

Spaces for Lease @ Significant Intersection

SWC La Cienega Blvd., Centinela Ave. & La Tijera Blvd., Los Angeles, CA

THE INTERCHANGE
at LaCienega



**FOR MORE
INFORMATION
CONTACT:**

Peter Spragg

Senior Managing Director
t 213-298-3594
peter.spragg@nrmk.com
CA RE Lic. #00388260

William Bauman

Vice Chairman
t 213-298-3593
bill.bauman@nrmk.com
CA RE Lic. #00969493

NEWMARK

700 S. Flower Street, Suite 2500
Los Angeles, CA 90017
Corporate License: 01355491

DEVELOPMENT BY:



RED MOUNTAIN
Retail Group

Kristin Ambrose

Vice President of Leasing
t 714-460-1564
kambrose@RMRGinc.com

Spaces for Lease @ Significant Intersection

SWC La Cienega Blvd., Centinela Ave. & La Tijera Blvd., Los Angeles, CA

THE INTERCHANGE
at LaCienega

LAST REMAINING SPACES FOR LEASE!



Exceptional Urban Los Angeles Retail and Restaurant Opportunity

Property Highlights

- The project is strategically located at one of the busiest intersections in Los Angeles created by the convergence of three (3) major arterials: La Cienega Blvd, La Tijera Blvd, and Centinela Ave.
- Anchored by Marshalls and Amazon Fresh Market
- High Exposure Shops Available adjacent to Amazon Fresh Market
- Rare infill redevelopment
- Brand New Construction
- Immediately accessible to the San Diego (405) Freeway
- Close Proximity to the Forum, Sofi Stadium & Clippers upcoming new arena are currently under construction
- Incredible population densities with over 826,000 residents and 321,000 employees located within a five (5) mile radius.
- Exceptional consumer base with average household incomes in excess of \$88,000 within one (1) mile and \$84,000 within five miles of the property.

EXPLORE DEMOS

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	39,301	249,182	830,616
Average Household Income	\$90,782	\$88,246	\$86,478

TRAFFIC COUNTS

La Cienega Blvd.	69,081 cars per day
Centinela Ave.	32,000 cars per day
La Tijera Blvd.	35,658 cars per day



Spaces for Lease @ Significant Intersection

SWC La Cienega Blvd., Centinela Ave. & La Tijera Blvd., Los Angeles, CA

THE INTERCHANGE
at LaCienega



amazonfresh

Marshalls

DUNKIN' DONUTS

BURGER KING

Spectrum

Jersey Mike's

KFC

Chick-fil-E

LA TIJERA BLVD. 35,053 CPD

LA CIENEGA BLVD. 69,081 CPD

CENTINELA AVE. 32,000 CPD

Spaces for Lease @ Significant Intersection

SWC La Cienega Blvd., Centinela Ave. & La Tijera Blvd., Los Angeles, CA

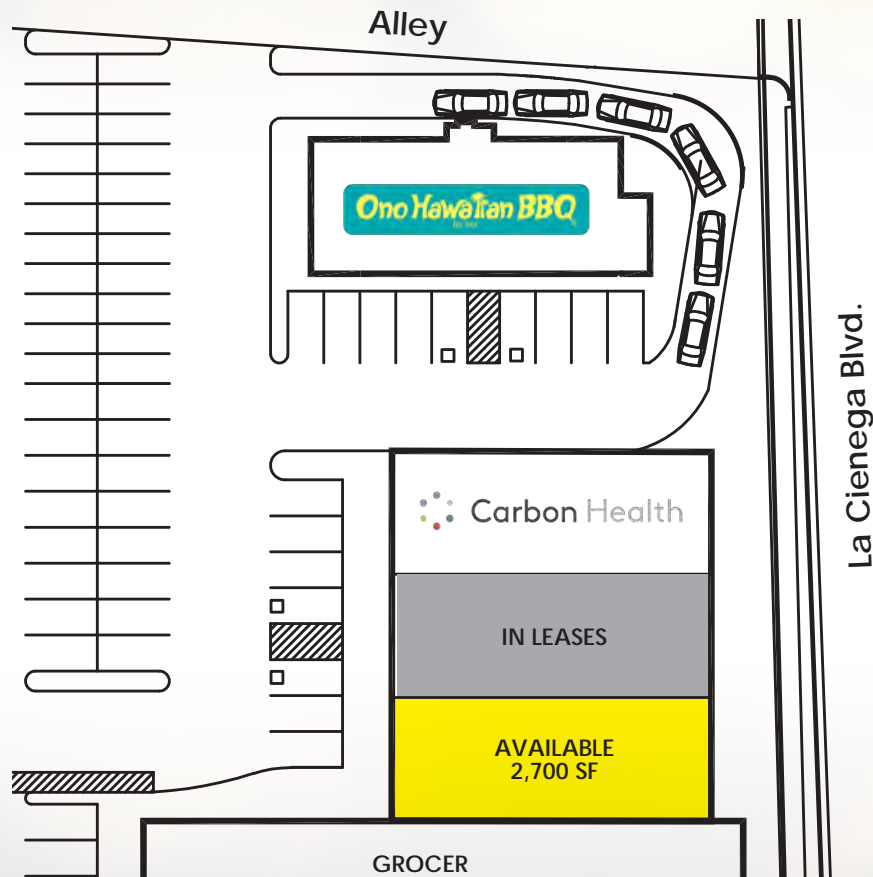
THE INTERCHANGE
at LaCienega



Spaces for Lease @ Significant Intersection

SWC La Cienega Blvd., Centinela Ave. & La Tijera Blvd., Los Angeles, CA

THE INTERCHANGE
at LaCienega



Spaces for Lease @ Significant Intersection

SWC La Cienega Blvd., Centinela Ave. & La Tijera Blvd., Los Angeles, CA

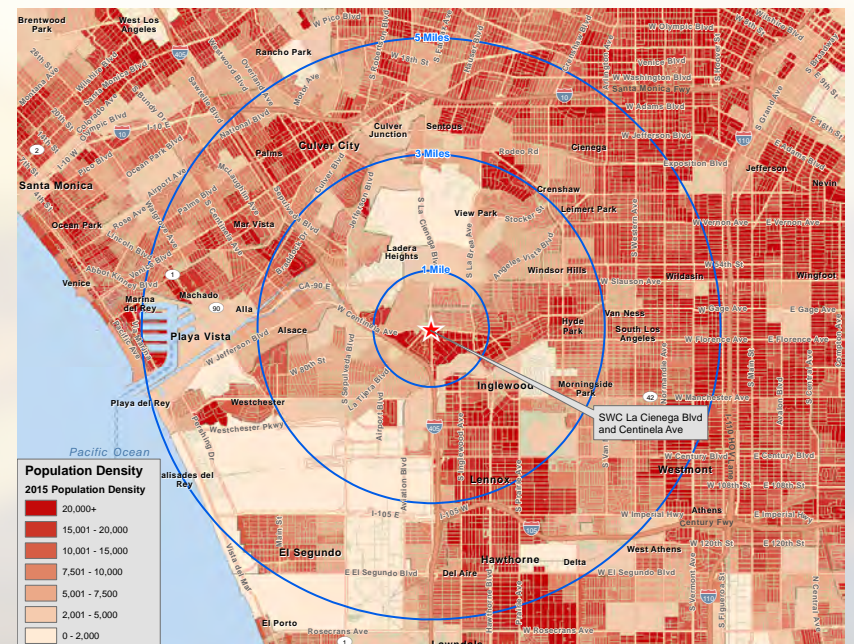
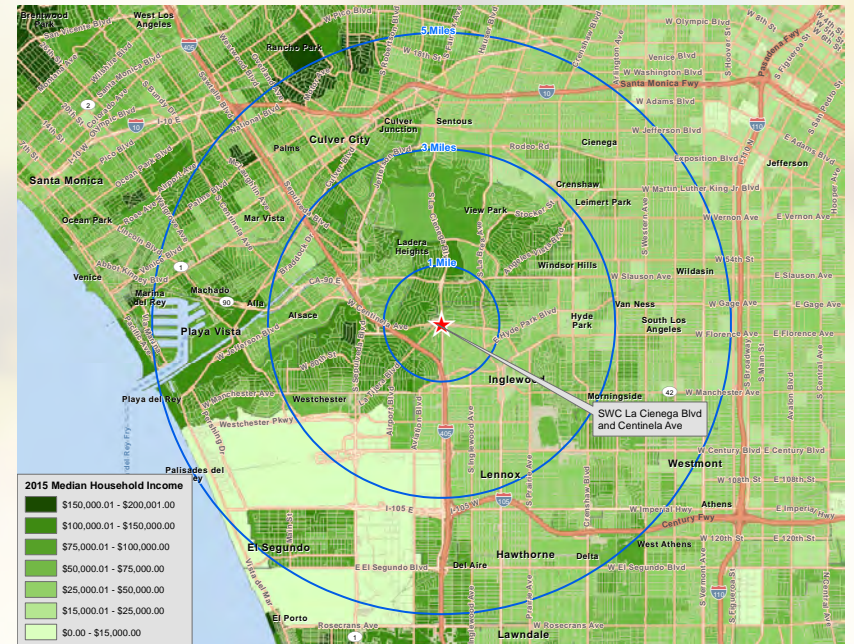
THE INTERCHANGE
at LaCienega

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2021 Projection	39,672	248,263	852,471
2016 Estimate	38,611	242,186	826,672
2010 Census	37,743	237,701	802,400
Growth 2016 - 2021	0.54%	0.50%	0.62%

POPULATION BY RACE	1 Mile	3 Miles	5 Miles
White	23.3%	31.1%	35.0%
Black or African American	52.9%	37.3%	29.4%
American Indian & Alaska Native	0.5%	0.6%	0.7%
Asian	6.3%	5.5%	6.6%
Native Hawaiian & Other Pacific Islander	0.2%	0.2%	0.3%
Some Other Race	11.1%	20.2%	23.0%
Two or More Races	5.7%	5.1%	5.0%
Hispanic or Latino	22.4%	39.8%	43.9%

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Income Less than \$15,000	12.0%	14.1%	15.0%
Income \$15,000 - \$24,999	8.9%	10.5%	10.7%
Income \$25,000 - \$34,999	10.6%	11.0%	10.5%
Income \$35,000 - \$49,999	12.4%	12.5%	12.9%
Income \$50,000 - \$74,999	16.0%	16.3%	16.5%
Income \$75,000 - \$99,999	13.7%	11.4%	11.1%
Income \$100,000 - \$149,999	14.5%	12.5%	12.0%
Income \$150,000 - \$199,999	6.0%	5.6%	5.3%
Income \$200,000+	5.9%	6.0%	6.1%
Average Household Income	\$80,865	\$77,182	\$77,054



Spaces for Lease @ Significant Intersection

SWC La Cienega Blvd., Centinela Ave. & La Tijera Blvd., Los Angeles, CA

THE INTERCHANGE
at LaCienega



**FOR MORE
INFORMATION
CONTACT:**

Peter Spragg

Senior Managing Director
t 213-298-3594
peter.spragg@nmrk.com
CA RE Lic. #00388260

William Bauman

Vice Chairman
t 213-298-3593
bill.bauman@nmrk.com
CA RE Lic. #00969493

NEWMARK

700 S. Flower Street, Suite 2500
Los Angeles, CA 90017
Corporate License: 01355491

DEVELOPMENT BY:



RED MOUNTAIN
Retail Group

Kristin Ambrose

Vice President of Leasing
t 714-460-1564
kambrose@RMRGinc.com