

FOR LEASE | ±1,490 - 5,110 SF RETAIL OPPORTUNITY

WESTCHESTER VILLAGE

Sepulveda Blvd & Drollinger Way | Los Angeles, CA



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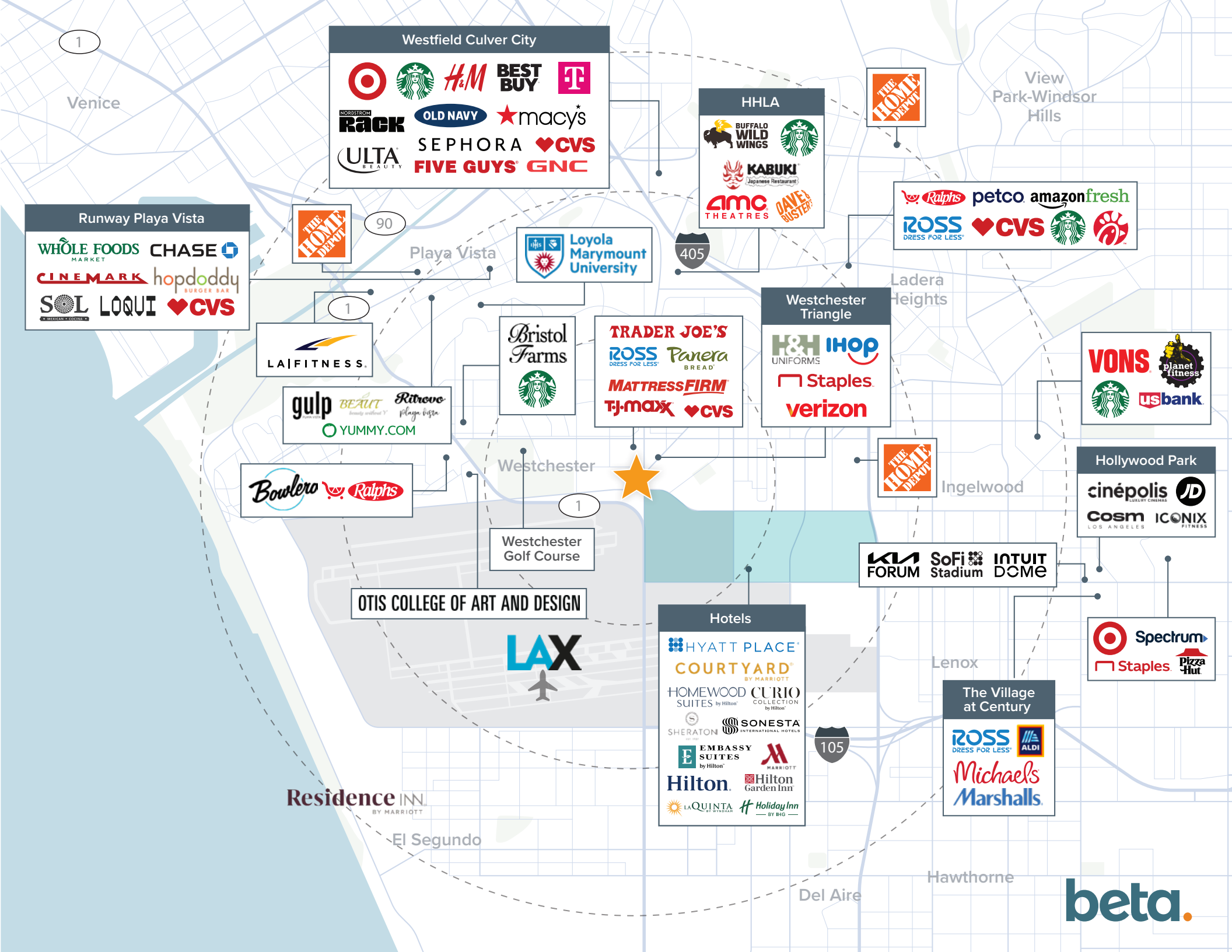
PROJECT HIGHLIGHTS

- **Prime Location & High Visibility** – multiple retail opportunities located on the southwest corner of S. Sepulveda Blvd., and W. 88th St.
- **Heavily Trafficked Retail Corridor** – A major arterial thoroughfare that see's over 122,000 cars per day
- **Convenient Parking** – Ample, at grade parking for customers
- **Strategic Location Adjacent to Los Angeles International Airport** – Situated directly along S. Sepulveda Blvd—one of the primary arterials leading into LAX that see's upwards of 95,000 cars per day entering and exiting the airport.
- **Proximity to Major University Campus** – Loyola Marymount University's campus is located 5 minutes away and features a student population of approximately 11,000.



	POPULATION		
	1 mile	3 mile	5 mile
	12,864	202,304	588,003
AVG. HOUSEHOLD INCOME			
	1 mile	3 mile	5 mile
	\$176,517	\$157,301	\$155,734
DAYTIME POPULATION			
	1 mile	3 mile	5 mile
	17,203	199,450	451,775

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SITE PLAN

UNIT	TENANT	SF
8900	CVS Pharmacy	20,240
8825	Ralphs	46,115
8817	Starbucks	1,377
6306	Available	1,490
8813	Chase Bank	6,400
6308	Cilantro's Fresh Mexican Grill	858
6312	Pizza Hut	1,395
6318	Togo's	1,410
8901	Chipotle	3,132
8905	Robeks Juice	930
8907	Available	2,070
8911	Companion Pet Partners	2,100
8915	Available	5,110
8917A	Head to Toe	329
8917B	Locker Spot	801
8917C	Palace Barbershop	330
201	Peter Kohly Insurance	1,354
203	Law Office	850
206	Therapeutic Massage	255
214	Alliance Protective Services	311
215	Haus of Venus	324
216	AC Immigration and Services	324
217	Law Office	324
218	LAX Notary and Translation	328





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