



**LINEA**

2431-2441 SOUTH SEPULVEDA BLVD  
LOS ANGELES, CA 90064



**FOR LEASE:  
RETAIL /  
RESTAURANT**

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**CBRE**

# THE PROPERTY



±5,000 SF Ground Floor Retail/Restaurant  
For Lease (Divisible)



Rent: \$3.95PSF/Mo. Plus NNN, Triple Nets  
(NNN) estimated approx. ±\$1.50PSF/Mo.



595 Apartments



1,200 Residents

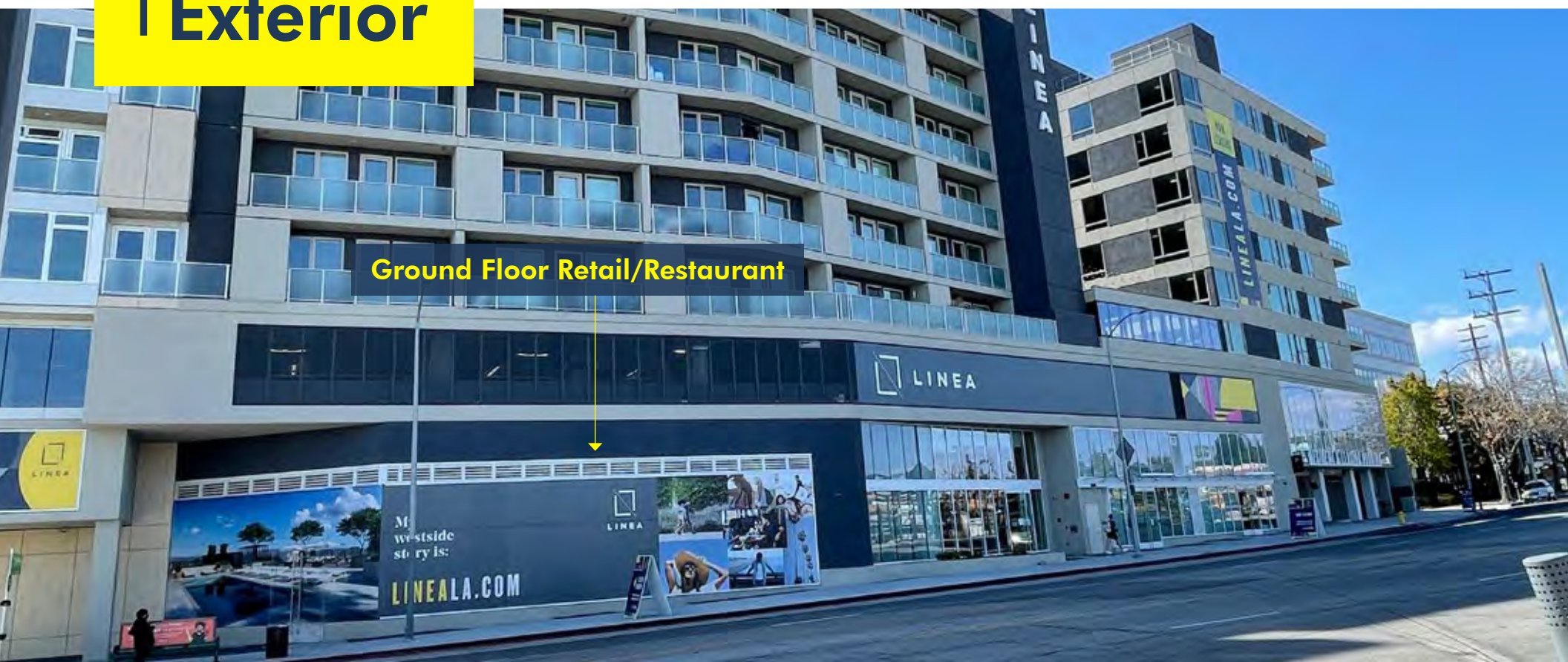


Parking: ±30 Parking Spaces for Retail



**Exterior**

**Retail/Restaurant**



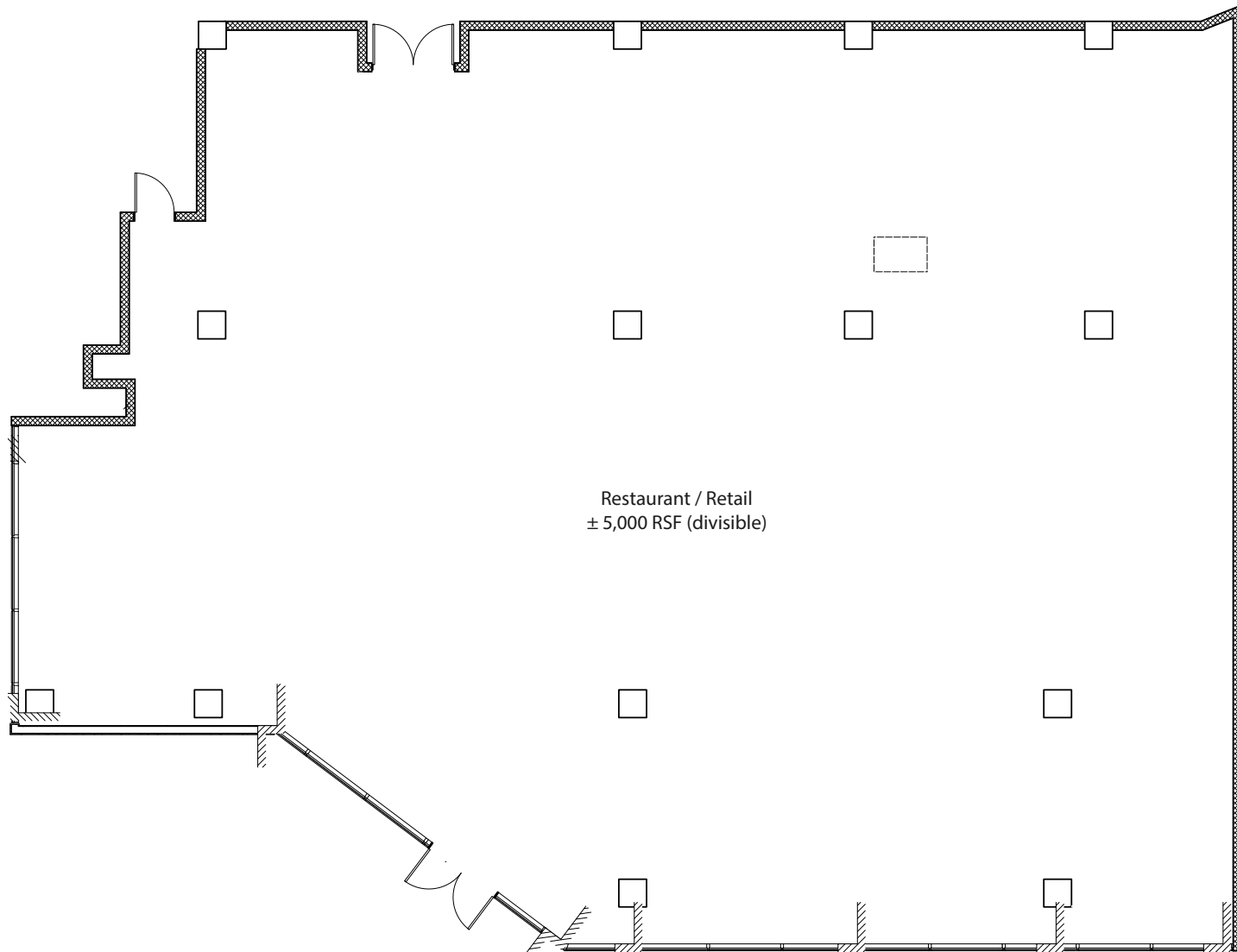
**Ground Floor Retail/Restaurant**

# Interior Amenities



# Rooftop Pool

# Floor Plan



<b>Demographic Brief</b>	<b>LINEA 1 Mile</b>	<b>LINEA 3 Miles</b>	<b>LINEA 5 Miles</b>
<b>Population</b>			
2020 Population - Current Year Estimate	32,576	328,224	665,183
2025 Population - Five Year Projection	34,313	336,597	684,208
2010 Population - Census	31,126	315,501	636,021
2000 Population - Census	29,718	309,002	614,724
2010-2020 Annual Population Growth Rate	0.45%	0.39%	0.44%
2020-2025 Annual Population Growth Rate	1.04%	0.51%	0.57%
<b>Households</b>			
2020 Households - Current Year Estimate	14,535	145,607	302,876
2025 Households - Five Year Projection	15,264	148,715	310,167
2010 Households - Census	13,985	141,668	291,992
2000 Households - Census	13,655	141,126	284,853
2010-2020 Annual Household Growth Rate	0.38%	0.27%	0.36%
2020-2025 Annual Household Growth Rate	0.98%	0.42%	0.48%
2020 Average Household Size	2.23	2.15	2.13
<b>Household Income</b>			
2020 Average Household Income	\$133,260	\$134,803	\$141,405
2025 Average Household Income	\$152,550	\$152,323	\$159,682
2020 Median Household Income	\$92,919	\$90,052	\$94,116
2025 Median Household Income	\$105,241	\$101,757	\$105,243
2020 Per Capita Income	\$59,636	\$60,065	\$64,618
2025 Per Capita Income	\$68,040	\$67,540	\$72,620
<b>Housing Units</b>			
2020 Housing Units	15,671	158,035	329,990
2020 Vacant Housing Units	1,136 7.2%	12,428 7.9%	27,114 8.2%
2020 Occupied Housing Units	14,535 92.8%	145,607 92.1%	302,877 91.8%
2020 Owner Occupied Housing Units	5,491 35.0%	46,911 29.7%	102,772 31.1%
2020 Renter Occupied Housing Units	9,044 57.7%	98,696 62.5%	200,105 60.6%
<b>Education</b>			
2020 Population 25 and Over	24,501	234,784	490,886
HS and Associates Degrees	6,164 25.2%	66,235 28.2%	145,672 29.7%
Bachelor's Degree or Higher	17,114 69.9%	154,080 65.6%	312,398 63.6%
<b>Place of Work</b>			
2020 Businesses	3,841	32,486	63,576
2020 Employees	26,479	360,846	609,587

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## AREA AMENITIES

Situated in the heart of West Los Angeles amongst a plethora of new restaurants, stores, and local hangouts. A young, active population drives the spirit of this community here.






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