8701 S. LA TIJERA BLVD

LOS ANGELES, CA 90045 OFFERING MEMORANDUM

MULTI- TENANT RETAIL BUILDING - CAN BE SOLD TOGETHER WITH 8711 S. LA TIJERA BLVD.



COLDWELL BANKER COMMERCIAL REALTY



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EXECUTIVE OVERVIEW



THE OPPORTUNITY

8701 La Tijera Blvd offers investors a 12,896 square foot, two-story retail and office building on a corner lot with frontage on both La Tijera Boulevard and Truxton Avenue. Built in 1955, the building is fully occupied. Lease structure is mixed by unit type: 8 street facing retail suites operate under triple net (NNN) leases covering 100% of CAM and 60% of Property Tax and Insurance, while the 13 professional-service office/retail suites, spanning the interior ground and second floor, operate under full-service gross (FSG) lease.

The property sits in the Westchester Triangle's Commercial Historic District, a walkable retail and office corridor at the center of this Westside community, and benefits from weekly foot traffic from the Westchester Farmer's Market. The tenant roster, record store, a barbershop, threading salon, acupuncture clinic, beauty spa, insurance agency, self-defense studio, transportation company, and a bench of small professional-service office tenants, reflects a needs-based demand profile that supports durable occupancy. Current rents are below market rent, creating upside for a new owner as they turn.

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.

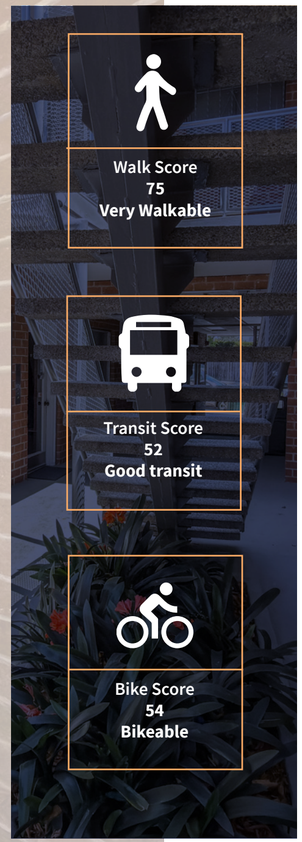
For an investor seeking a fully occupied, mixed-use retail and office income stream with near-term rollover upside and genuine Westside fundamentals, 8701 La Tijera Blvd fits the profile. **This property can be sold together with the adjacent property located at 8711 La Tijera Blvd.**

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.

8701 S. LA TIJERA BLVD

Price	$3,750,000
CAP	5.45%
Price/SF	$287.03
Total BLDG SF approx	± 13,065 SF
Total LOT SF approx	± 10,687SF
# of Stories	2 Story
Type/Use	Retail/Office
Occupancy	100%
Tenancy/Lease Type	Multi Tenant- NNN & FSG
Landlord Responsibility	40% of Taxes and Insurance + Roof, Structure & Sewer only
# of Parking	Public Parking only
Year Built	1955
APN	4123-002-027
Zoning	[Q]C2-1-CDO



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	**$327,237**
Plus: CAM Reimbursement*	$57,202
Gross Effective Income	**$384,439**
Minus: Vacancy (5%)	$16,362
Gross Operating Income (GOI)	**$368,077**
Less: Operating Expenses	$163,850
Net Operating Income (NOI)	**$204,227**

** 8 NNN Leases in this building responsible for 60% of Property Tax & Insurance and 100% of BOE CAM expenses per percentage allocated on their lease.*

Annualized Expenses (Est.)			% CAM/BOE Pass-Through
CAM/BOE	Property Tax -1.19%	$44,625	60%
CAM/BOE	Insurance	$17,029	60%
CAM/BOE	Management Fee -5%	$16,362	100%
CAM/BOE	Repairs & MTN	$9,295	100%
CAM/BOE	Elevator	$4,517	100%
CAM/BOE	Parking	$14,271	100%
CAM/BOE	Pest	$650	100%
CAM/BOE	Supplies	$311	100%
CAM/BOE	Constract SVC	$3,713	100%
CAM/BOE	Trash	$6,449	100%
CAM/BOE	License & Fees	$728	100%
CAM/BOE	Electricity	$17,057	100%
CAM/BOE	Water	$82	100%
CAM/BOE	GAS	$369	100%
CAM/BOE	Cleaning	$12,029	100%
NON BOE	Reserve -5%	$16,362	
	Total	**$163,850**	

RENT ROLL

RENT ROLL - PROJECTED WITH NEW CAM

Unit	Lease Type	Tenant	SF	% Occupied	% Share Tax & Insurance	% Share CAM/BOE	Monthly Rent	Rate PSF	Annual Rent	CAM/Mo	CAM/SF/MO	CAM/Annual	New Lease Start Date	Lease Expiry	Option	Teant Since
8701	NNN	SOUNDSTATIONS	1250	11%	11.44%	19.01%	$3,594.00	$2.88	$43,128.00	$1,947.53	$1.56	$23,370.32	09/01/2026	08/31/2029	None	04/01/2006
8701T	NNN	PROVISTAR ACUPUNCTURE	850	8%	7.78%	12.92%	$2,028.00	$2.39	$24,336.00	$1,323.87	$1.56	$15,886.47	08/01/2024	07/31/2029	None	09/01/2021
8703T	NNN	ABBY KUSKIN-JORGENSEN	960	9%	8.78%	14.60%	$2,880.00	$3.00	$34,560.00	$1,495.42	$1.56	$17,945.03	05/01/2026	06/30/2028	None	05/01/2026
8705	NNN	BELLE BROWS THREADING	492	5%	4.50%	7.48%	$1,085.77	$2.21	$13,029.24	$766.24	$1.56	$9,194.84	10/01/2024	09/30/2034	None	03/01/2021
8705T	NNN	WESTPORT RESIDENTIAL C	900	8%	8.23%	13.68%	$2,700.00	$3.00	$32,400.00	$1,401.35	$1.56	$16,816.26	07/01/2026	10/31/2027	None	07/01/2026
8707	NNN	INCOGNITO BARBER SHOP	510	5%	4.67%	7.75%	$1,223.00	$2.40	$14,676.00	$794.28	$1.56	$9,531.40	06/01/2024	05/31/2028	None	05/01/1998
8707T	NNN	360 SELF DEFENSE ACADEMY	1100	10%	10.06%	16.72%	$2,582.00	$2.35	$30,984.00	$1,712.82	$1.56	$20,553.89	05/01/2024	04/30/2027	None	02/15/2019
8709	NNN	DDA HATS & FASHIONS	515	5%	4.71%	7.83%	$1,032.00	$2.00	$12,384.00	$802.06	$1.56	$9,624.73	04/01/2025	03/31/2027	None	09/01/2006
8703-101	FSG	FIVE STAR TRANSPORTATION	637	6%			$1,505.00	$2.36	$18,060.00	-			11/01/2024	10/31/2026	None	08/01/2002
8703-102	FSG	A GRACEFUL WAY, LLC	600	5%			$1,350.00	$2.25	$16,200.00	-			06/01/2026	05/31/2028	None	06/01/2026
8703-201	FSG	RHONDA TAYLOR, LMFT PM	305	3%			$686.00	$2.25	$8,232.00	-			12/01/2024	11/30/2026	None	03/01/2018

RENT ROLL

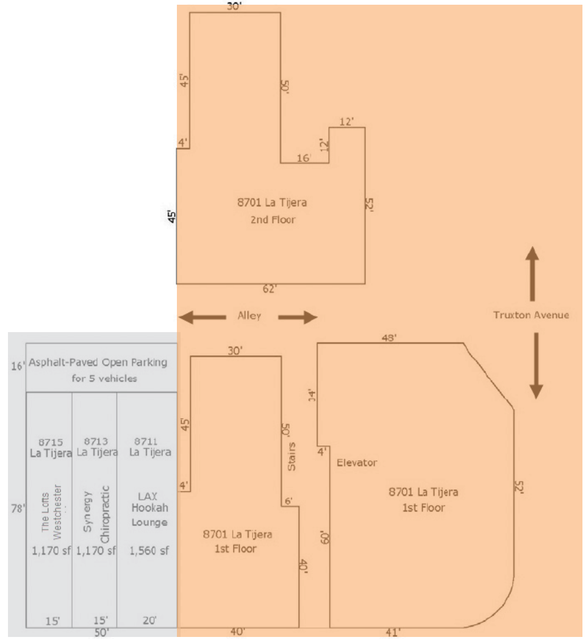
RENT ROLL - PROJECTED WITH NEW CAM

Unit	Lease Type	Tenant	SF	% Occupied	% Share Tax & Insurance	% Share CAM	Monthly Rent	Rate PSF	Annual Rent	CAM/Mo	CAM/SF/MO	CAM/Annual	New Lease Start Date	Lease Expiry	Option	Tenant Since
8703-202	FSG	LAVISH WAXING	273	2%			$651.00	$2.38	$7,812.00	-			04/01/2022	01/31/2027	None	04/01/2022
8703-203	FSG	MIRACLE SKIN	273	2%			$653.00	$2.39	$7,836.00	-			05/01/2025	04/30/2028	None	05/01/2025
8703-204	FSG	THE BARE ESSENTIALS	273	2%			$659.00	$2.41	$7,908.00	-			08/01/2023	07/31/2027	None	08/01/2023
8703-205	FSG	JAYNE VIDHEECHAROEN	273	2%			$628.00	$2.30	$7,536.00	-			01/16/2026	01/31/2028	None	01/16/2026
8703-206	FSG	PENDER COUNSELING SERV	297	3%			$683.00	$2.30	$8,196.00	$6.24		$74.88	07/01/2019	10/31/2027	None	07/01/2014
8703-207	FSG	FATDROID, INC.	302	3%			$700.00	$2.32	$8,400.00	-		-	09/01/2024	08/31/2028	None	09/01/2024
8703-208	FSG	CAMILLA DAVIS, M.A.	304	3%			$700.00	$2.30	$8,400.00	$5.04		$60.48	06/01/2021	10/31/2026	None	06/01/2021
8703-209	FSG	1998 CREATIONS & JOEL MA	268	2%			$635.00	$2.37	$7,620.00	-			11/01/2024	10/31/2026	None	11/01/2024
8703-210	FSG	HARMONY MASSAGE LA	258	2%			$626.00	$2.43	$7,512.00	-			03/01/2022	01/31/2028	None	03/01/2019
8703-211	FSG	DAISY J. WARREN	291	3%			$669.00	$2.30	$8,028.00	-			12/01/2025	11/30/2027	None	12/01/2025
TOTAL			**10,931**	**100%**	**60%**	**100%**	**$27,269.77**	**$2.49**	**$327,237.24**	**$4,766.82**		**$57,201.82**				

PARCEL MAP



FLOOR PLAN



La Tijera Boulevard

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



CITYVIEW DEVELOPMENT SITE

8701 S. LA TIJERA BLVD

A PREMIER LOCATION OPPORTUNITY

8701 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.

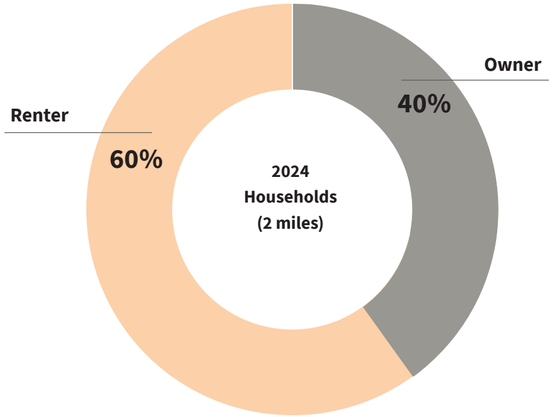
The property is also ideally situated near several of Southern California's most significant economic drivers, including LAX, the Howard Hughes Center, Playa Vista, El Segundo, Silicon Beach, and the rapidly developing Hollywood Park district, home to SoFi Stadium and the Intuit Dome. These destinations 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



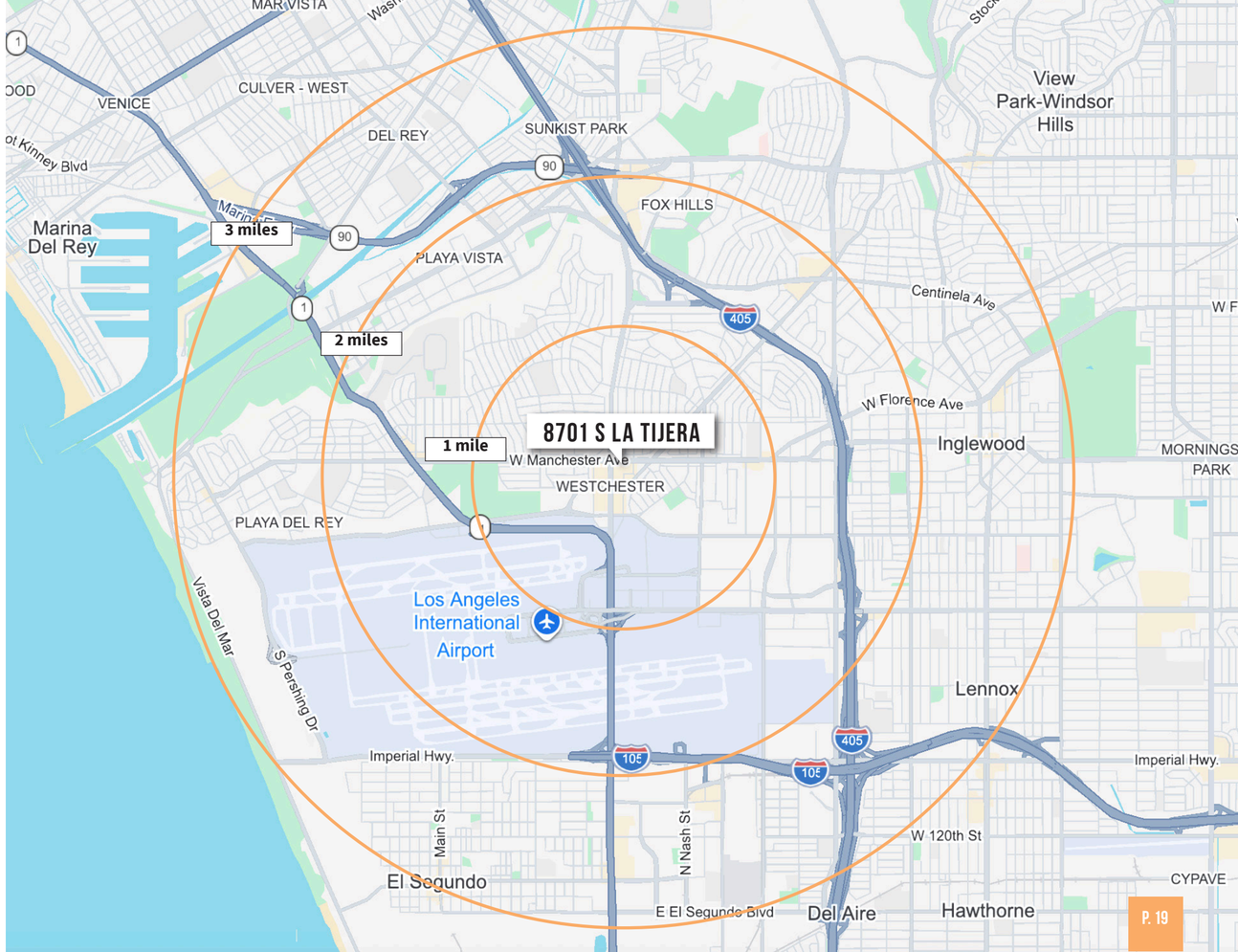
Demographics

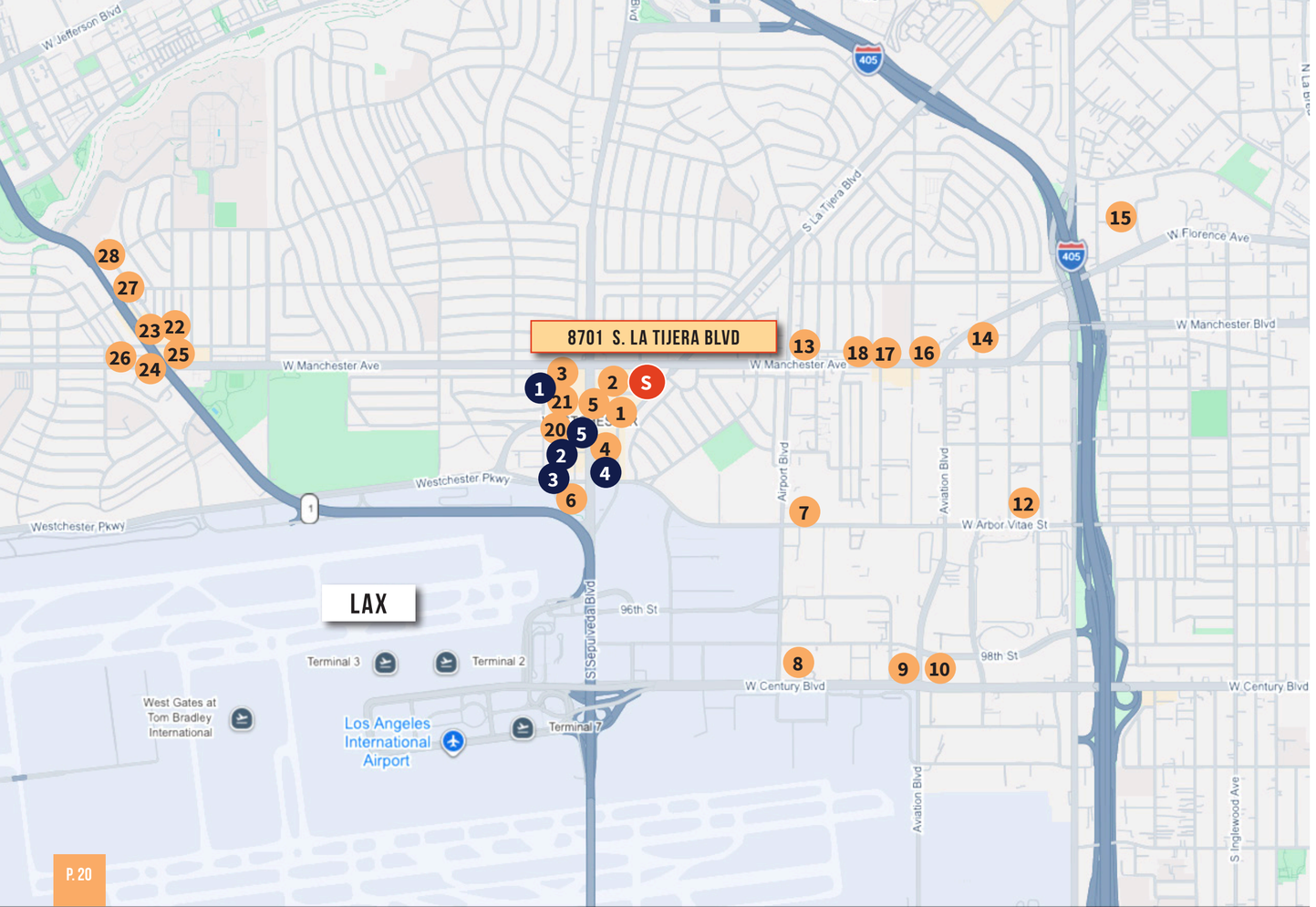
POPULATION	1 MILE	2 MILE	3 MILE
Total	15,289	77,670	209,963

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







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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