



LINEA

5,000 SF

GROUND FLOOR RETAIL

Divisible from 1,015 SF to 1,950 SF

595

HIGH-END APARTMENTS

1,200

ESTIMATED RESIDENTS



For leasing, please contact:

James Keefe \ Lic. 01935164
T 310 430 7790 x 111
E James.Keefe@BetaAgency.com

Mitchell Hernandez \ Lic. 01875229
T 310 430 7790 x 102
E Mitchell.Hernandez@BetaAgency.com

Richard Rizika \ Lic. 01044064

beta.

BetaAgency.com

2150 Park Pl, #100, El Segundo, CA 90245

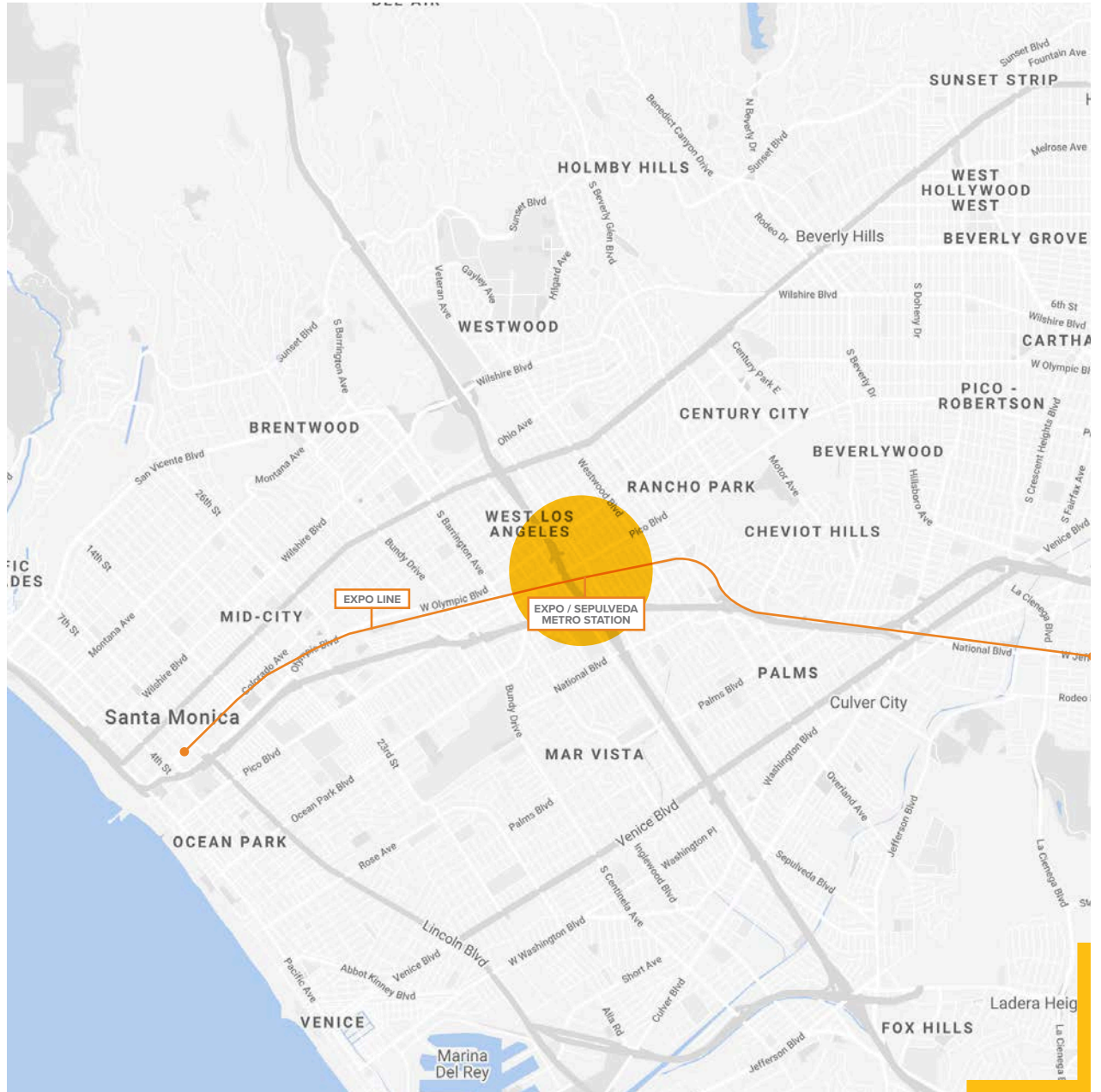
**LOCATED IN THE HEART OF THE
WEST SIDE OF LOS ANGELES.**

exact location:
**2431-2441 SOUTH SEPULVEDA BLVD,
LOS ANGELES, CA 90064**



traffic counts:

PICO BLVD.	43,000 CPD
SEPULVEDA BLVD.	58,000 CPD
405 FWY.	295,000 CPD



RESIDENTIAL PROFILE

A HIGHLY DIVERSE MIX OF PEOPLE WITH INDIVIDUAL IDEALS AND NOTIONS OF HOME, BUT ALL ATTRACTED TO THE INTANGIBLE ASPECTS OF A FULLER LIFE.

PROFESSIONALS

Working nearby or in DTLA.

CORE

Early 30s to 40s.

ACTIVE

Outdoors & fitness

OUT

Newest restaurants, bars, shops, neighborhood hot spots.

HOME

Using amenity areas as work and living extensions.

EASE

Appreciate a lock and go lifestyle.

BUSY

Access to rail, work and services is important.

area demographics:	1 mile	2 miles	3 miles
POPULATION	31,895	158,521	335,618
AVERAGE HOUSEHOLD INCOME	\$126,733	\$130,719	\$134,801
EMPLOYEES	43,395	187,612	427,986
BACHELOR'S DEGREE	35.2%	35.4%	34.3%

©2020 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

GOOGLE CAMPUS

GOOGLE SNAGS ALL OF HUDSON-MACERICH ONE WESTSIDE CREATIVE OFFICE REDEVELOPMENT.



RENDERING OF THE ONE WESTSIDE CONVERSION

Google, Inc. leased the entirety of Hudson Pacific Properties, Inc.'s and Macerich's One Westside redevelopment, a planned 584,000-square-foot Class A creative office campus, formerly part of the Westside Pavilion shopping mall in West Los Angeles. The roughly 14-year lease term will commence upon completion of construction and build-out of tenant improvements in 2022.

DISTANCE TO LINEA
0.5 Miles

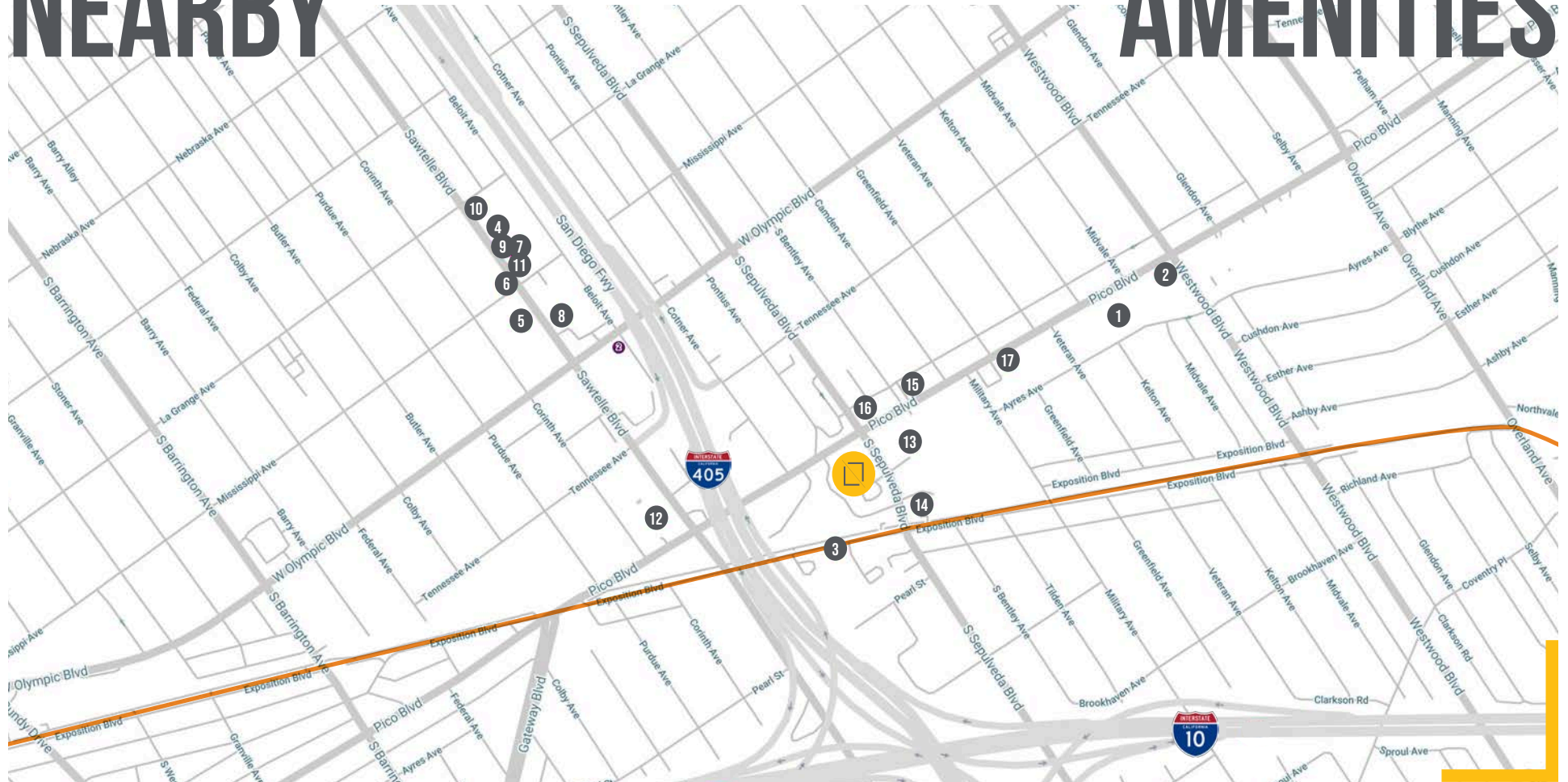
LEASE TERM
14-Years

SIZE
584K SF

source: <https://www.connect.media/google-snags-all-of-hudson-macerich-one-westside-creative-office-redev/>

NEARBY

AMENITIES



Legend:

- | | | | | | | | |
|---|--------------------------------|----|------------------------------|----|-------------------------------|----|----------------------------|
| 1 | New Google Campus | 6 | Tsujita LA Artisanal Noodles | 11 | BLACK MARKET | 16 | La Salsa |
| 2 | The Landmark Theater | 7 | Tsujita Annex | 12 | Best Buy | 17 | Bosa Nova Bazilian Cuisine |
| 3 | Expo / Sepulveda Metro Station | 8 | Nijiya Market | 13 | Anawalt Lumber | — | Expo Line |
| 4 | Killer Noodle | 9 | Hide Sushi | 14 | Party City | | |
| 5 | Tatsu Ramen | 10 | Sonoritas Prime Tacos | 15 | Centinela Feed & Pet Supplies | | |

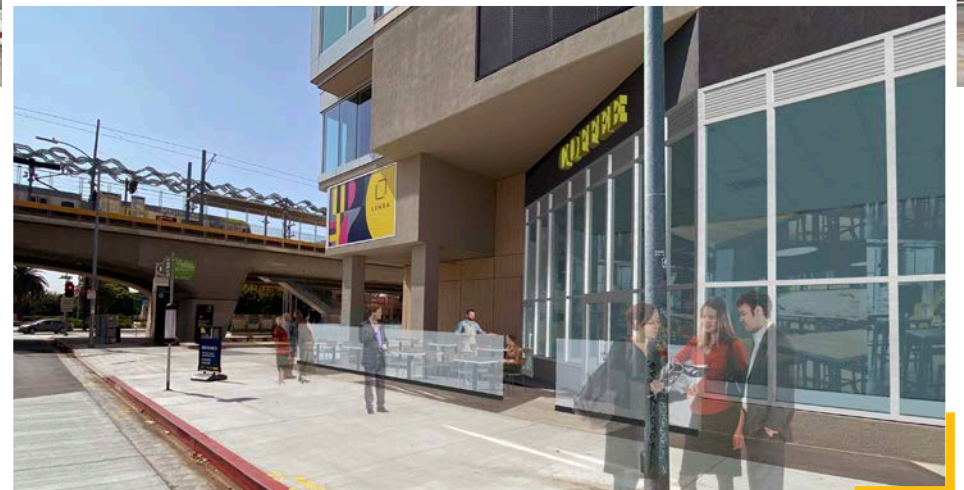


For leasing, please contact:

James Keefe \ Lic. 01935164
 T 310 430 7790 x 111
 E James.Keefe@BetaAgency.com

Mitchell Hernandez \ Lic. 01875229
 T 310 430 7790 x 102
 E Mitchell.Hernandez@BetaAgency.com

Richard Rizika \ Lic. 01044064



BetaAgency.com
 2150 Park Pl, #100
 El Segundo, CA 90245