

**RESTAURANT
FOR LEASE**

Available

6913

La Tijera Blvd
Los Angeles, CA

HIGHLIGHTS



Fully Built-out 2nd generation restaurant space



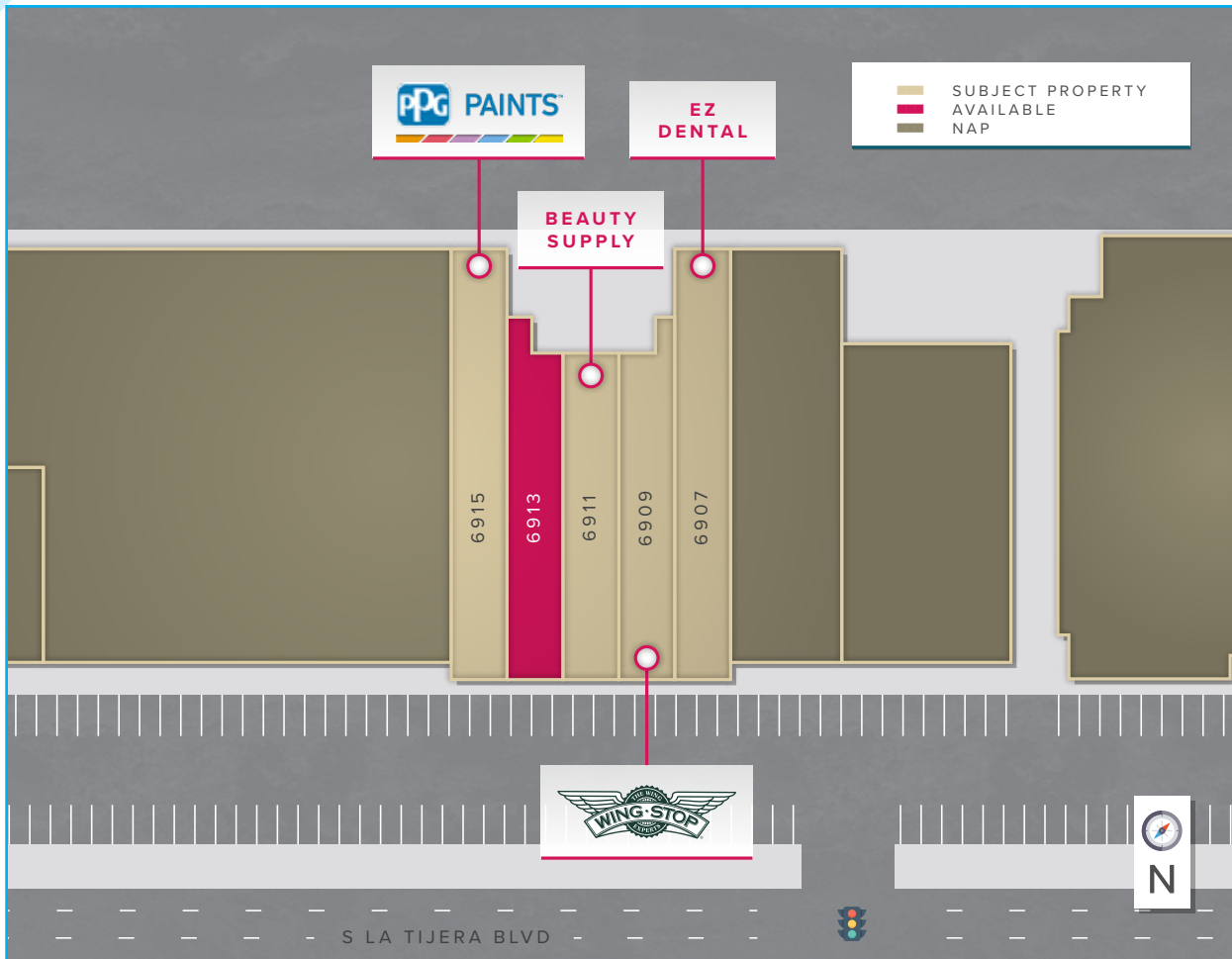
Available Pylon Signage on La Tijera Blvd



Across the street from new Red Mountain Development with Marshalls, Chic-fil-a, and Jersey Mikes



Across the street from new multi-family development on the corner of Alvern circle and La Tijera Blvd



TENANT ROSTER

SUITE	TENANT	SQFT
6915	PPG Paints	
6913	AVAILABLE RESTAURANT	1,800
6911	Beauty Supply	
6913	WingStop	
6907	EZ Dental	



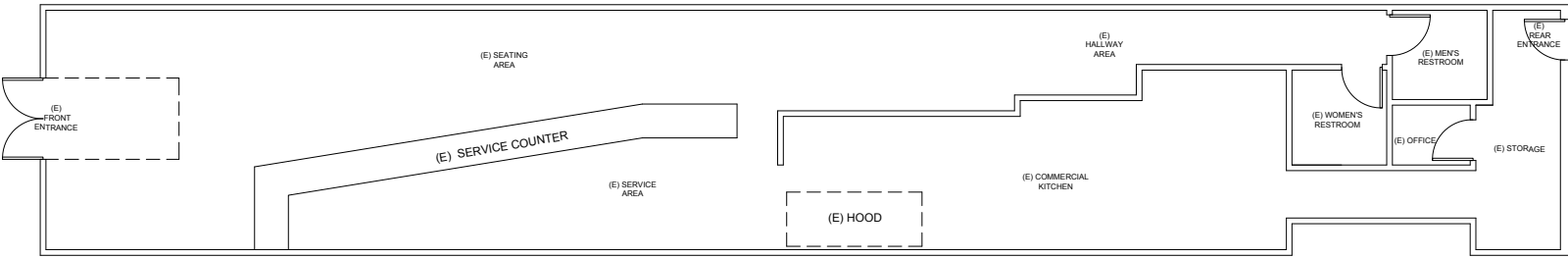
\$3.75 PSF + \$0.80 NNN

SURROUNDING TENANTS





SITE PLAN



EXISTING FLOOR PLAN

SURROUNDING TENANTS



AREA OVERVIEW



LA STADIUM

The future home of the Los Angeles Rams and Chargers hit another milestone: The stadium is now more than two-thirds finished. The stadium is rising out of a giant 300-acre property that once housed the Hollywood Park racetrack. Also planned for the project site is a whole new neighborhood that will hold shops, restaurants, a hotel, parks, an artificial lake, and 2,500 housing units. That component will open in phases, with the first phase opening sometime between the summer of 2020 and February 2022, when the stadium will host Super Bowl LVI.

This will be the new “must-see” entertainment destination and gathering spot in the center of the Los Angeles basin. Located two miles off the I-405, one and a half miles off the I-105, and four miles from Los Angeles International Airport.

PLANS FOR THE DISTRICT



70,000 seat open air stadium, expandable up to 100,000 seats



6,000-seat performing arts venue



780,000 square feet of office space



890,000 square feet of retail space



300 hotel rooms



2,500 modern residences



Approximately 25 acres of public parks, open space, pedestrian walkways and bicycle paths



Family and fine dining



State-of-the-art event, conference and meeting space



1. LAX



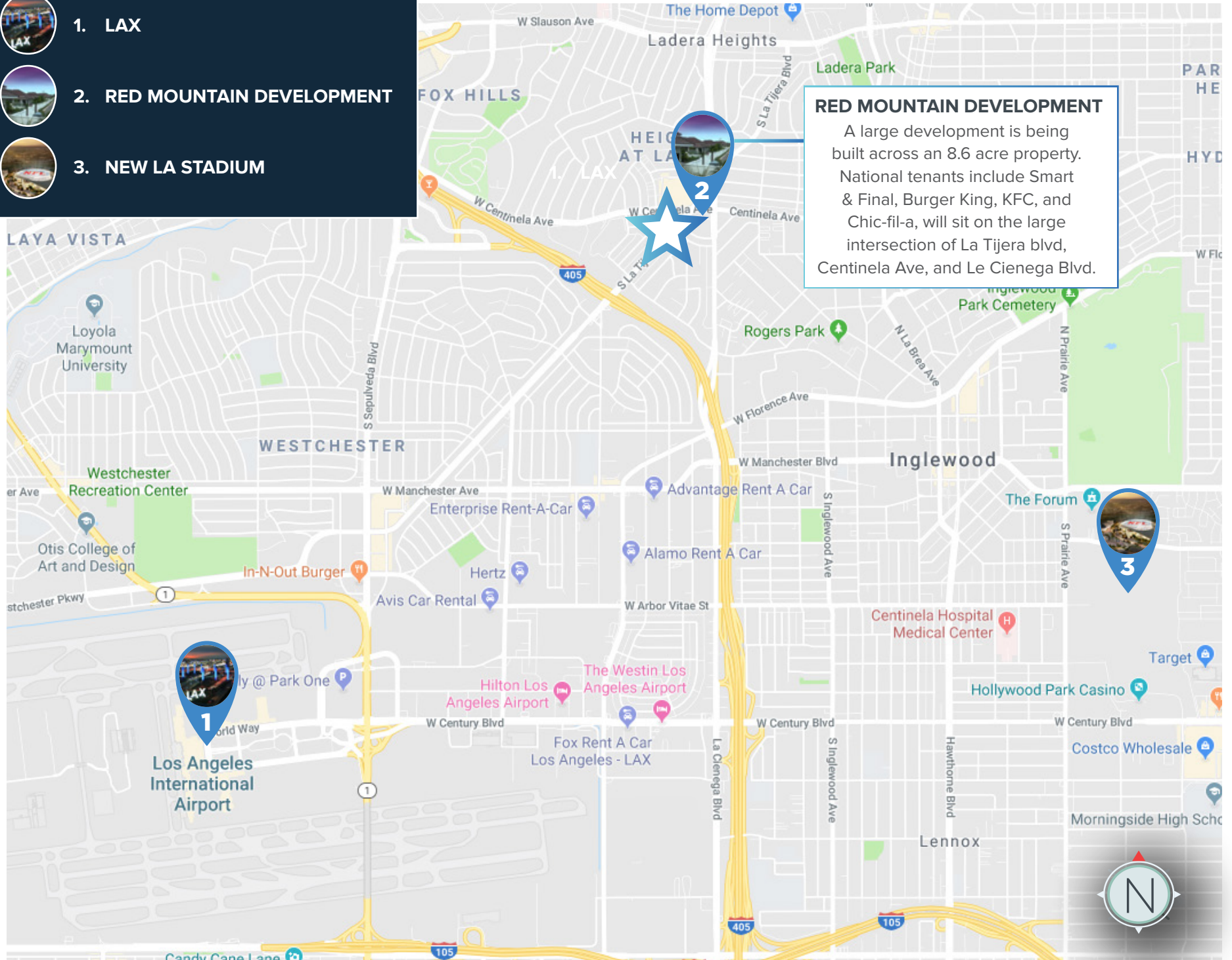
2. RED MOUNTAIN DEVELOPMENT



3. NEW LA STADIUM

RED MOUNTAIN DEVELOPMENT

A large development is being built across an 8.6 acre property. National tenants include Smart & Final, Burger King, KFC, and Chic-fil-a, will sit on the large intersection of La Tijera Blvd, Centinela Ave, and Le Cienega Blvd.



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La Tijera Blvd
Los Angeles, CA

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY

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LIC # 01706065 (CA)

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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