



ROSS  
DRESS FOR LESS

*For Lease*

Grand Ladera | Ladera Heights, CA

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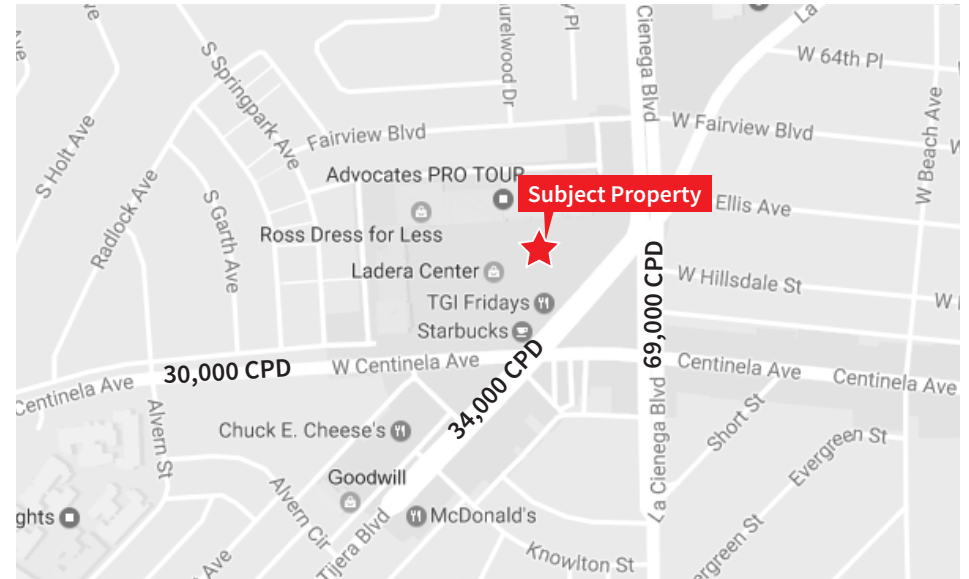


# For Lease





La Cienega Boulevard & La Tijera Boulevard

## Property Highlights

- Grand Ladera is the premier shopping center for the trade area and serves the affluent community of Ladera Heights as well as Culver City and Inglewood
- Over 187,494 s.f. shopping center anchored by Ralphs, Ross Dress for Less and CVS
- Excellent mix of co-tenants includes TGI Fridays, Starbucks, Chase Bank, Petco, and welcoming **Shoe Palace and Chipotle** to the line-up.



## Demographics

	1 Mile	2 Miles	3 Miles
 TOTAL POPULATION	35,983	104,831	250,631
 AVG. HOUSEHOLD SIZE	2.31	2.57	2.68
 AVERAGE HH INCOME	\$86,748	\$87,500	\$82,842
 MEDIAN HOME VALUE	\$573,404	\$589,677	\$581,901

## Area Retailers

- Ralphs
- Ross Dress For Less
- CVS Pharmacy
- TGI Fridays
- Chase
- Starbucks Coffee
- Wells Fargo
- Shoe Palace
- Chipotle

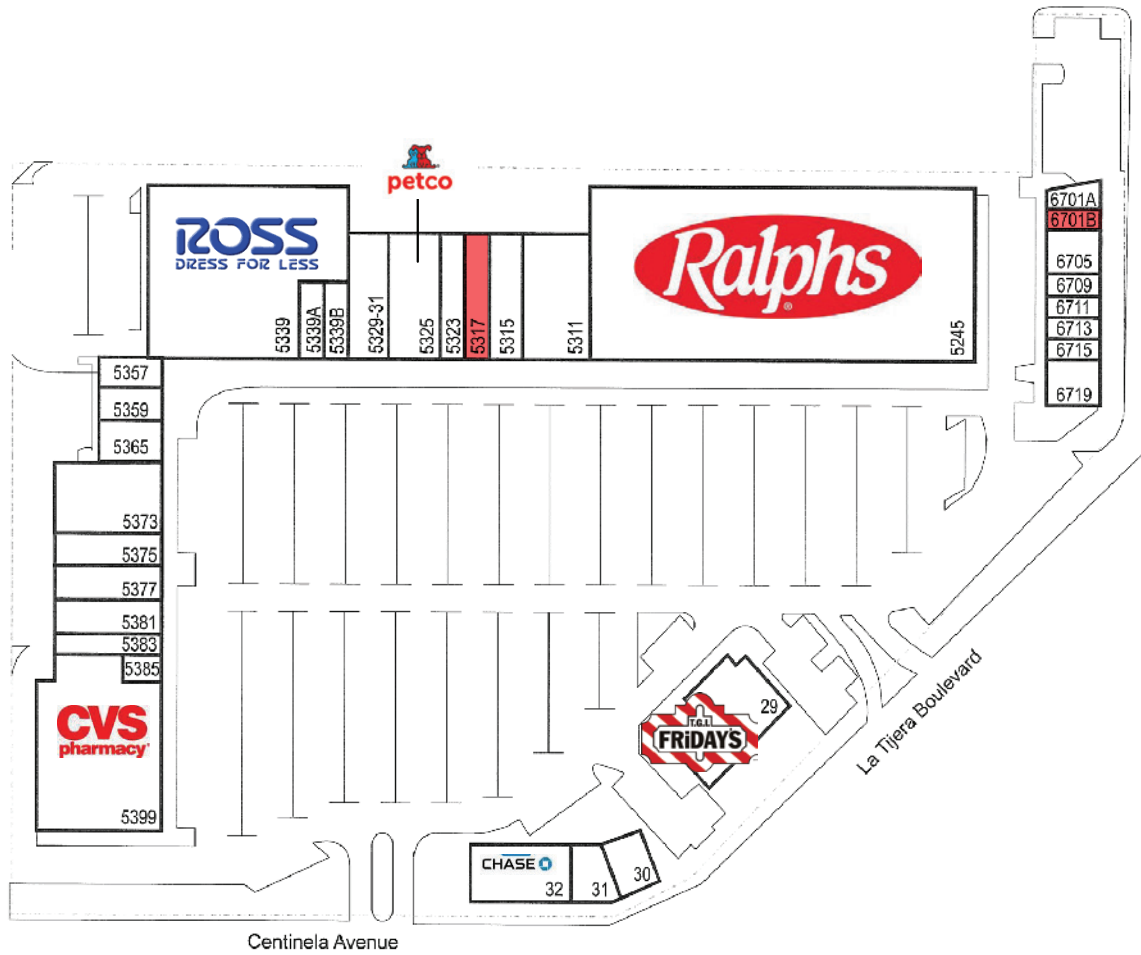
## Traffic Counts

- ±133,000 CPD (La Cienega/La Tijera & Centinela)

# Site Plan

Suite#	Tenant	SF
5245	Ralphs	60,320
29	TGI Fridays	7,330
30	Starbucks	2,000
31	Jamba Juice	2,000
32	Chase Bank	5,000
5311	The Avenue	7,664
5315	Bath & Body Works	3,600
5317	Available	2,880
5323	AT& T Wireless	3,120
5325	Unleashed by Petco	6,000
5329	Shoe Palace	4,800
5339A	Subway	1,500
5339B	Weight Watchers	1,500
5339	Ross	27,400
5357	La Sherriff	1,500
5359	Schools First Credit Union	4,200
5373	Dress Barn	6,800
5375A	Solo Insurance	1,500
5375B	Yogurtland	1,500
5377	Wells Fargo Bank	3,700
5381	Sprint	2,800
5383	Flame Broiler	1,700
5385	Dr. Rosenfield,OD	875
5399	CVS	17,825
6701A	H&R Block	1,000
6701B	Available (Food OK)	1,000
6705	Excel	2,000
6709	Mail Connexion	1,000
6711	Barber Shop	1,000
6713	Cigar Shop	1,000
6715	Cigar Shop Exp.	1,000
6719	Chipotle	2,000

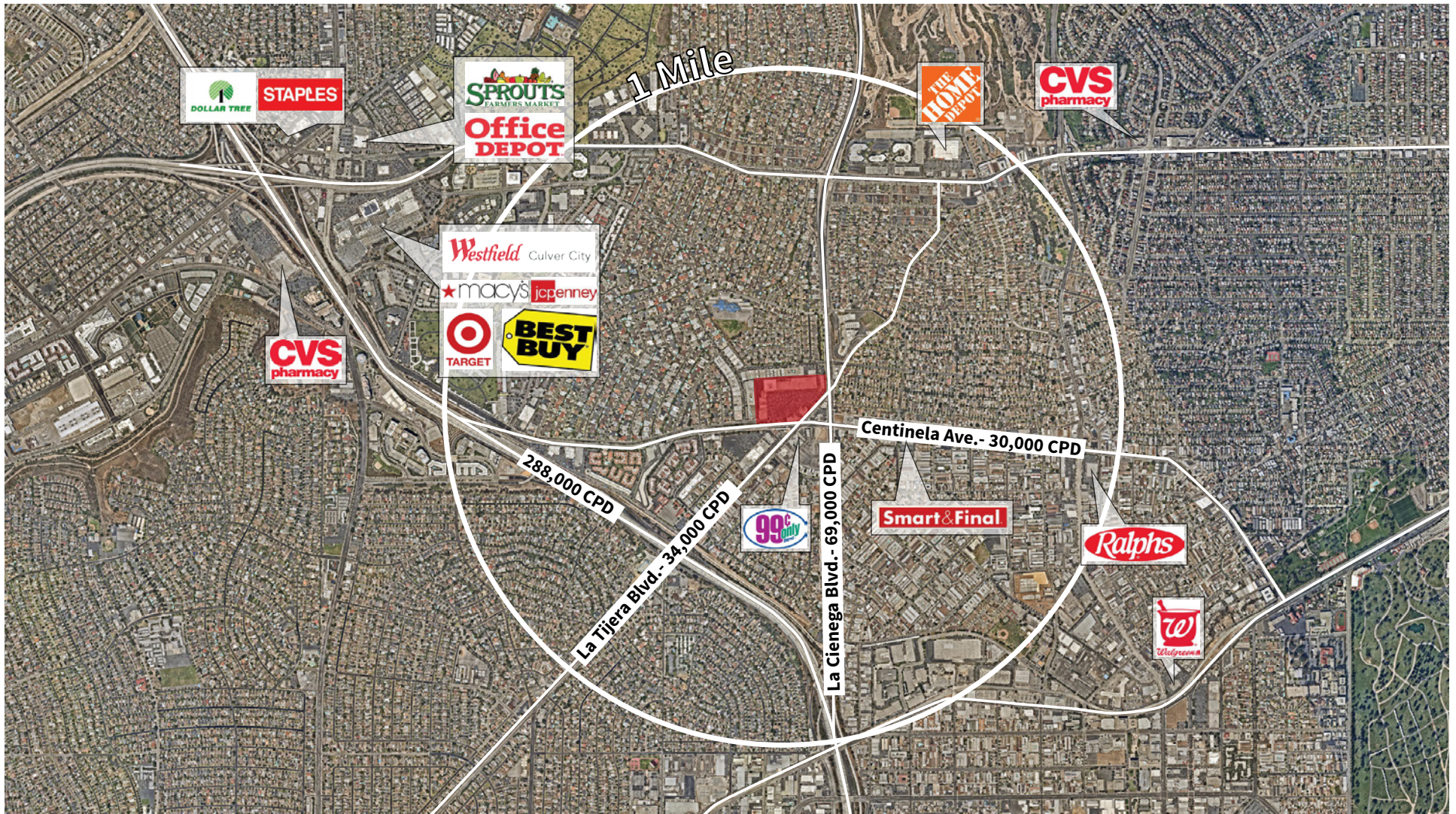
TOTAL GLA: 187,514SF



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# Aerial



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*Achieve  
Ambitions*

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