

# 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

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CA DRE #01481846



[www.naicapital.com](http://www.naicapital.com)



# PROPERTY PHOTOS



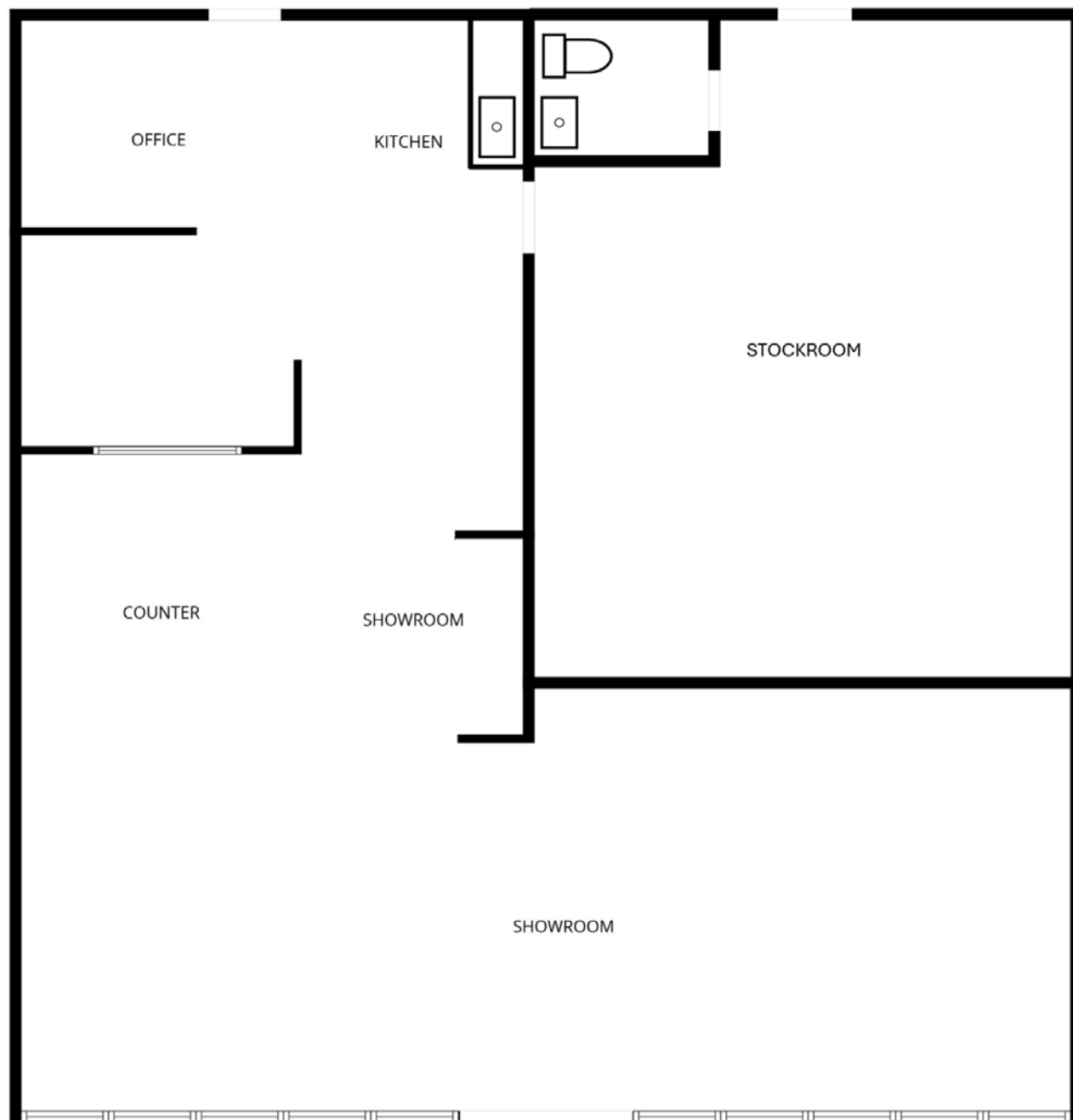
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# FLOOR PLAN



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

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# DEMOGRAPHIC REPORT



	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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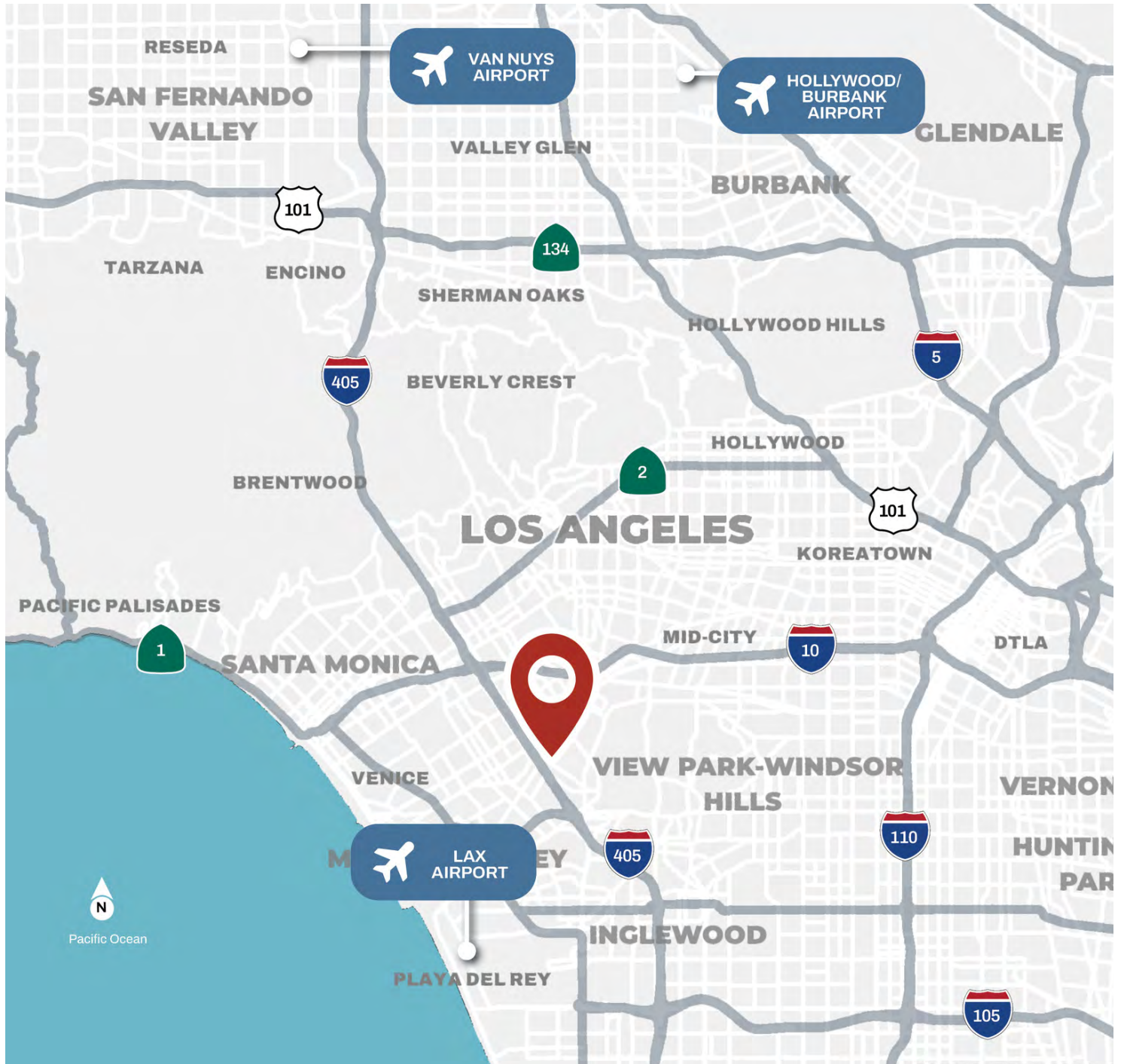
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# REGIONAL MAP



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