



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:

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beta.

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

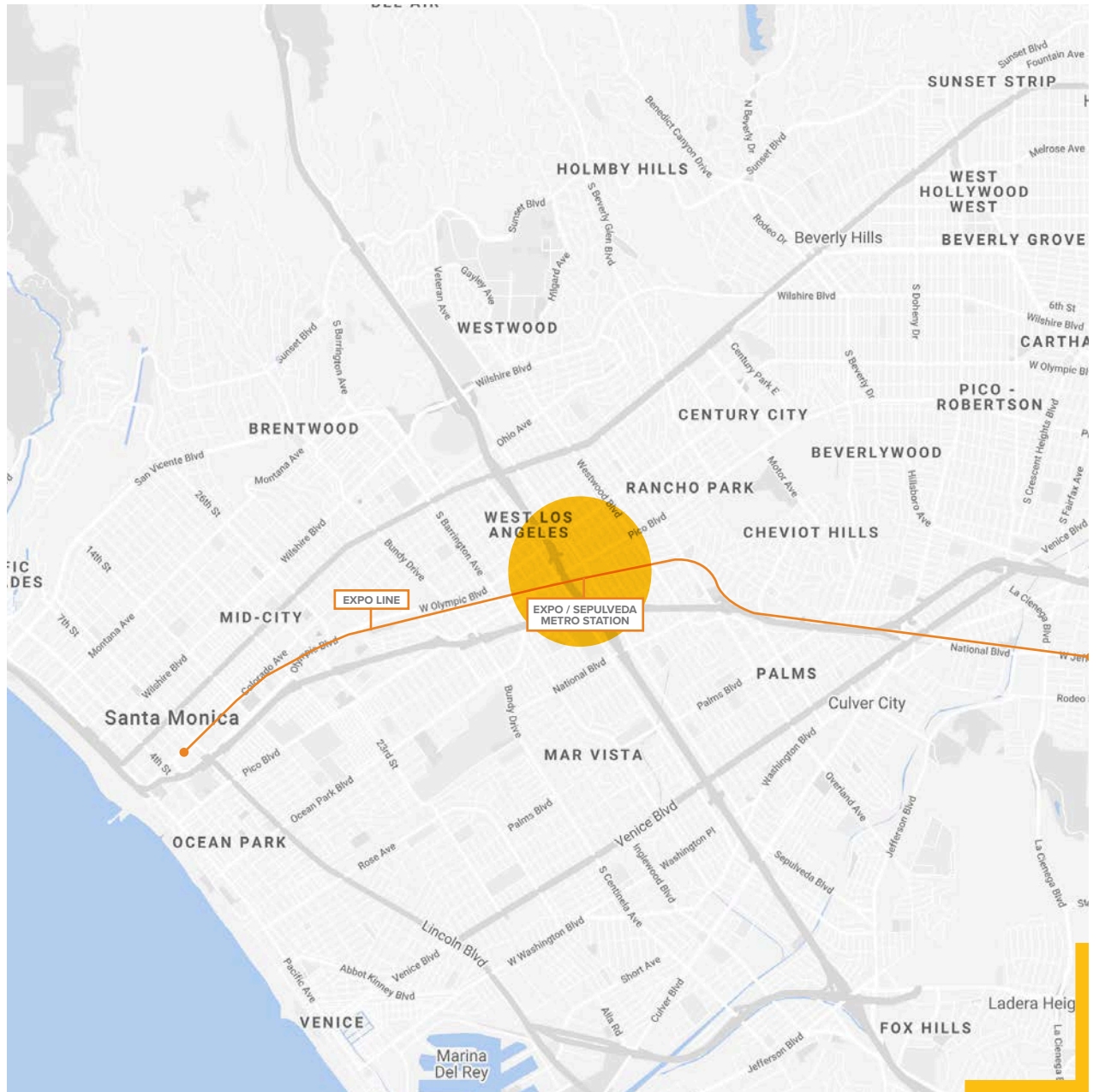
**LOCATED IN THE HEART OF THE
WEST SIDE OF LOS ANGELES.**

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%

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.

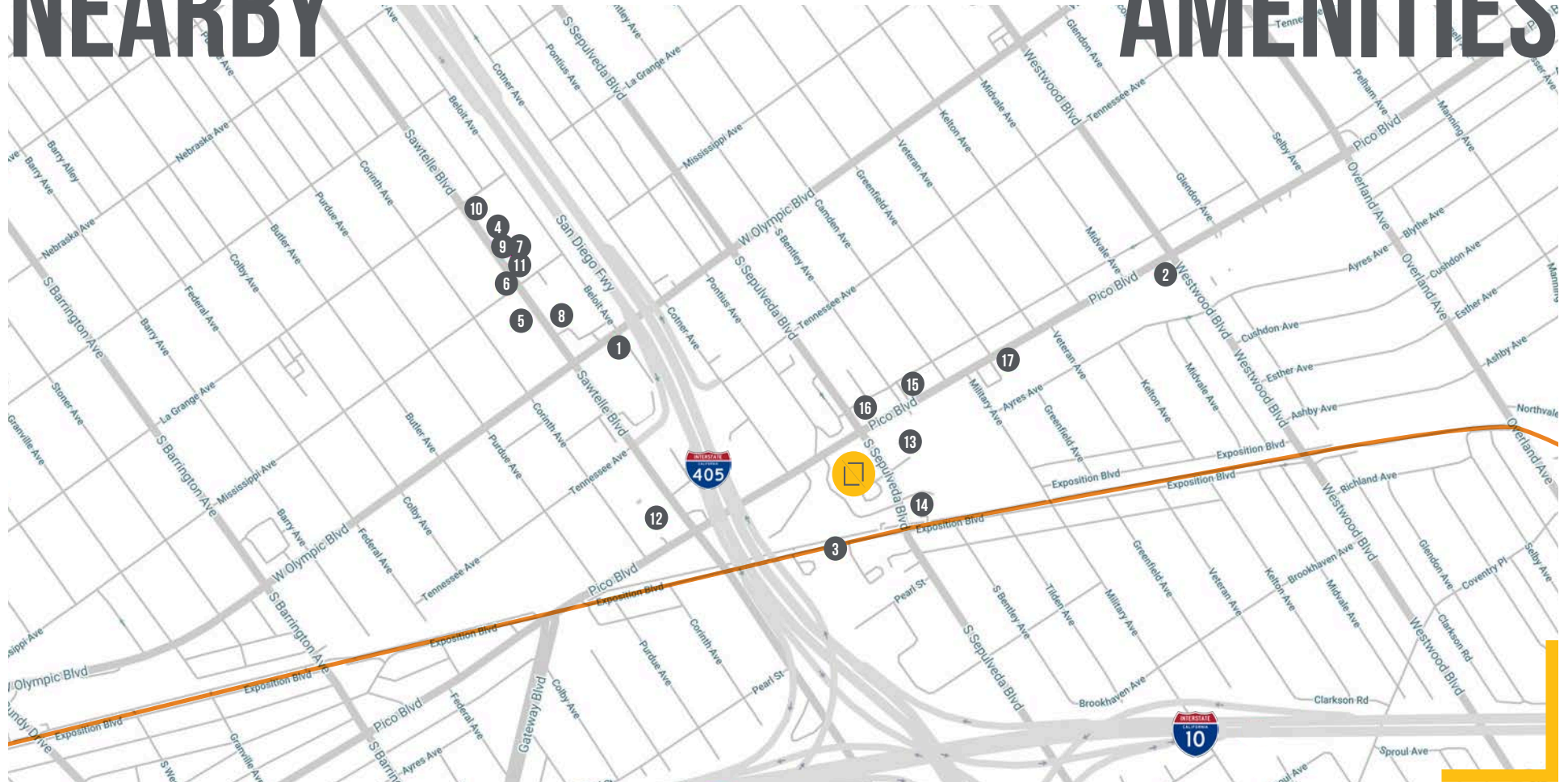
DISTANCE TO LINEA
0.5 Miles

LEASE TERM
14-Years

SIZE
584K SF

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 | | |



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