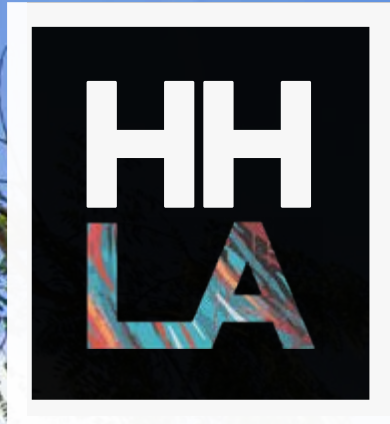


6081 CENTER DRIVE  
LOS ANGELES, CA 90045



# Take Flight in SILICON BEACH



[us.jll.com/retail](https://us.jll.com/retail)





# AN UNPARALLELED MODERN REVIVAL

Located in the thriving  
Playa District among  
1.4 million square feet  
of office spaces

## PROPERTY HIGHLIGHTS

<b>SQUARE FEET</b>	248,868 SF
<b>YEAR BUILT</b>	2001
<b>SITE AREA</b>	6.62 acres   288,422 square feet
<b>OCCUPANCY</b>	73.7%
<b>STORIES</b>	Two (2)
<b>ACCESS</b>	11 driveways / 3 distinct entrances & exits
<b>PARKING SPACES</b>	1,308 spaces in parking garage (5.5 per 1,000 SF)

### Property Highlights

- 67,829 square feet of available space provides an unparalleled re-positioning opportunity
- Building improvements will allow for tenant quality enhancement and rental rates consistent with competitive properties in the market
- Facade refresh coupled with a new merchandising mix will generate substantial interest in the community
- High volume Cinemark and Dave and Buster's anchors provide steady consumer draw during re-positioning

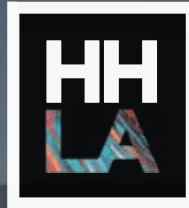










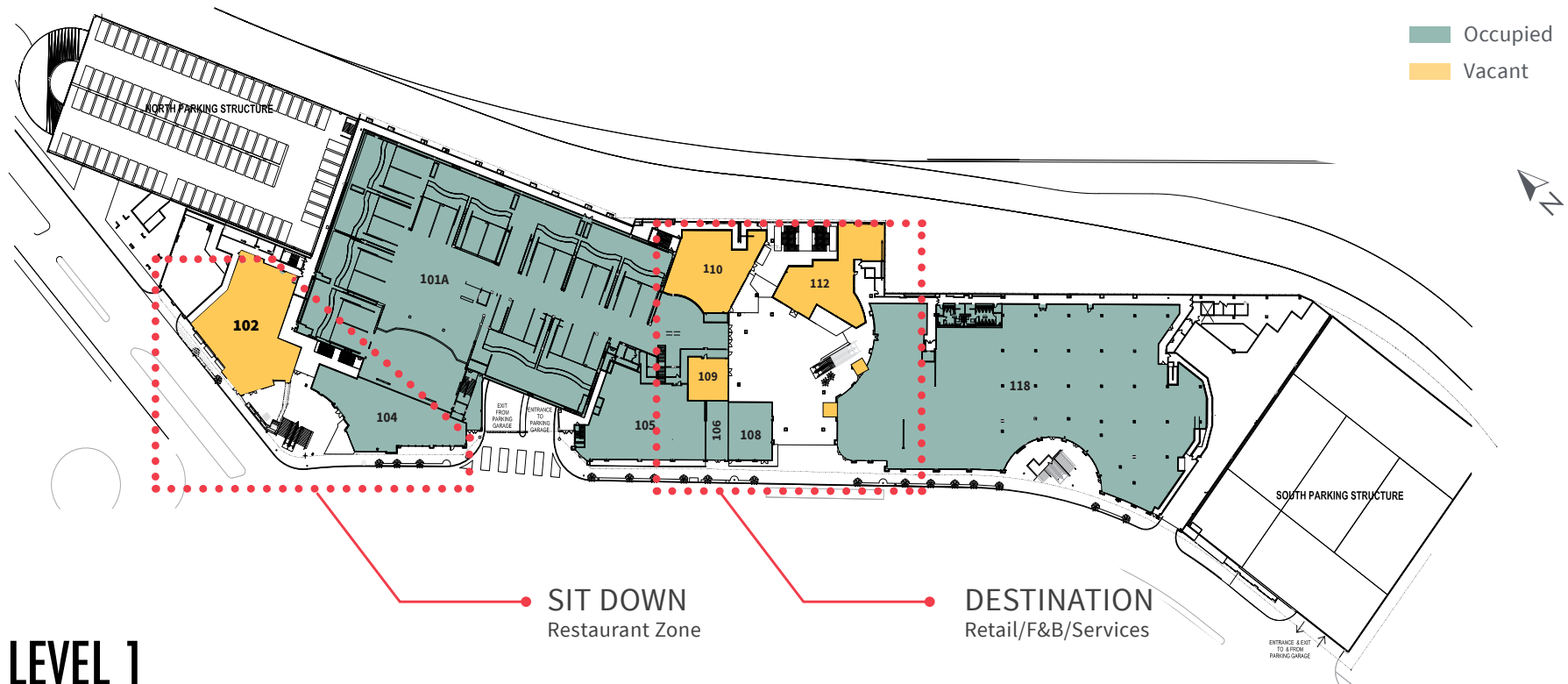


HHLA provides incredible visibility to the 405 Freeway, reaching **over 300,000 motorists** every day with massive, attractive signage and a brand new façade.



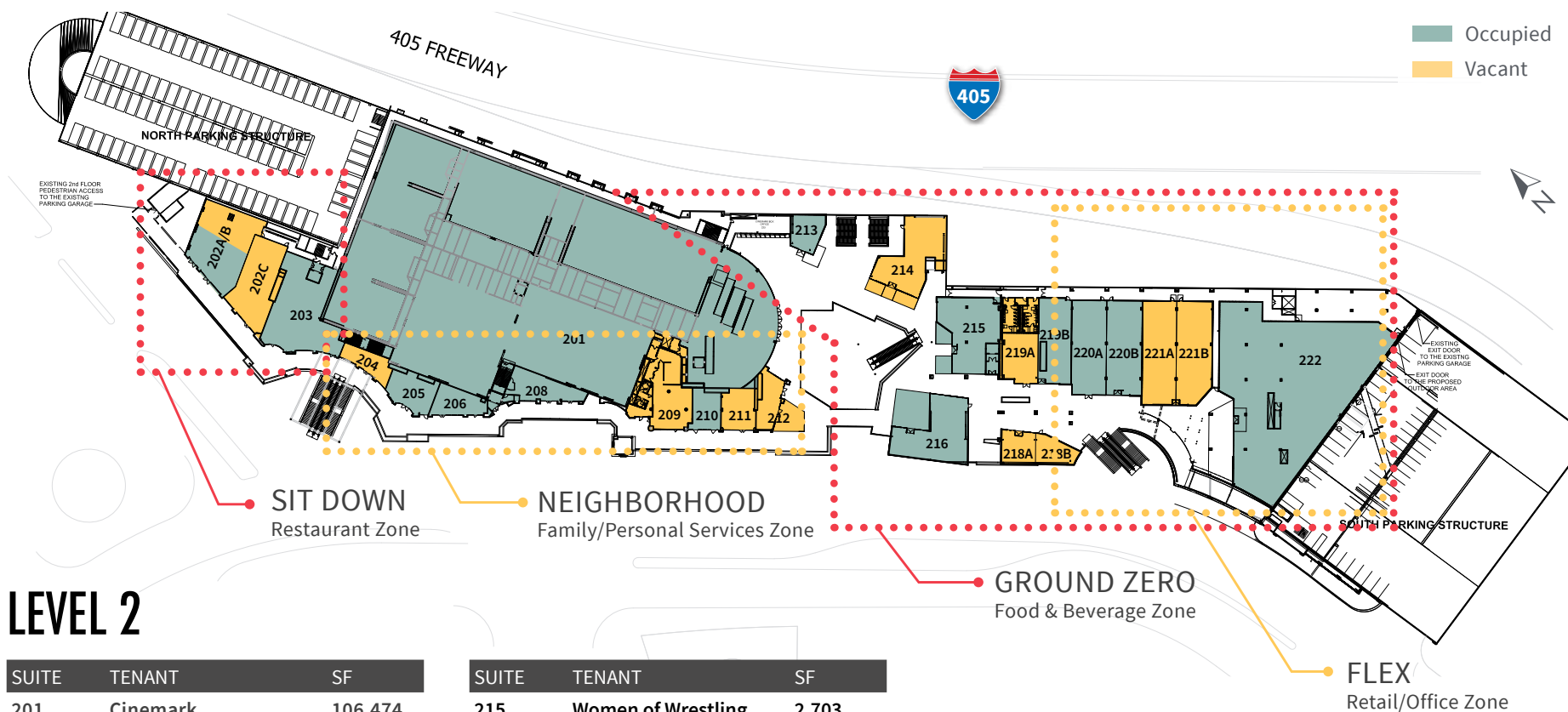
JOIN

THESE BRANDS



SUITE	TENANT	SF
101	Cinemark	5,657
102	COMING AVAILABLE	7,044
104	Islands	5,657
105	Buffalo Wild Wings	6,934
106	European Wax Center	1,055
108	Starbucks	1,944
109	AVAILABLE	1,382
110	AVAILABLE	4,430
112	AVAILABLE	4,576
118	Dave & Busters	40,207

**FLOOR  
PLAN**



## LEVEL 2

SUITE	TENANT	SF
201	Cinemark	106,474
202A	Management Office	1,288
202B	AVAILABLE	1,503
202C	AVAILABLE	2,506
203	Kabuki	3,856
204	AVAILABLE	620
205	Hummus Factory	1,181
206	Color Me Mine	987
208	Ben & Jerry's	1,446
209	AVAILABLE	2,229
210	Mrs. Fields Cookies	789
211	AVAILABLE	1,005
212	AVAILABLE	912
213	Oakberry	858
214	AVAILABLE	2,693

SUITE	TENANT	SF
215	Women of Wrestling	2,703
216	Bella Luxe Loft	2,762
218A	AVAILABLE	868
218B	AVAILABLE	761
219A	AVAILABLE	1,191
219B	60 Out Escape Rooms	1,939
220A	60 Out Escape Rooms	2,415
220B	60 Out Escape Rooms	2,514
221A	AVAILABLE	2,594
221B	AVAILABLE	2,699
222	Muhammad Ali Experience	14,869 + 3,614 SF Patio Spaces

**FLOOR  
PLAN**



# READY FOR TAKEOFF IN SILICON BEACH

HHLA is in the center of Silicon Beach's top innovators. The flourishing Los Angeles tech and startup hub is close in proximity to beach communities as well as LAX International Airport, linking it to many diverse industries. Over 500 companies across several sectors call the area home including: Hulu, Headspace, The Honest Company, Google, YouTube, and many more.

## AREA DEMOGRAPHICS



Total Population



Daytime Population



Median Age



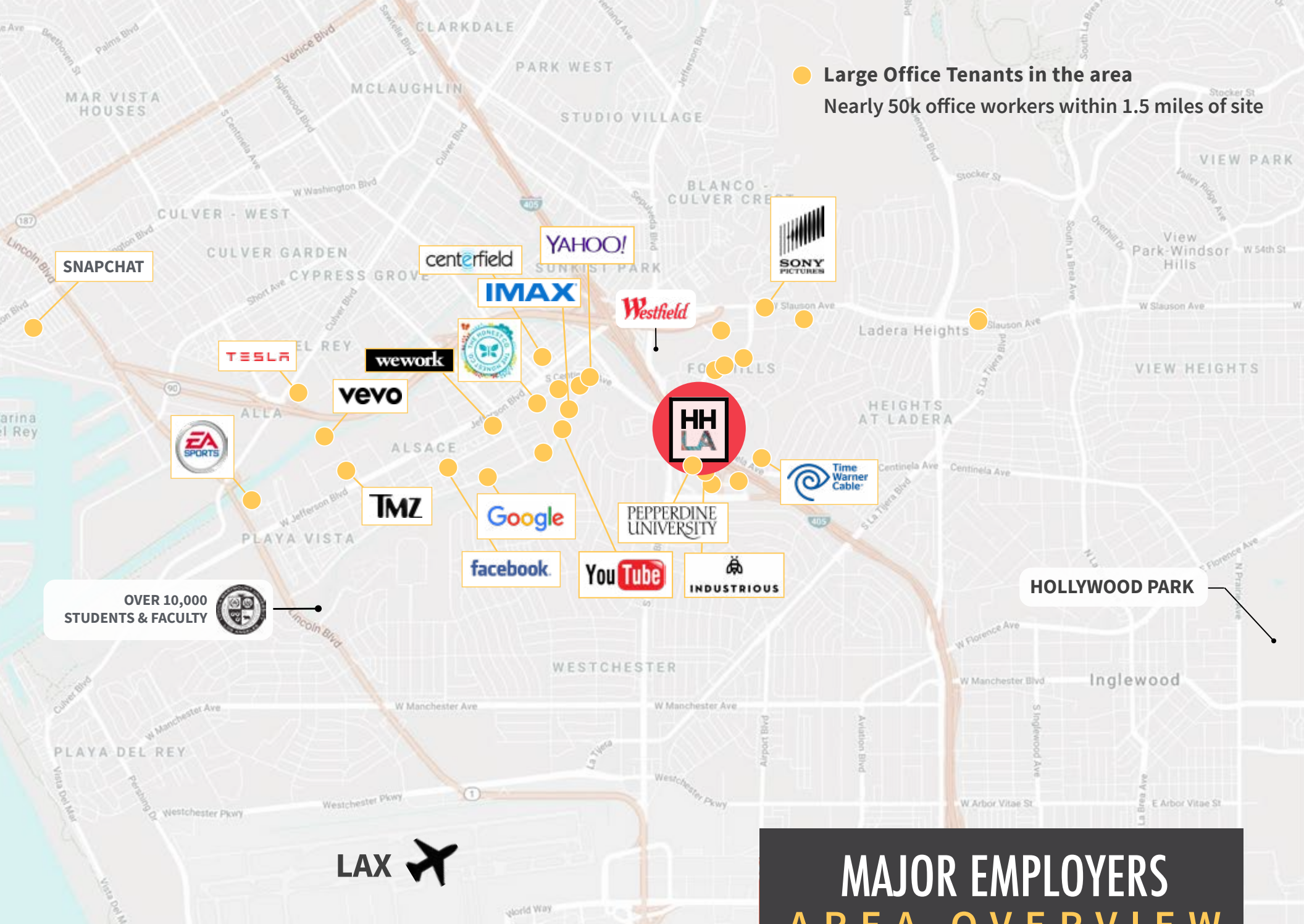
Household Income



Median Home Value

	Total Population	Daytime Population	Median Age	Household Income	Median Home Value
10 miles ▶	2,803,286	3,015,252	35.2	\$99,670	\$798,606
5 miles ▶	683,309	743,856	37.4	\$109,009	\$813,235
3 miles ▶	222,550	290,758	38.4	\$117,855	\$855,214
1 mile ▶	22,083	34,214	41.9	\$146,964	\$895,111





# MAJOR EMPLOYERS AREA OVERVIEW



## A VISITOR'S DREAM DESTINATION



HHLA's proximity to LAX (just 2.9 miles) provides access to over **84 million visitors** traveling through the airport every year.



**True Demographics  
(Based on Geofenced Data)**

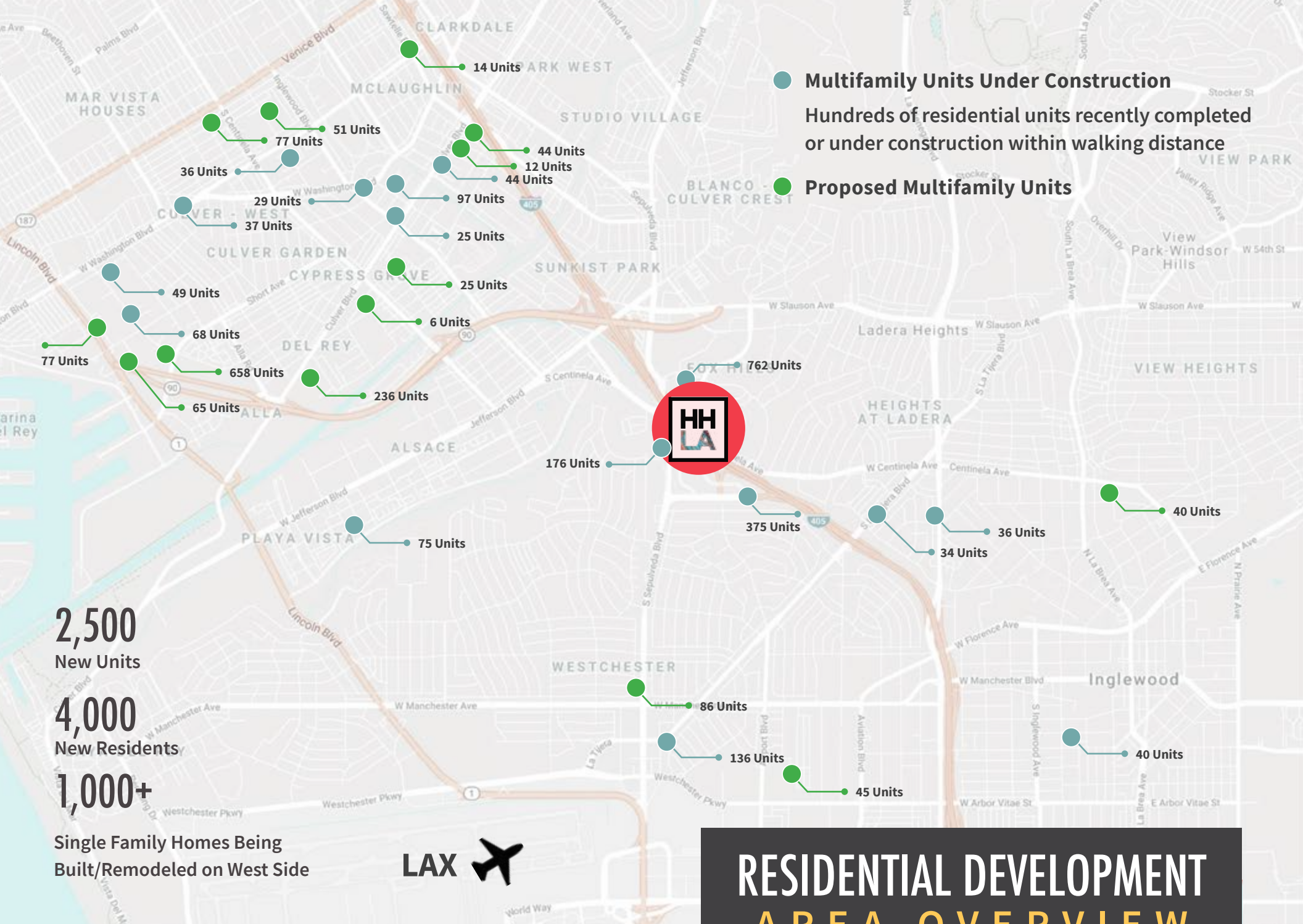
Visitor origin is largely contiguous  
draws from approximately 7 miles  
in all directions



**HHLA's Actual Visitor  
(Versus Los Angeles Metropolitan  
Statistical Area)**

is **1.4 years** younger  
has **1.3 points** higher education  
less likely to have children living at home  
**40%** have average HHI of \$100k or more





# RESIDENTIAL DEVELOPMENT AREA OVERVIEW



# The Ultimate Placemaking Opportunity



Join the ranks along with established brands and changemakers to form the center of the Playa District community for dining, shopping and entertainment.







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