

2512 CENTINELA AVENUE

LOS ANGELES, CA 90064



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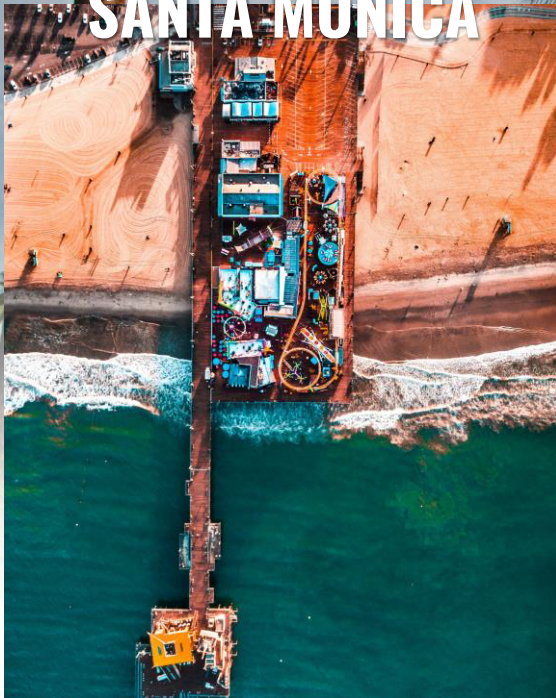
WEST LA



NEIGHBORING COMMUNITIES

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Recently named by National Geographic as one of the Top “10 Beach Cities in the World” and by TIME as one of the “Best Places to Live”, Santa Monica features three miles of Pacific beaches and the Santa Monica Pier.

SANTA MONICA



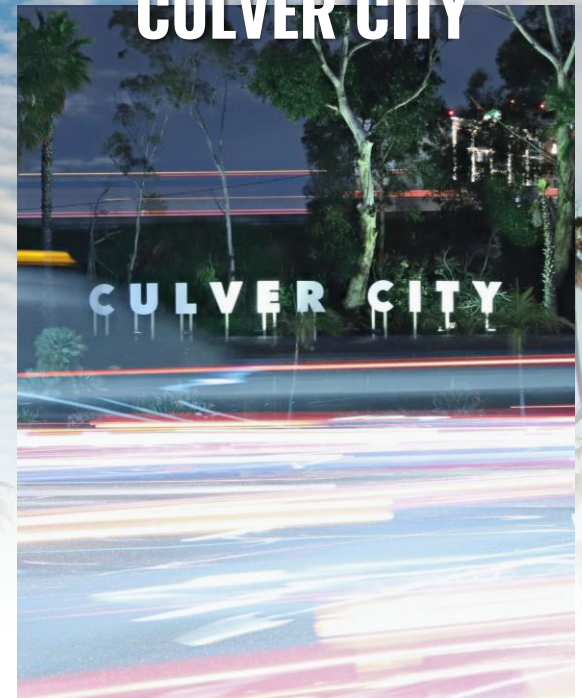
Venice (often referred to as Venice Beach) is a beachfront district on the Westside of Los Angeles, California, known for its canals, funky artist colonies, contemporary restaurants, the eclectic shops and galleries on Abbot Kinney Boulevard, boutique hotels, and of course, its beaches and the circus-like Ocean Front Walk—a two-and-a-half mile pedestrian-only promenade that features performers, fortune-tellers, artists, and vendors.

VENICE



Culver City is a hotbed for entertainment, film industry, and lifestyle brand giants such as Sony Pictures, Amazon Studios, HBO, Apple, Nike, and Beats to name a few. It is predicted that close to 10,000 new employees will descend upon the area in coming years. Since announcing it was moving its headquarters to Culver City in 2017, Amazon Studios has expanded its footprint locally, with roughly 630,000 square feet in the city.

CULVER CITY



UNIT NAME	FLOOR	BR	DEN	WALK-IN CLOSET	BATH	SF
Unit 101 (ADU 1)	1	3	0	1	3	1166.52
Unit 201	2	1	1	1	1	639.1
Unit 202 (must be affordable)	2	1	0	1	1	595.5
Unit 203	2	1	0	1	1	600.8
Unit 204	2	1	1	1	1	688.9
Unit 301	3	1	1	1	1	639.1
Unit 302	3	1	0	0	1	595.5
Unit 303 (must be affordable)	3	1	0	0	1	600.8
Unit 304	3	1	1	1	1	688.9
Unit 401	4	1	1	1	1	639.1
Unit 402	4	3	0	1	2	1143.5
Unit 403	4	1	1	1	1	691.5
Unit 501	5	1	1	1	1	639.1
Unit 502	5	3	0	1	2	1143.5
Unit 503	5	1	1	0	1	691.5
Pet fees						
Parking Rentals						0

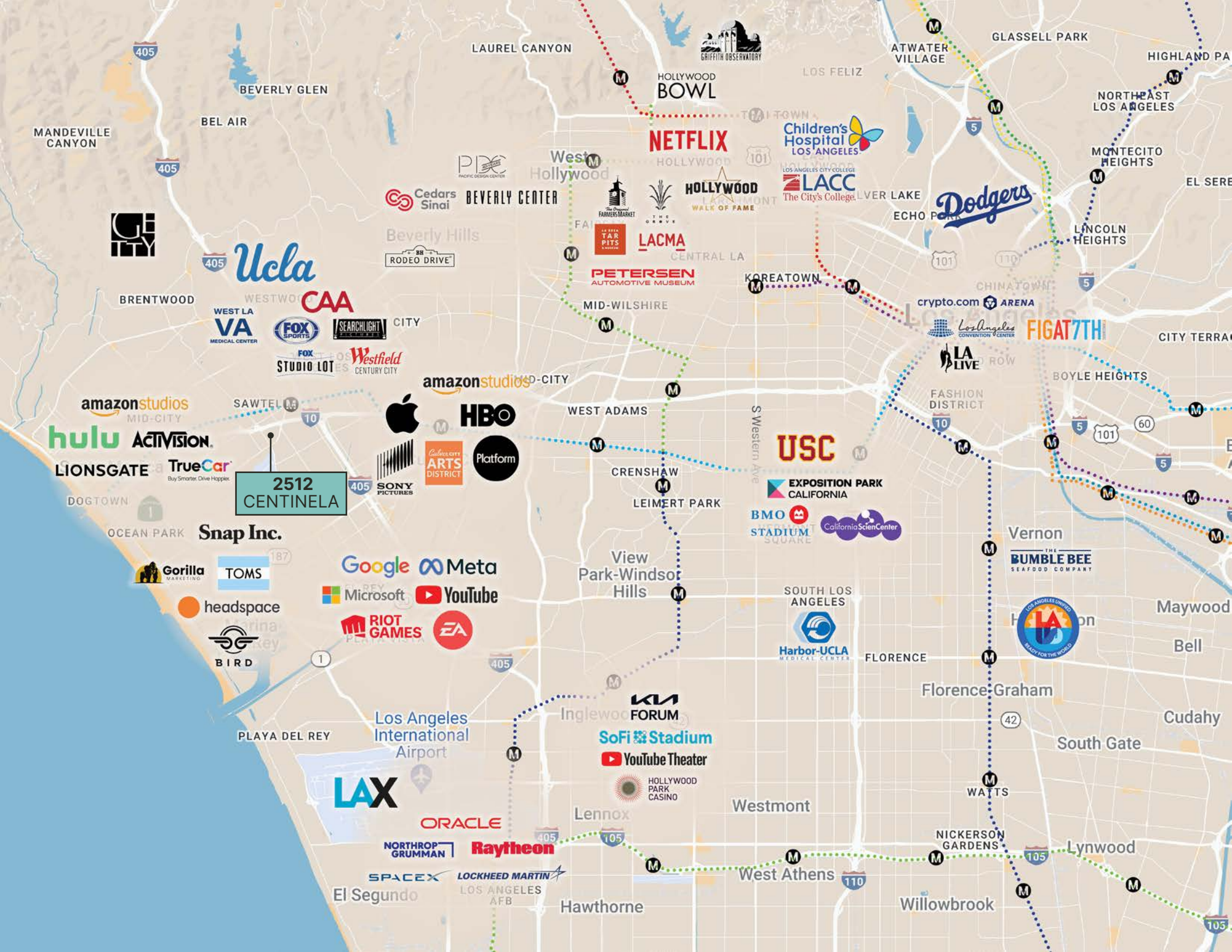




METRO E-LINE

1.20 MILES
TO EXPO/SEPULVEDA
METRO STATION





2512
CENTINELA



UCLA



**CULVER
CITY**



**SANTA
MONICA**



**CENTURY
CITY**



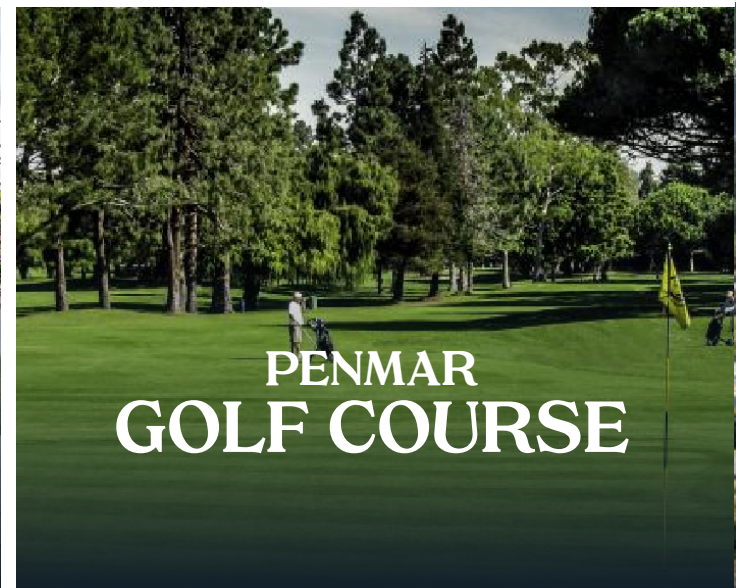
CLOSE PROXIMITY
Mar Vista
LOS ANGELES



**MAR VISTA
REC CENTER**



SAWTELLE



**PENMAR
GOLF COURSE**

DEMOGRAPHICS



342,558
within a 3 Mile Radius



\$96,512
Median Household Income
within 1 Mile Radius



161,672
Households
within 3 Mile Radius



36.9
Median Age
within 1 Mile Radius



65.9%
Bachelor's Degree or Higher
within 1 Mile Radius



53.2%
Renter Occupied Households
within 1 Mile Radius

