

RETAIL SPACE FOR LEASE



4137 SEPULVEDA BLVD | CULVER CITY, CALIFORNIA

OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Available SF:	±2,500 SF
Lot Size:	±4,000 SF

PROPERTY OVERVIEW

Ideal storefront retail/showroom space. High traffic corridor on Sepulveda Blvd. in Culver City, between Washington Blvd. and Culver Blvd. Great for salons, fitness, wellness studio, yoga, tutoring, creative services, lots of potential!

Features include a full facade glass window line, pylon signage, rear alley access and parking.

PROPERTY HIGHLIGHTS

- ±2500 RSF Retail Storefront
- On-site Parking, Pylon Signage
- Prime Culver City location - high-visibility on busy Sepulveda
- Great exposure- High daily traffic count
- Strong demographics - Dense residential, desirable incomes
- Minutes to Downtown Culver City
- Walkable Amenities - coffee, restaurants, fitness & more
- Easy access - 405 Freeway at Culver, 405 / 10 freeways

EXCLUSIVELY LISTED BY:

Kevin Lachoff

Vice President
310.806.6131 Direct
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CA DRE #01481846

NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

www.naicapital.com

PROPERTY PHOTOS

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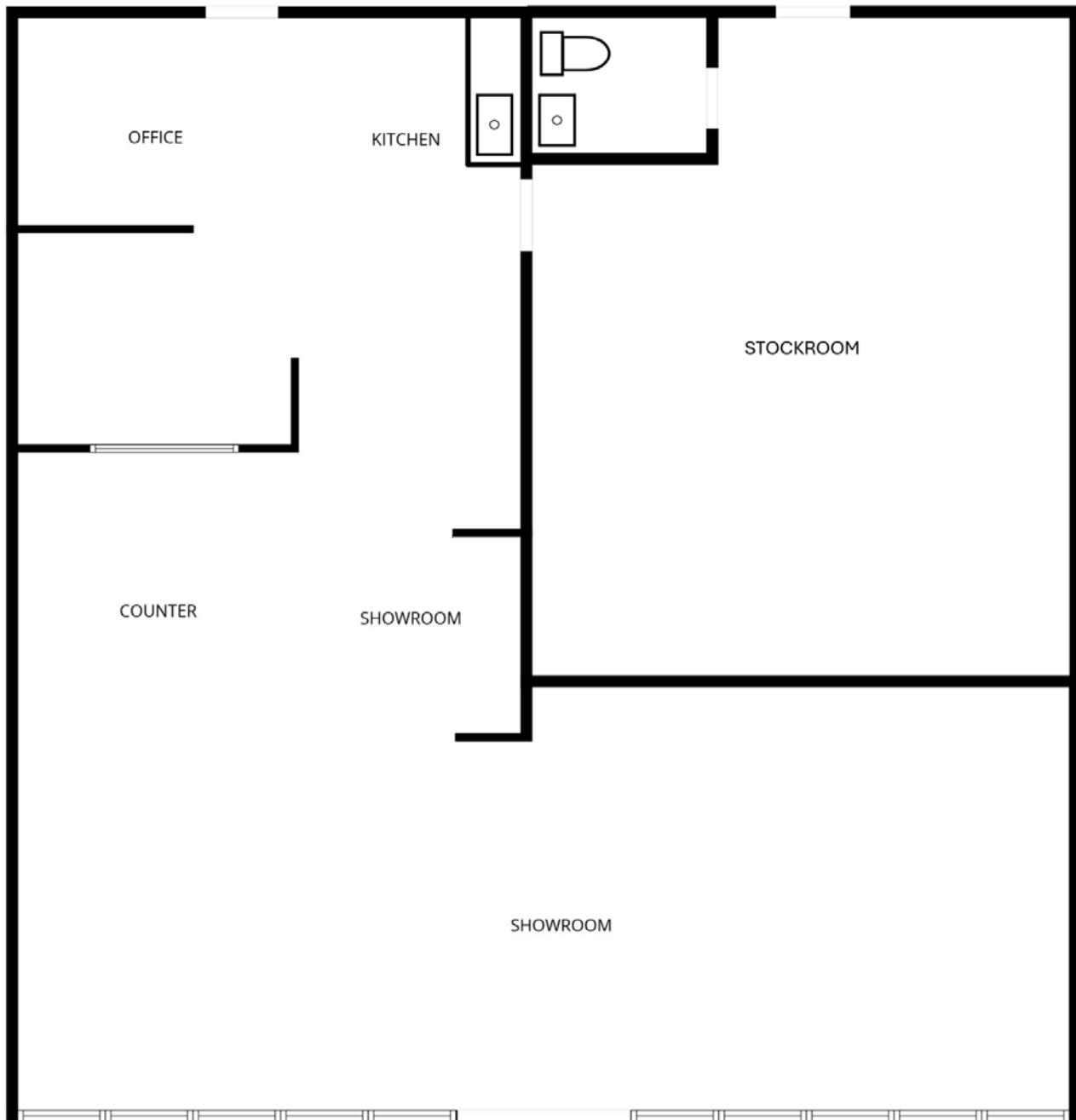
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NAI Capital | 11150 Santa Monica Blvd. | Suite 1550 | Los Angeles, CA 90025

FLOOR PLAN

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Not measured or to scale, for approximate layout. Tenant to verify.

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DEMOGRAPHIC REPORT

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	1 MILE	2 MILES	3 MILES
Population	42,516	141,641	266,940
Households	18,287	64,380	117,142
Avg. Household Income	\$160,826	\$171,305	\$190,740
Total Businesses	1,982	9,043	20,445
Total Daytime Employees	12,805	72,893	160,928

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AE^{RIAL} MAP

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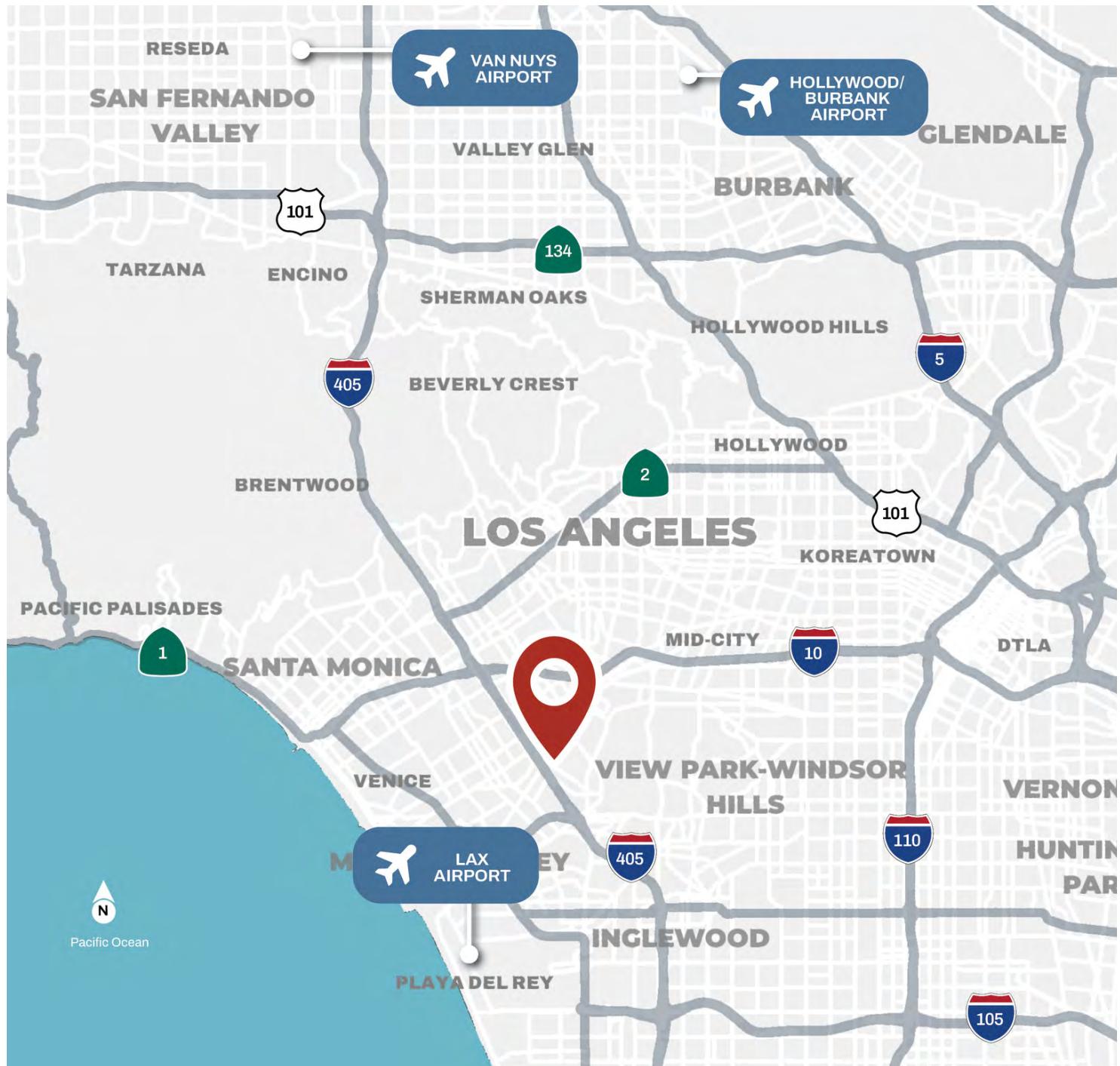
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REGIONAL MAP



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