

# WESTCHESTER

SHOPPING CENTER



CBRE

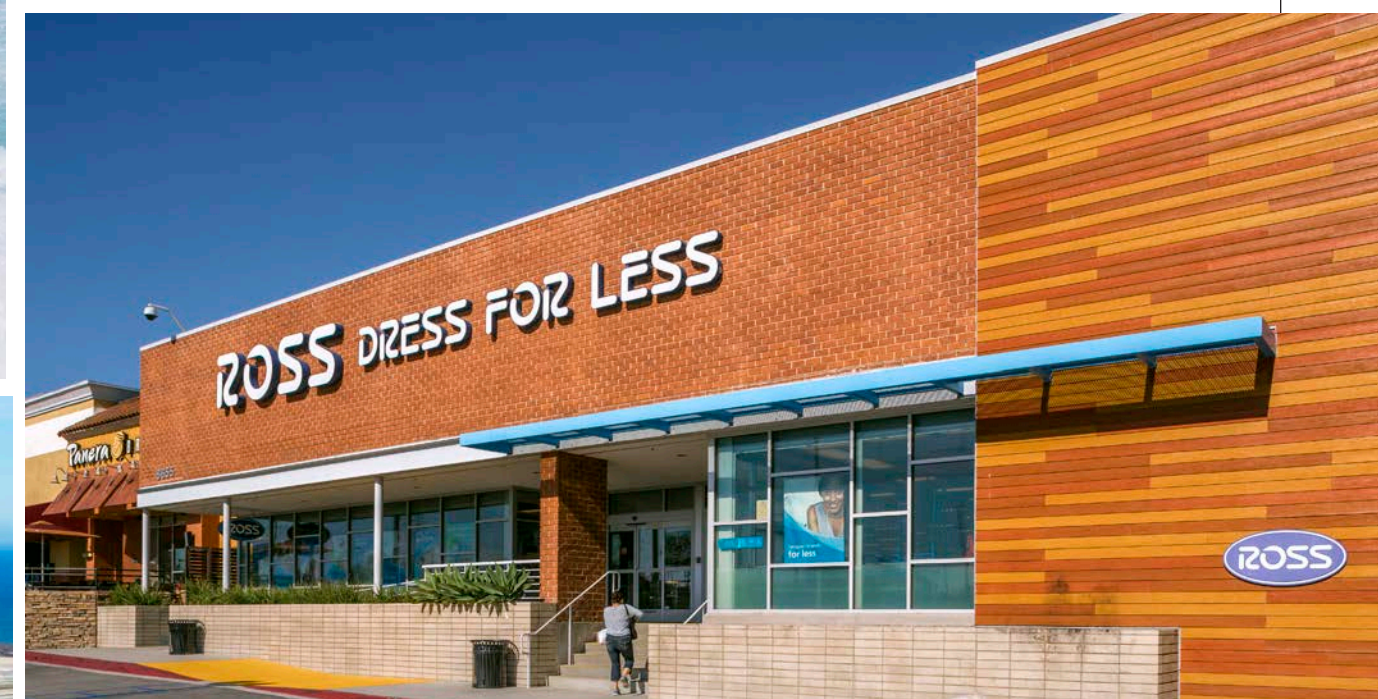
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## Overview

Westchester Shopping Center is a dominant multi-anchor center located at Sepulveda and Manchester featuring Trader Joe's, Ross Dress 4 Less, TJ Maxx, Kohl's, CVS Pharmacy and more.

The property offers prominent frontage on Sepulveda Boulevard, the primary commuter road to LAX, and services the surrounding Silicon Beach tech hubs including Venice, Playa Vista, Culver City and El Segundo.



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The vision for Westchester Shopping Center is an exciting, pedestrian friendly place, with charming fast casual eats, and shops to compliment the existing anchor tenants.



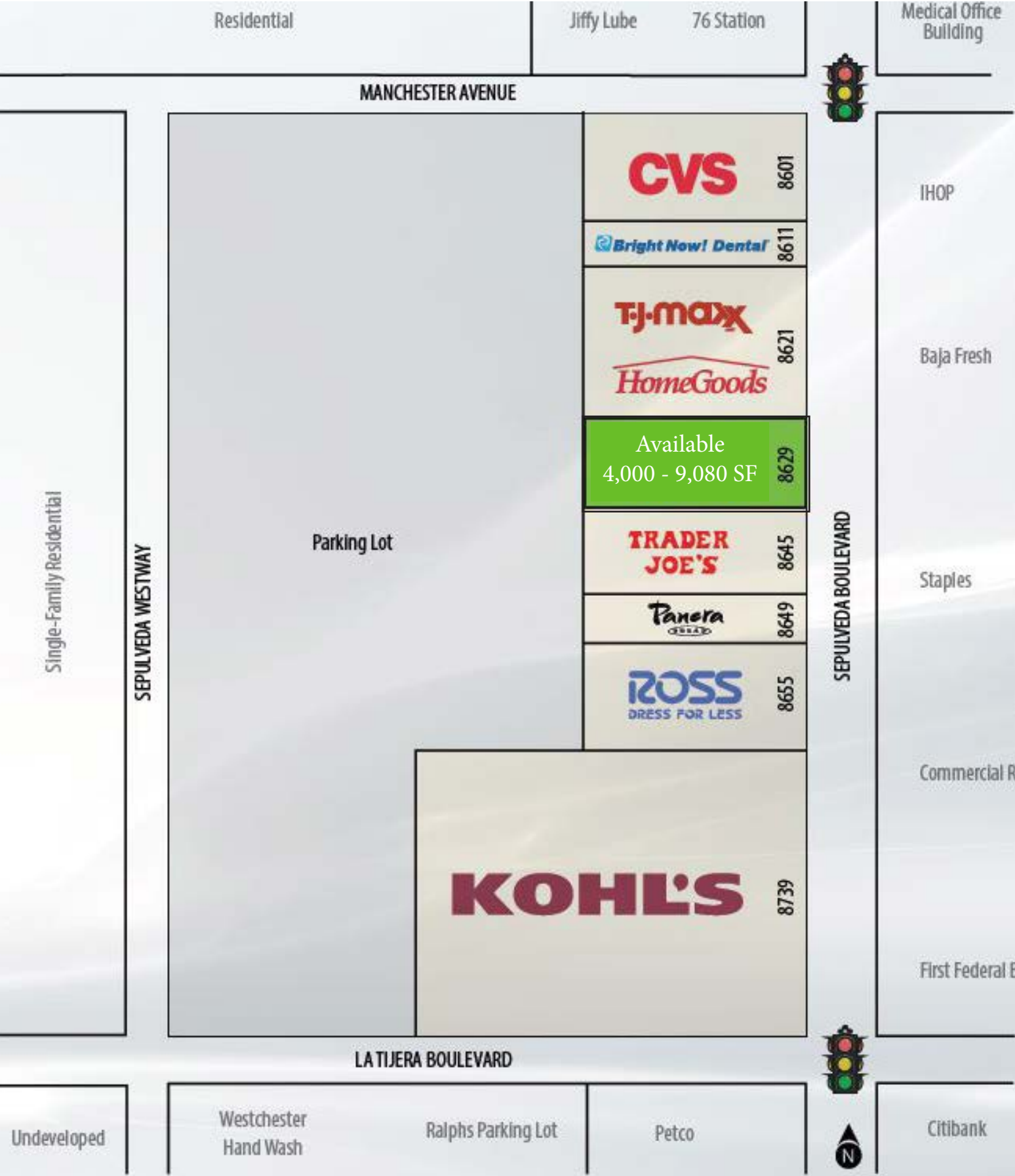
Available - Unit # 8629



9,080 SF (divisible)  
Available for Restaurant use



Site Plan



# WHO IS OUR AUDIENCE?

## Urban Chic 27.8%

Middle-aged married couples who live a sophisticated, exclusive lifestyle. Busy, well-educated and tech-savvy consumers. Shop at Trader Joe's, eat organic and drink imported wine.



## Laptops & Lattes 13.8%

30-something single professionals who are cosmopolitan and connected - teleologically savvy consumers. Spends money on clothes, dining out, travel and lattes. Shop at higher-end markets.



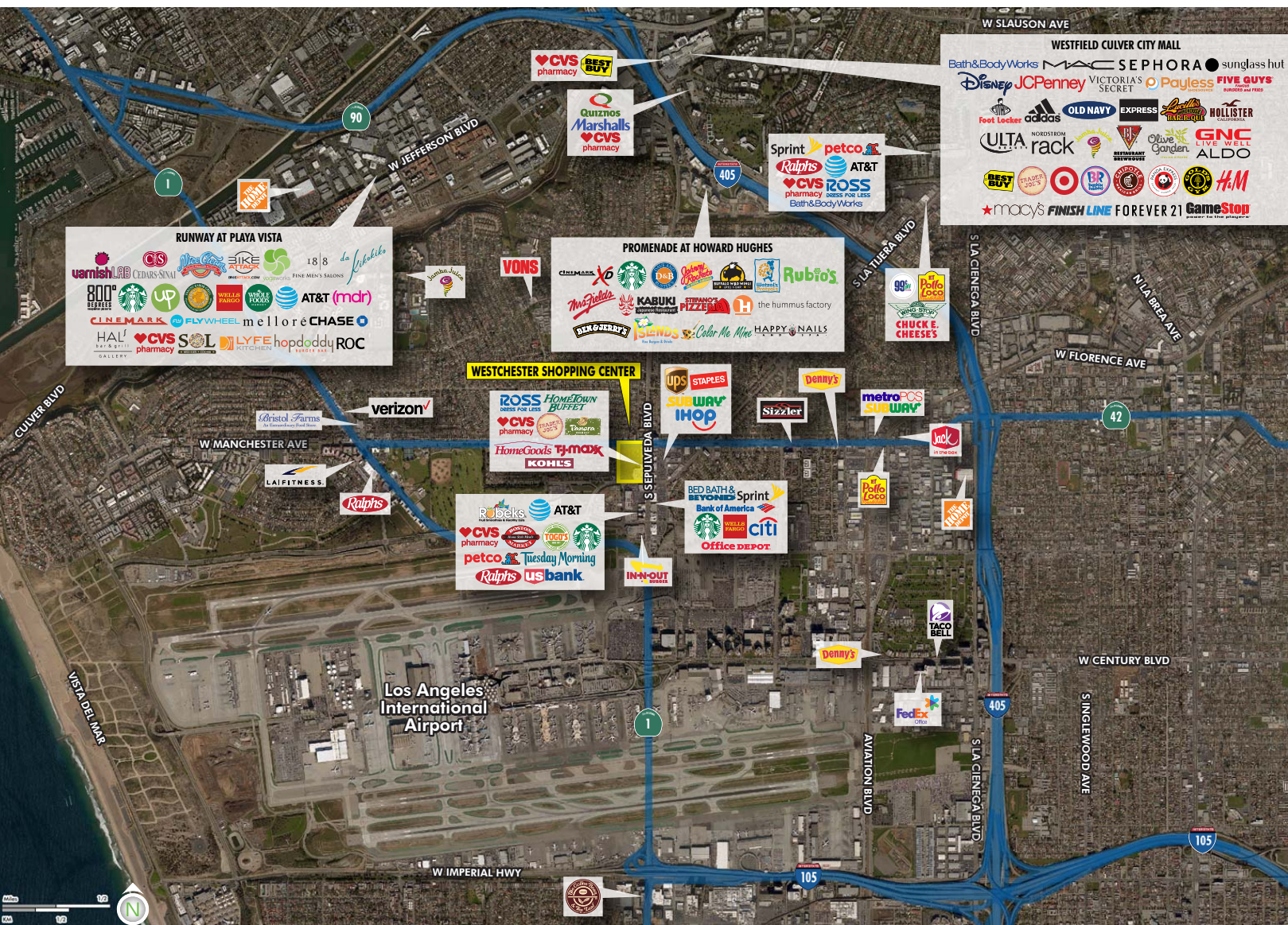
## Trendsetters 13.5%

Young and well-educated singles living life to the fullest. Spenders, not savers. Image and health are important, as are environment and social issues.



## Exurbanites 12.7%

Empty nesters in single-family homes. Well-educated and interested in quality more than cost. Interest in home improvement, personal care.



Average household income of *\$130,000* and more than *65,000* *daytime workers* in the immediate trade area.

|                                         | 1 mile    | 3 mile    | 5 mile    |
|-----------------------------------------|-----------|-----------|-----------|
| 2018 Population - Current Year Estimate | 14,887    | 211,718   | 610,998   |
| 2023 Population - Five Year Projection  | 15,408    | 219,446   | 629,761   |
| 2018 Median Age                         | 41        | 36        | 37        |
| Bachelor's Degree                       | 3,669     | 36,887    | 108,191   |
| Graduate or Professional Degree         | 2,335     | 23,859    | 69,919    |
| 2018 Average Household Income           | \$130,849 | \$107,754 | \$103,839 |
| 2023 Average Household Income           | \$150,920 | \$128,590 | \$124,022 |

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Traffic Counts



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