

8711 S. LA TIJERA BLVD

LOS ANGELES, CA 90045 OFFERING MEMORANDUM

MULTI- TENANT NNN RETAIL/MEDICAL BUILDING - CAN BE SOLD TOGETHER WITH 8701 S. LA TIJERA BLVD.



**COLDWELL BANKER
COMMERCIAL
REALTY**



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EXECUTIVE OVERVIEW



THE OPPORTUNITY

8711 La Tijera Blvd offers investors a fully occupied, 3,900 square foot retail property secured entirely by triple net (NNN) leases, insulating ownership from most operating expense volatility. Landlord responsibility is limited to roof, structure and sewer, and all prior leases have been superseded by new leases rather than amendments, giving the buyer clean, current lease documents to underwrite.

Property sits in the heart of the Westchester Triangle's Commercial Historic District, a walkable retail and office corridor at the center of this Westside community. Every Sunday the Triangle hosts the Westchester Farmer's Market, drawing steady foot traffic to the area. The tenant roster reflects a service and needs-based mix that supports durable occupancy, while under-market rents and short-term leases create upside as they roll. The Triangle is a pedestrian-friendly, multi-block district where customers park once and walk to multiple businesses, reinforcing the corridor's strength as a daily-needs destination.

Westchester sits within a five-mile radius of Venice, Playa Vista, and Culver City, with a short drive to LAX, putting this property minutes from three of the most active submarkets in Southern California at a more accessible basis than those areas command.

Just steps from the property, Cityview has entitled and closed on the land for a 489-unit residential project with 16,120 square feet of ground-floor retail at 6136 West Manchester Ave. Groundbreaking is targeted for 2026 with completion expected in late 2028. Cityview CEO Sean Burton called it one of the largest entitled projects in Los Angeles in years, and the plan includes 549 parking spaces, resort-style amenities, and 64 units set aside for households at or below 50% of area median income. The addition of nearly 500 new households within walking distance supports increased foot traffic and retail demand within a typical hold period.

For an investor seeking long-term cash flow from an asset with durable tenant demand and genuine Westside fundamentals, 8711 La Tijera Blvd fits the profile. **This property can be sold together with the adjacent property located at 8701 La Tijera Blvd.**

PROPERTY SUMMARY

Westside Location, Without the Westside Price - Westchester occupies one of the most strategically located pockets of the LA Westside, sitting within a five-mile radius of Venice, Playa Vista, and Culver City, with a short drive to LAX. That puts this property minutes from three of the most dynamic submarkets in Southern California, without the premium price tag those areas command.

8711 S. LA TIJERA BLVD

Price	\$1,750,000
CAP	5.63%
Price/SF	\$448.72
Total BLDG SF approx	± 3,900 SF
Total LOT SF approx	± 5,000 SF
# of Stories	1 Story
Type/Use	Retail/Medical
Occupancy	100%
Tenancy/Lease Type	Multi Tenant- NNN
Landlord Responsibility	Roof, Structure, Sewer
# of Parking	4 + Public Parking
Year Built	1962
APN	4123-002-026
Zoning	[Q]C2-1-CDO



Walk Score
75
Very Walkable



Transit Score
52
Good transit



Bike Score
54
Bikeable

INVESTMENT HIGHLIGHTS

- **Strategic Westchester Location** – Positioned along S. La Tijera Boulevard in the heart of Westchester, one of Los Angeles’ most established commercial corridors, with immediate access to dense residential neighborhoods and major employment centers. **Just steps away, Cityview’s entitled 489-unit development at 6136 West Manchester Ave. will bring nearly 500 new households within walking distance upon completion.**
- **High-Visibility Commercial Frontage** – Prominent frontage along a heavily traveled arterial provides excellent exposure, strong signage opportunities, and consistent daily traffic for both retail and office users.
- **Proximity to Major Economic Drivers** – Minutes from Los Angeles International Airport (LAX), Playa Vista, El Segundo, the Howard Hughes Center, and Hollywood Park, placing the property within one of Southern California’s most active employment corridors.
- **Diverse Retail & Office Demand** – Surrounded by a broad mix of residential communities, local businesses, hospitality, educational institutions, and corporate campuses that support consistent demand for neighborhood-serving retail and professional office space.
- **Exceptional Regional Accessibility** – Convenient access to Interstate 405, Interstate 105, Sepulveda Boulevard, Century Boulevard, and Lincoln Boulevard provides seamless connectivity throughout the Westside, South Bay, and greater Los Angeles region.
- **Strong Demographic Fundamentals** – The surrounding trade area benefits from a stable, affluent consumer base, high daytime employment population, and continued residential growth, supporting long-term commercial occupancy.
- **Positioned Within a High-Growth Investment Corridor** – Ongoing investment surrounding LAX modernization, the expansion of Silicon Beach, and redevelopment throughout the Westchester and Inglewood markets continue to strengthen the area’s long-term investment outlook.



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

Annualized Income (Est.)	
Gross Potential Income	\$109,380
Plus: CAM Reimbursement	\$40,041
Gross Effective Income	\$149,421
Minus: Vacancy (5%)	\$5,469
Gross Operating Income (GOI)	\$143,952
Less: Operating Expenses	\$45,510
Net Operating Income (NOI)	\$98,442

Annualized Expenses (Est.)			
CAM/BOE	Property Taxes	1.19%	\$20,825
CAM/BOE	Management Fee	5%	\$5,469
CAM/BOE	Insurance		\$5,295
CAM/BOE	Cleaning		\$831
CAM/BOE	Trash		\$2,233
CAM/BOE	Parking		\$5,388
NON BOE	Reserve	5%	\$5,469
Total Expenses			\$45,510

RENT ROLL

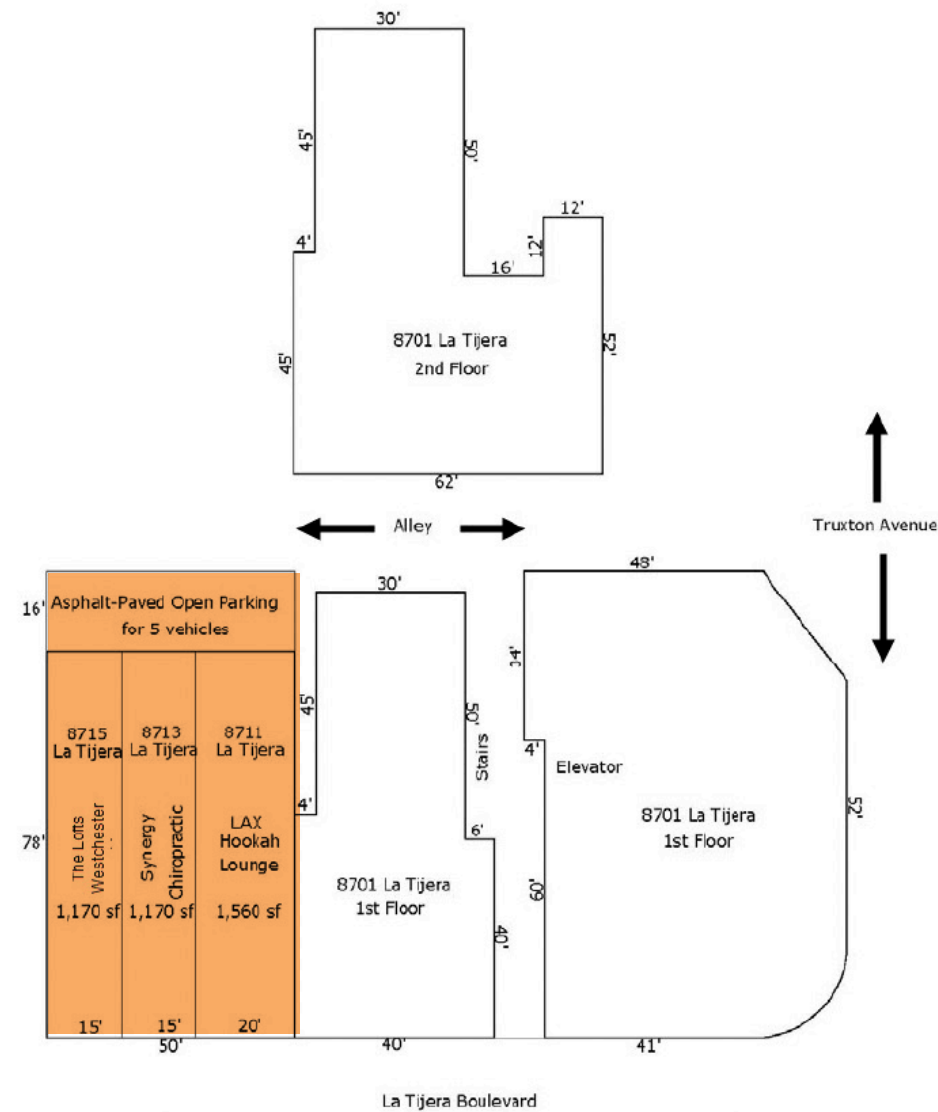
RENT ROLL - PROJECTED WITH NEW CAM

Unit	Lease Type	Tenant	SF	% NNN - Occupied	Monthly Rent	Rate PSF	Annual Rent	CAM/Mo	CAM/SF/MO	CAM/Annual	New Lease Start Date	Lease Expiry	Option	Notes
8711	NNN	LAX HOOKAH BAR LOUNGE	1505	39.60%	\$3,925	\$2.61	\$47,100	\$1,321	\$0.88	\$15,856.34	10/01/2024	9/30/2029	None	Lessee may cancel with 60 days written notice if City of LA law changes prevent it from legally operating.
8713	NNN	SYNERGY CHIROPRACTIC	1155	30.40%	\$2,945	\$2.55	\$35,340	\$1,014	\$0.88	\$12,172.54	06/01/2024	5/31/2029	None	
8715	NNN	THE LOFTS WESTCHESTER	1140	30.00%	\$2,245	\$1.97	\$26,940	\$1,001	\$0.88	\$12,012.38	12/01/2025	11/30/2030	None	Hair Salon excluding Eyebrow Threading
TOTAL			3,800	100.00%	\$9,115	\$2.40	\$109,380	\$3,336	\$0.88	\$40,041.26				

PARCEL MAP



FLOOR PLAN



Area	
8701 La Tijera - 1st Flr	5604.53 Sq ft
8711 La Tijera	3900 Sq ft
8701 La Tijera - 1st Flr	3120 Sq ft
Total	16769 Sq ft

PROPERTY PHOTOS



LOCATION OVERVIEW



A PREMIER LOCATION OPPORTUNITY

8711 S. La Tijera Boulevard is strategically located within the Westchester submarket of Los Angeles, a well-established commercial and residential neighborhood that continues to experience significant public and private investment. Positioned along one of the area's primary north-south corridors, the property benefits from excellent visibility, strong traffic volumes, and convenient access to major transportation infrastructure, including Interstate 405, Interstate 105, Sepulveda Boulevard, and Los Angeles International Airport (LAX). The surrounding area is anchored by a diverse mix of neighborhood-serving retail, office, hospitality, educational, and residential uses, creating a consistent customer base and workforce population throughout the day.

The property is also ideally situated near several of Southern California's most significant economic drivers, including LAX, the Howard Hughes Center, Playa Vista, El Segundo, Silicon Beach, and the rapidly developing Hollywood Park district, home to SoFi Stadium and the Intuit Dome. These destinations collectively support hundreds of thousands of jobs across the technology, aerospace, healthcare, aviation, media, and entertainment sectors, generating sustained demand for retail services, office space, and commercial amenities.

Westchester has emerged as one of Los Angeles' most attractive commercial submarkets, supported by continued infrastructure improvements, airport modernization, and strong demographic fundamentals. Ongoing investment surrounding LAX, combined with increasing residential development and a growing professional workforce, continues to strengthen consumer demand and business activity throughout the area. A short distance from the property, Cityview has entitled and closed on the land for a 489-unit apartment community with 16,120 square feet of ground-floor retail at 6136 West Manchester Ave., with groundbreaking targeted for 2026 and completion expected in late 2028, adding nearly 500 new households to the immediate trade area. With its exceptional regional connectivity, affluent surrounding neighborhoods, and proximity to major employment centers, Westchester offers investors a compelling combination of stable market fundamentals and long-term appreciation potential.

DEMOGRAPHICS

LAX Prime

- ✓ High-income population with strong household purchasing power
- ✓ Affluent residential area with high home values
- ✓ Strong rental demand from LAX and Westside employees
- ✓ Proximity to Silicon Beach technology and creative employers
- ✓ Excellent connectivity to LAX, the 405, and major job centers
- ✓ Convenient access to beaches, Playa Vista, and the Westside

Demographics



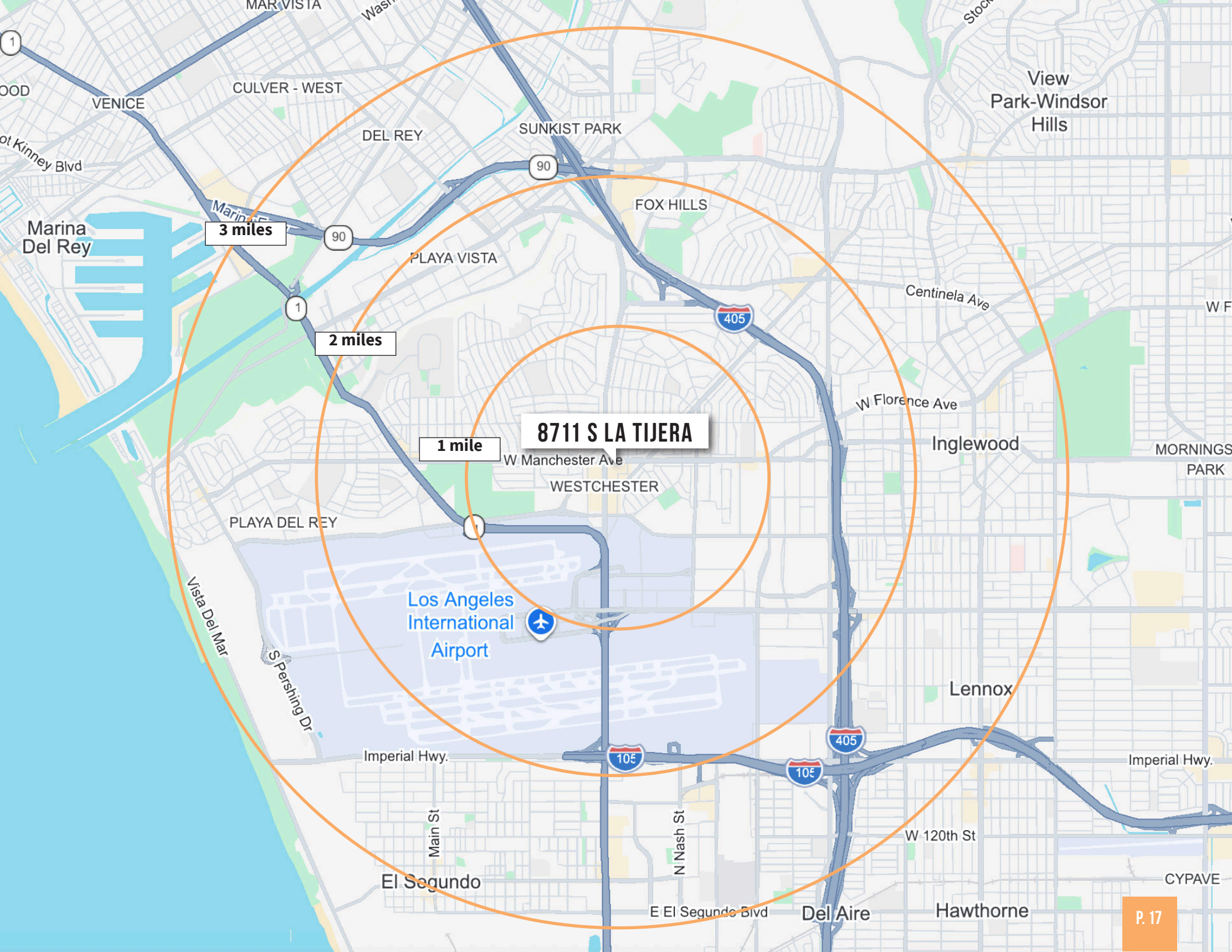
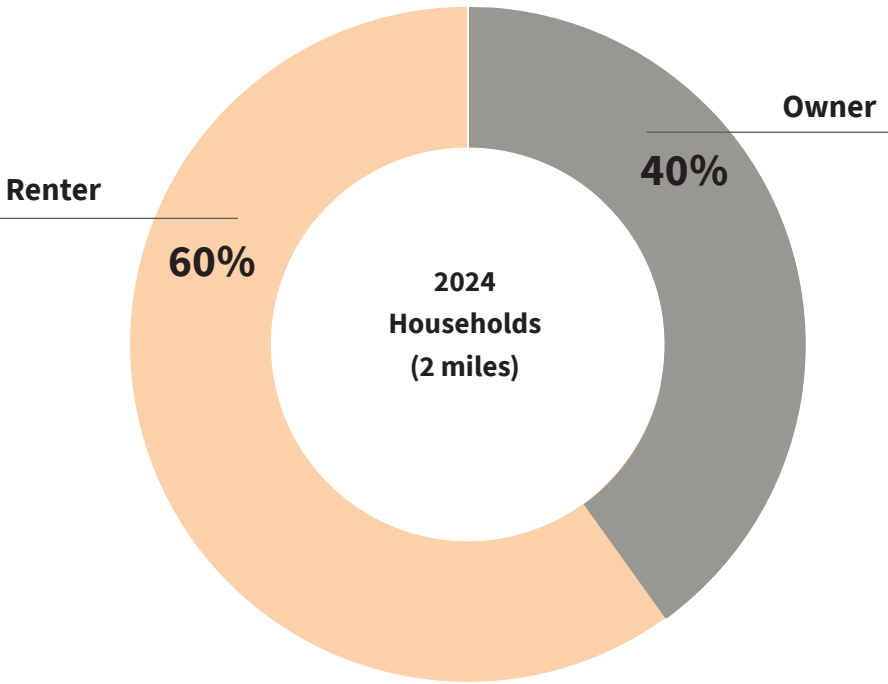
POPULATION	1 MILE	2 MILE	3 MILE
Total	15,289	77,670	209,963

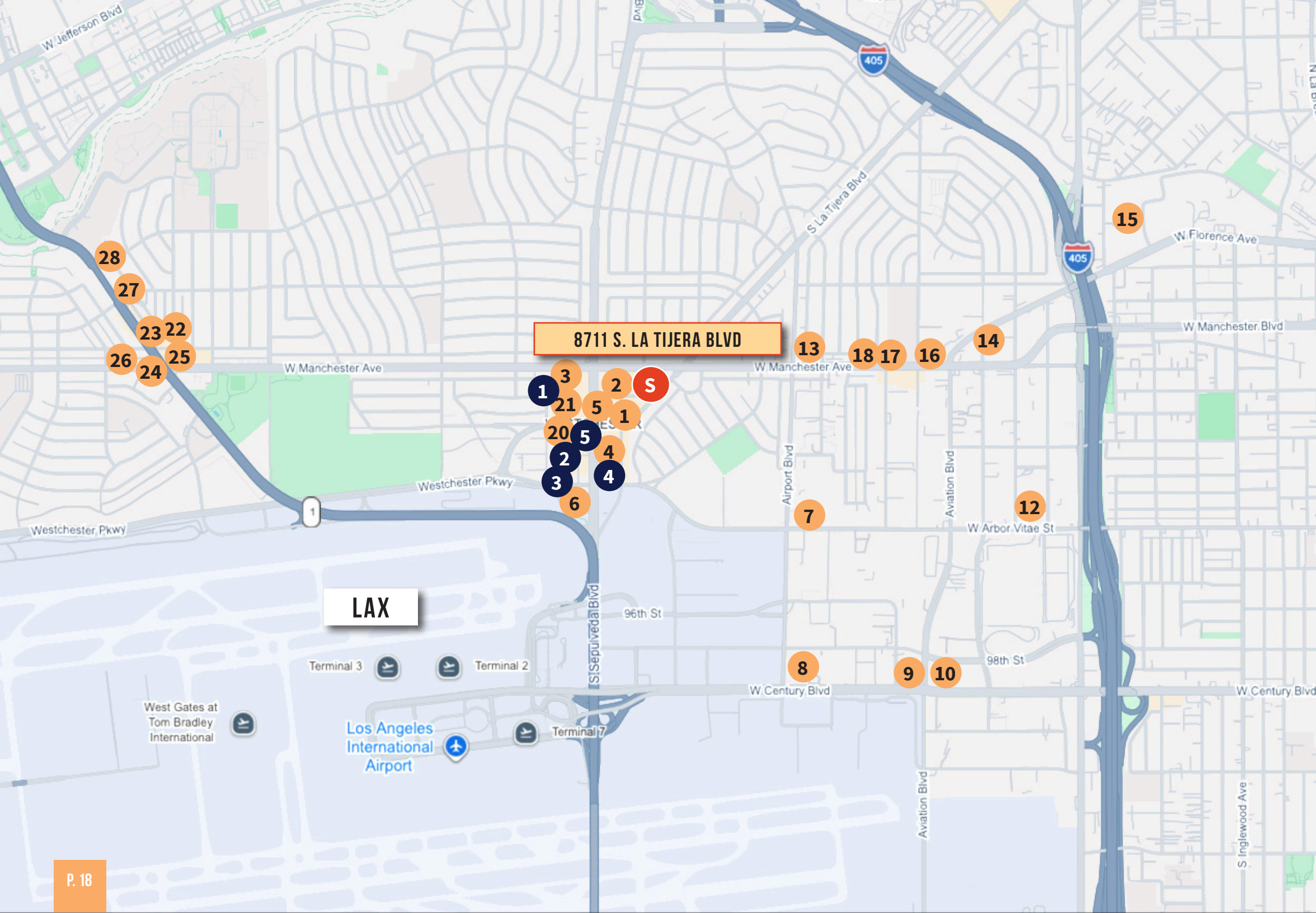


HOUSEHOLDS	1 MILE	2 MILE	3 MILE
Total Households	6,227	31,768	82,497
Owner Households	3,621	12,810	31,910
Renter Households	2,606	18,958	50,588



INCOME	1 MILE	2 MILE	3 MILE
Avg HH Income	\$159,654	\$146,162	\$133,408
Median HH Income	\$134,310	\$114,294	\$101,007





8711 S. LA TIJERA BLVD

LAX

LOCAL AMENITIES

Restaurants

- 1 The Coffee Company
- 2 Truxton's American Bistro
- 3 IHOP
- 4 Beyond Vegan Eats
- 5 Ayara Thai
- 6 In-N-Out Burger
- 7 Alikis Greek Traverna
- 8 Social Market & Eatery
- 9 Carl's Jr
- 10 Denny's Restaurant
- 11 The Daily Grill
- 12 Shakey's Pizza Parlor
- 13 McDonald's
- 14 Three Weavers Brewing
- 15 Tortugo Brewing
- 16 Seven Nineteen By G's
- 17 Jino's Pars
- 18 Sizzler
- 19 Wacky Wok
- 20 Kanpai Japanese
- 21 The Ramen Joint

- 22 The Manchester
- 22 Italy's Little Kitchen
- 23 Cinco
- 24 I Heart Mac & Cheese
- 25 Caravan Cantina
- 26 Scenic Route
- 27 Loyola Pizza
- 28 The Nook Breakfast Spot

Shops

- 1 Trader Joe's
- 2 Ralphs
- 3 CVS
- 4 Target
- 5 Westchester Village Shopping Mall



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