



westchester village 8801

westchester, ca

310.915.8088

6700 S Centinela Ave, First Floor

welcome@playarealtyca.com

playa realty

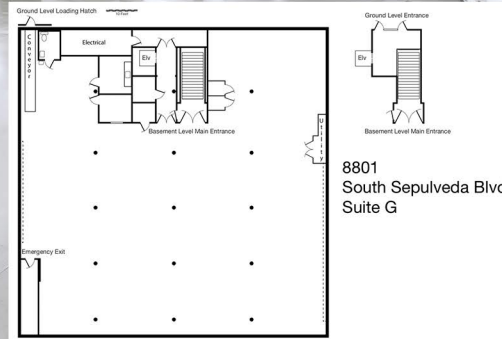
CA DRE# 01251369

westchester village 8801 space overview

8801 S Sepulveda Blvd #G, Los Angeles, CA 90045

For more information
please contact:

Monica Trepany
monica.trepany@gmail.com



C2
zoning

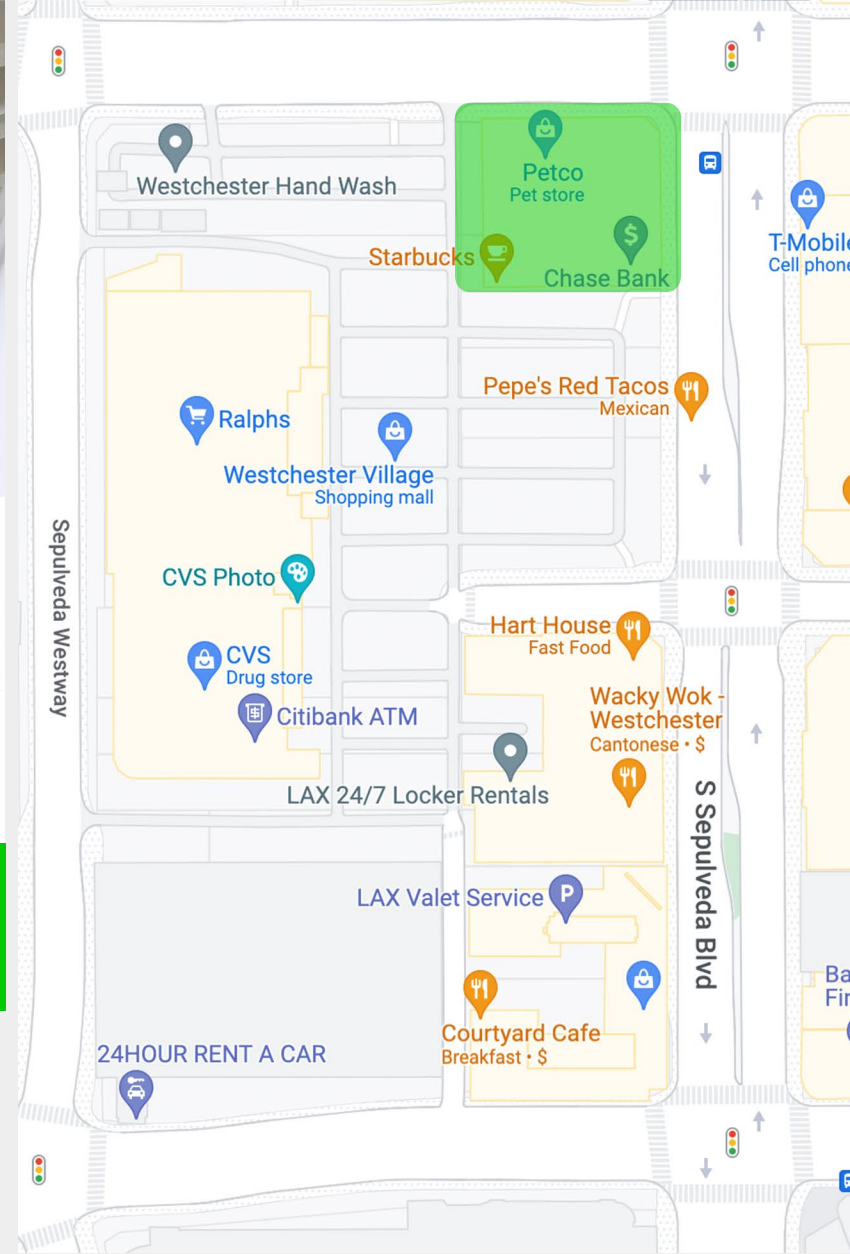
± 9,500 SF
RSF

open lot
parking

\$1.05
price/SF

retail/office/storage/specialty use

Situated on the prime intersection of La Tijera Blvd and Sepulveda Blvd, this space is located in one of the most desirable shopping centers in Westchester. Minutes to LAX, the Beach, Loyola Marymount University, and majority of Westchester neighborhoods, this space can cater to a variety of businesses and clientele. The open floor plan offers endless possibilities of configuration. Free parking is also available in the shopping center lot.



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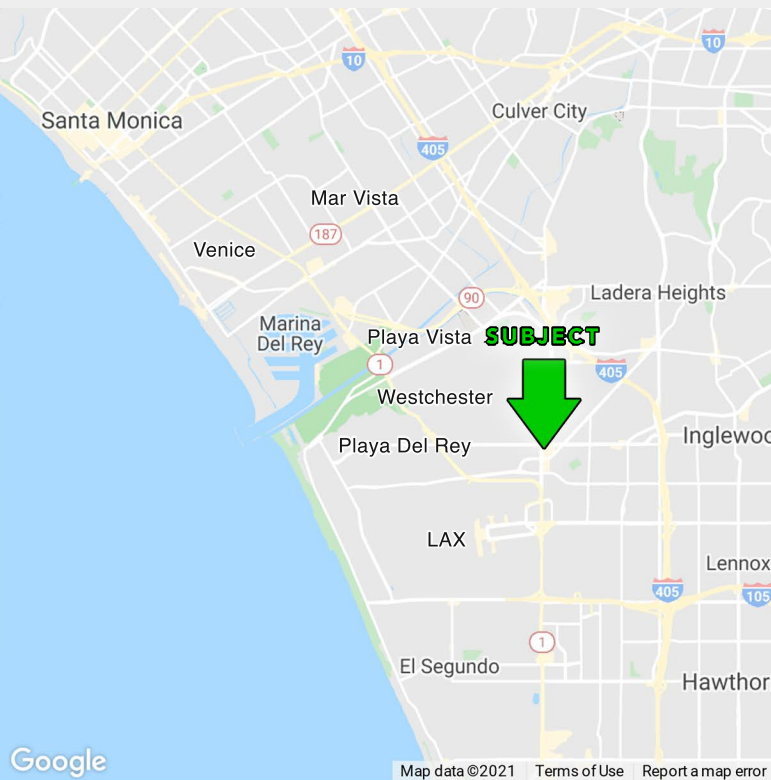
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westchester village 8801 neighborhood overview

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41,127
population

15,469
households

\$121,417
median income

35
median age

driving distances from property

nearby cities

LAX Airport	1.0 mi
Inglewood	2.7 mi
Playa Vista	3.2 mi
Playa del Rey	3.2 mi
Culver City	5.2 mi
Marina del Rey	5.6 mi
Venice	5.8 mi
Santa Monica	7.6 mi
Hollywood	12.0 mi
Downtown Los Angeles	13.0 mi

local points of interest

Westchester Golf Course	1.3 mi
Loyola Marymount University	1.7 mi
Playa District	1.8 mi
Westfield Culver City	2.1 mi
The Brickyard (Meta/LMU)	2.7 mi
Spruce Goose Hanger (Google)	3.0 mi
Playa Vista Runway	3.3 mi
Playa Del Rey Beaches	3.5 mi
West LA College	3.7 mi
SoFi Stadium	3.9 mi

*distances are approximate

± 0.5 mi	± 0.7 mi	± 3.5 mi	± 1.0 mi	± 0.2 mi

westchester/LAX area

Westchester is an affluent neighborhood located in the western part of the city of Los Angeles, California. It is bordered by the cities of Inglewood and Playa Vista to the north, Ladera Heights to the east, and Playa del Rey to the south. The neighborhood is home to the Los Angeles International Airport, which is located just to the south of Westchester. The area is known for its excellent schools, abundant green spaces, and convenient access to the city's many amenities. Westchester is also home to several popular attractions, such as the Ballona Wetlands, the Westchester Golf Course, and the Loyola Marymount University campus. With its close proximity to the beach, Westchester is an ideal place to live for those looking for a peaceful and comfortable lifestyle in the heart of Los Angeles..

surrounding business



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westchester village 8801 area map

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