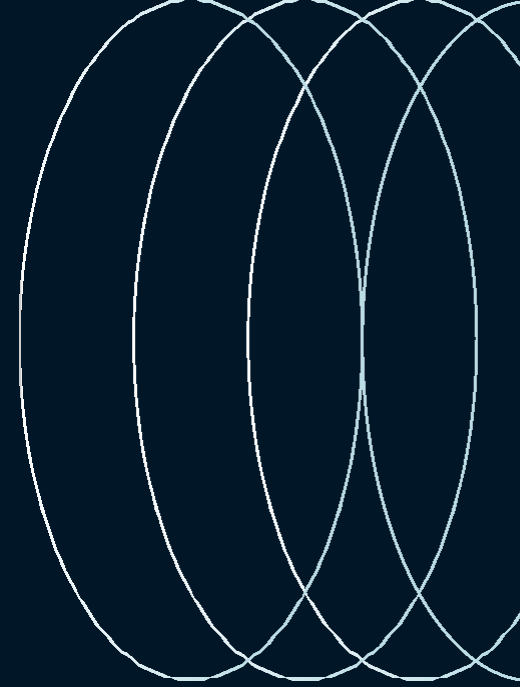


LAX



Airport Blvd.

La Tijera Blvd.



±0.76 AC Acres For Sale

7900 La Tijera Blvd.

Los Angeles, CA

Executive Summary

JLL has been retained as the Exclusive Agent for Seller to extend qualified principals the opportunity to acquire a fee simple interest property at 7900 La Tijera Blvd, Los Angeles, CA 90045.

Pricing available upon request.



Property Highlights

Size of parcel	33,000 SF (0.76 AC)
Parcel number	4107-016-015
Size of buildings	7,064 SF
Zoning	Commercial (LAC2)

Rent Roll

Unit	Sq. Ft.	Tenant	Base Rent	Expiration
7910 La Tijera	4,268	Easter Seals So Cal	\$7,370.96/mo	MTM
7900 La Tijera #B	2,796	Park Lane Cleaners	\$5,155.00/mo	MTM
Total 2 Units	7,064		\$12,525.96	

Aerial **View**



Surrounding Trade Area



Area Demographics

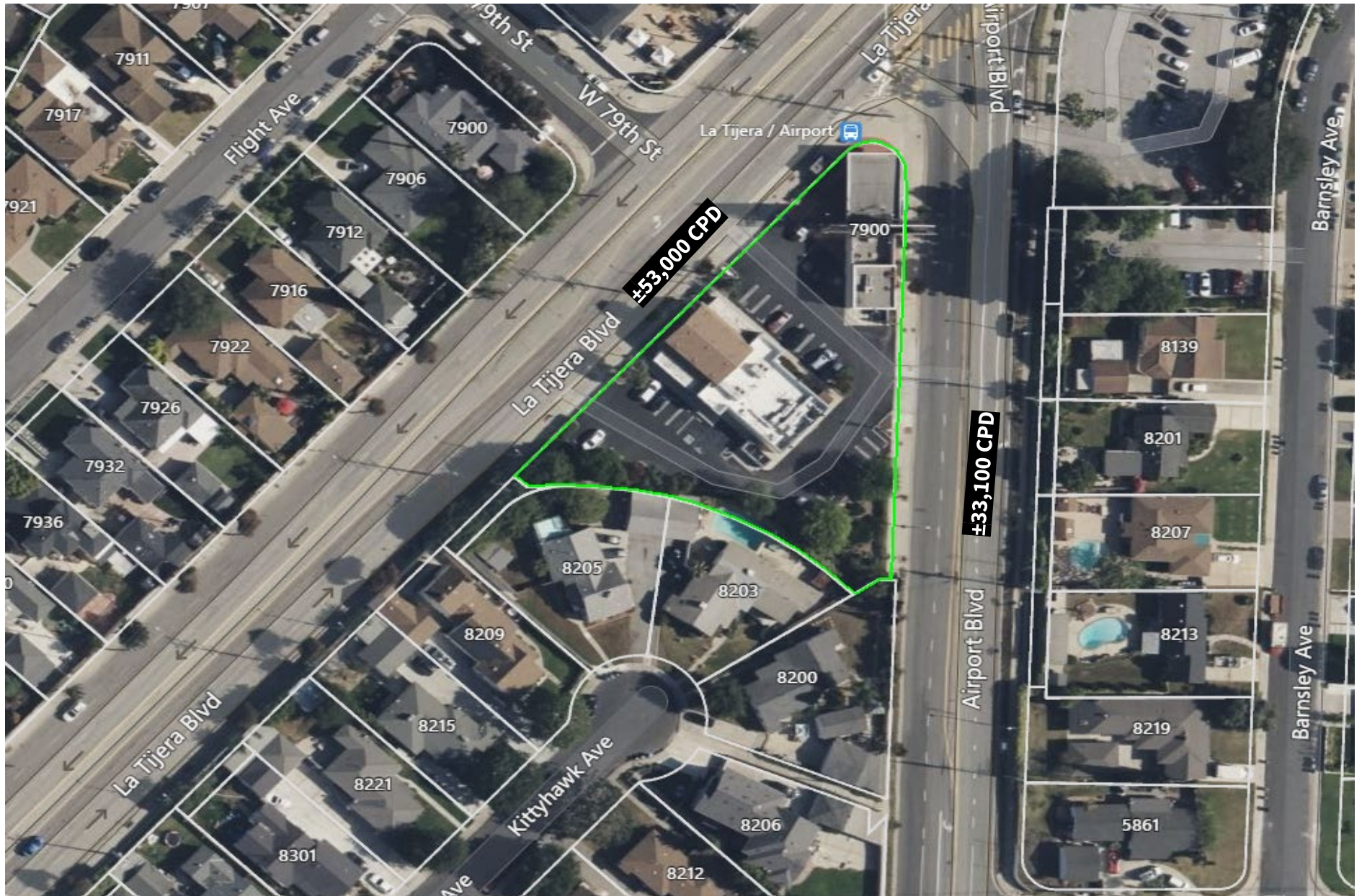


Traffic Counts

La Tijera Blvd. – 53,000 CPD
 Airport Blvd. – 33,100 CPD

Demographics			
	1-mile radius	2-mile radius	3-mile radius
Est. Population 2024	24,851	98,790	215,151
Est. Population 2029	24,459	95,345	207,051
Est. Avg Household Income	\$171,184	\$149,654	\$148,891
Est. Households 2024	11,102	39,854	84,140
Projected Households 2029	11,112	39,048	81,991
Projected Annual Growth (2024-2029)	0.0%	-0.4%	-0.5%
Total Businesses	2,086	7,088	12,170
Total Employees	18,637	74,827	121,405
Avg Daytime Population (16+)	25,411	102,460	182,604
Median Home Value	\$1.21M	\$1.1M	\$1.07M
Total Household Expenditure	\$1.46B	\$4.85B	\$10.17B
Total Retail Expenditure	\$650.53M	\$2.21B	\$4.65B

Parcel Map



Thank you

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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