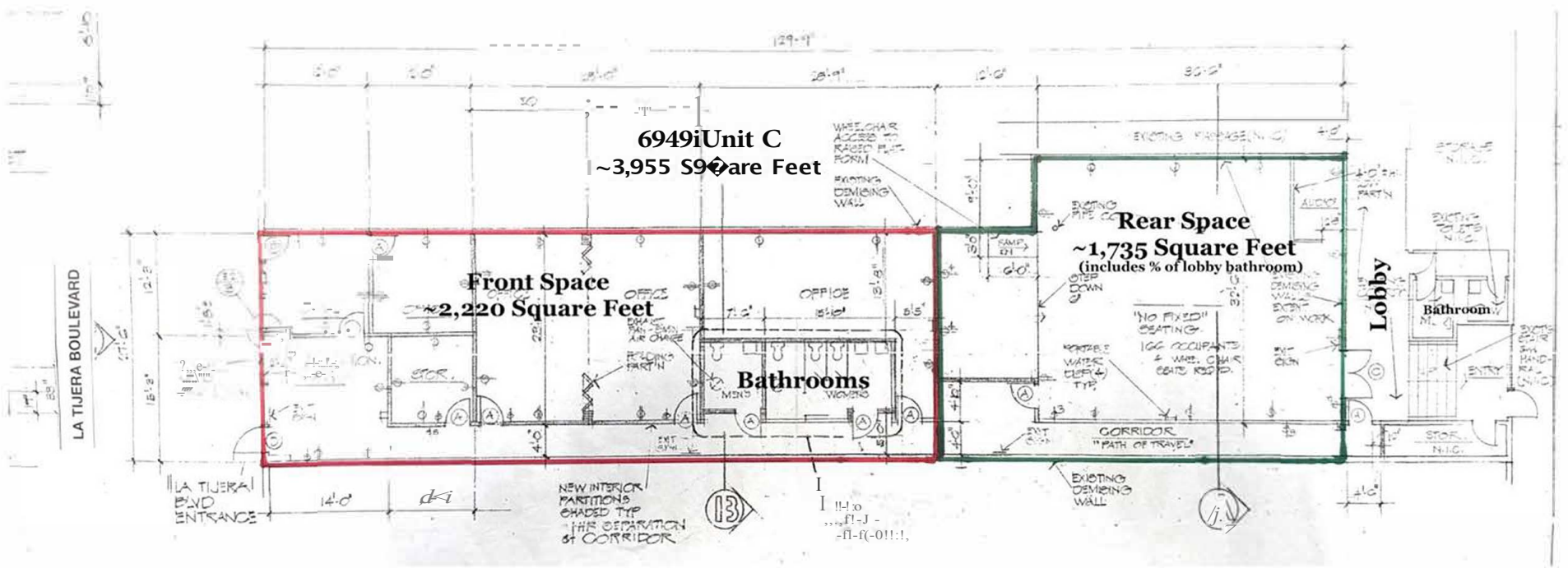
FEATURES:

- 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



6949

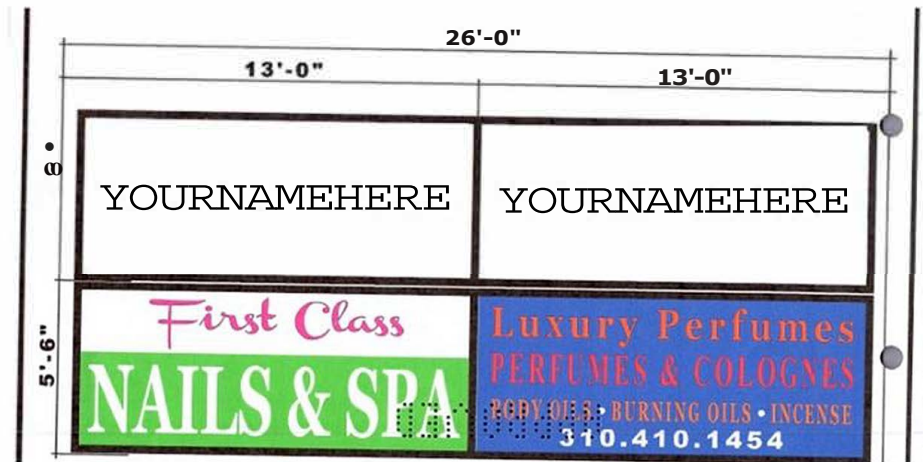
LA TIJERA BLVD



6949 LA TIJERA BLVD

UNITC

PYLON SIGN + DIMENSIONS





REAR ENTRANCE



PARKING

6949
LA TIJERA BLVD

PHOTOS



REAR ENTRANCE

6949

LA TIJERA BLVD

INTERIOR PHOTOS



AREA OVERVIEW

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.





HAIR & SPA
Your Name Here



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