



NEWMARK | PACIFIC

FOR LEASE

±18,400 SF SF Anchor Space Available

FORMER RITE AID | 3802 & 3830 CULVER CENTER | CULVER CITY, CA

RENDERING 1

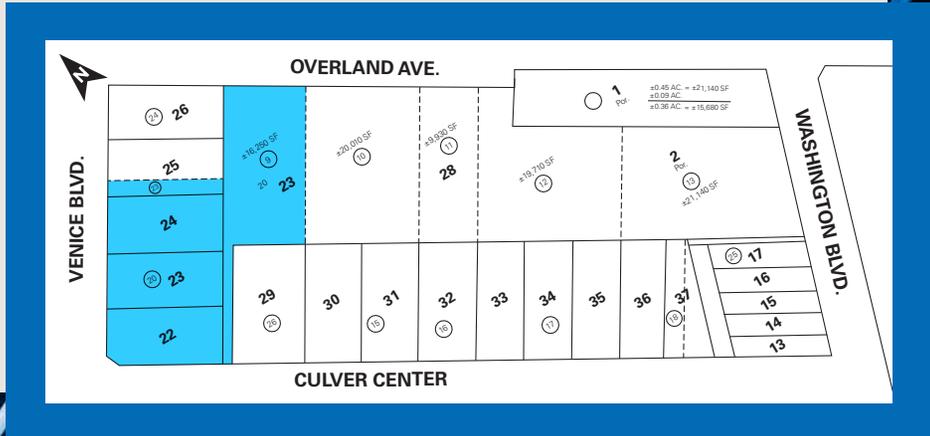
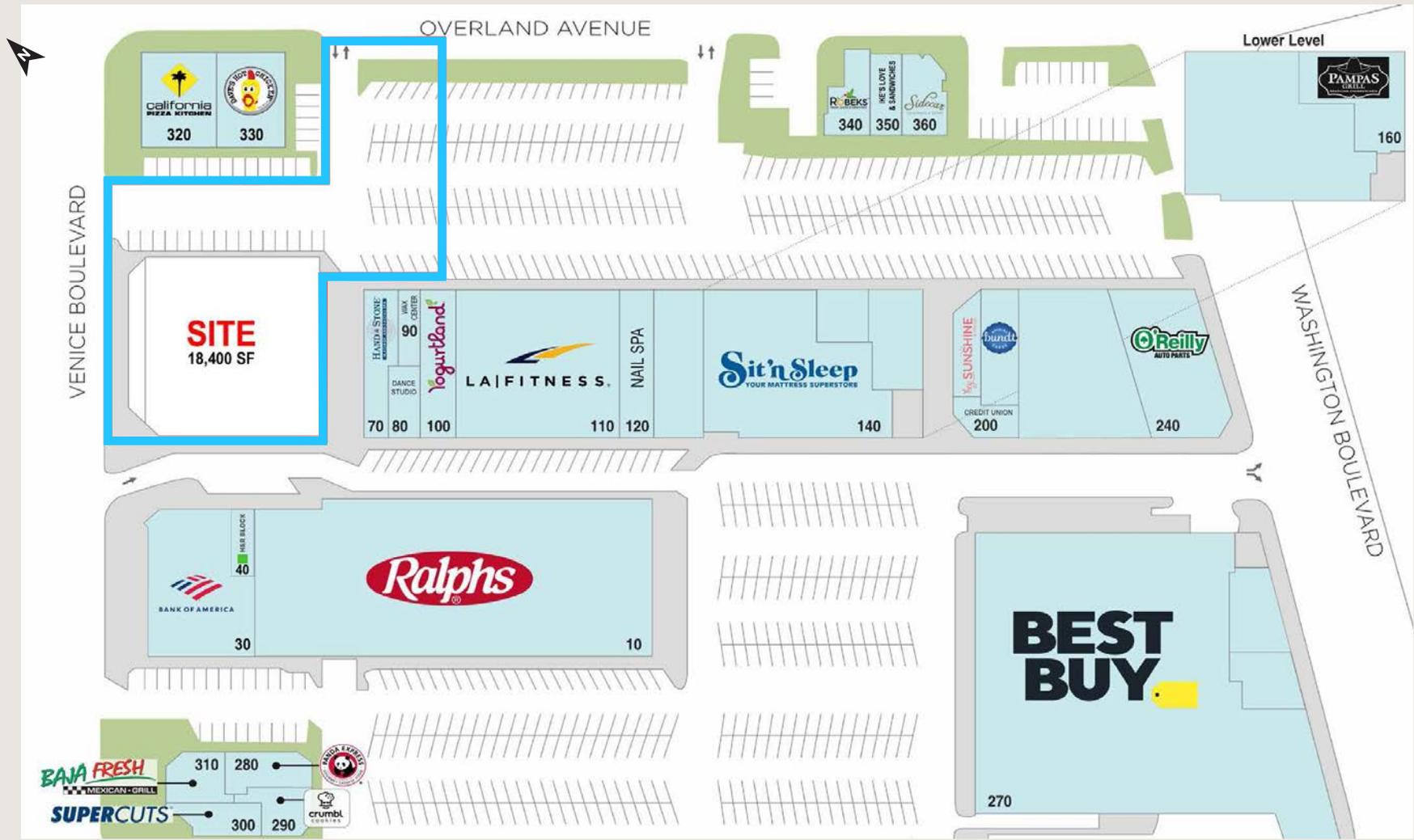


RENDERING 2



## Property Highlights

- Freestanding Building with excellent street front presence
- Strategically located with easy access to both I-405 & I-10
- Shadow Anchored by Best Buy, Ralph's & LA Fitness
- Rite Aid sales ranked in top 20 stores nationally
- Strong Demographics with +/- \$144,384 HHI within 2 miles
- Traffic Counts: 67,458 VPD Venice Blvd.  
36,877 VPD Overland Ave.



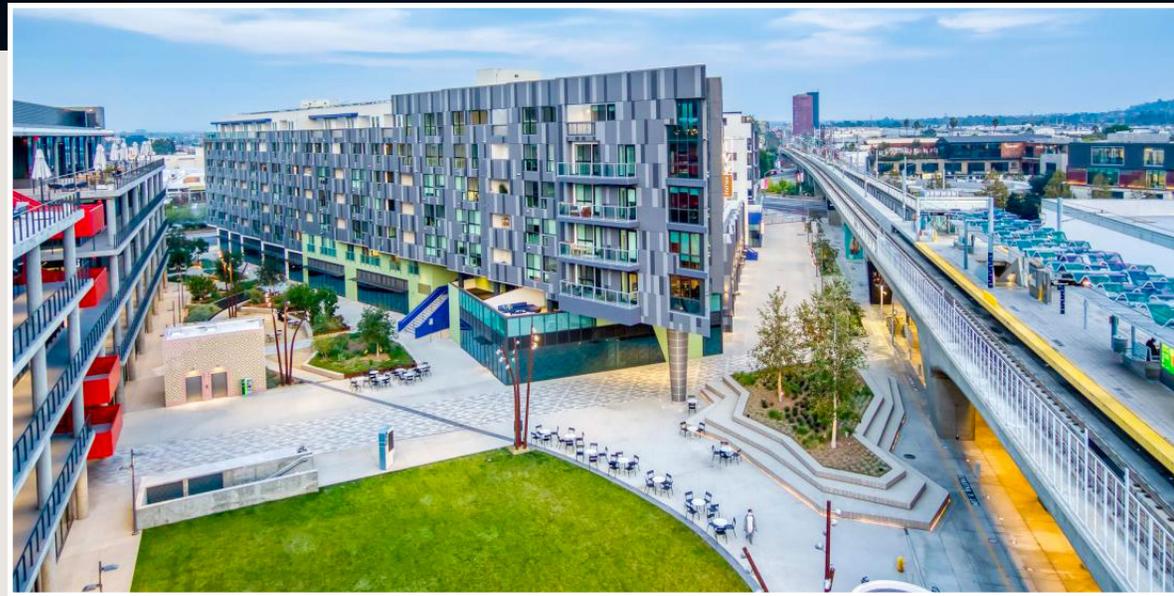
# Culver City

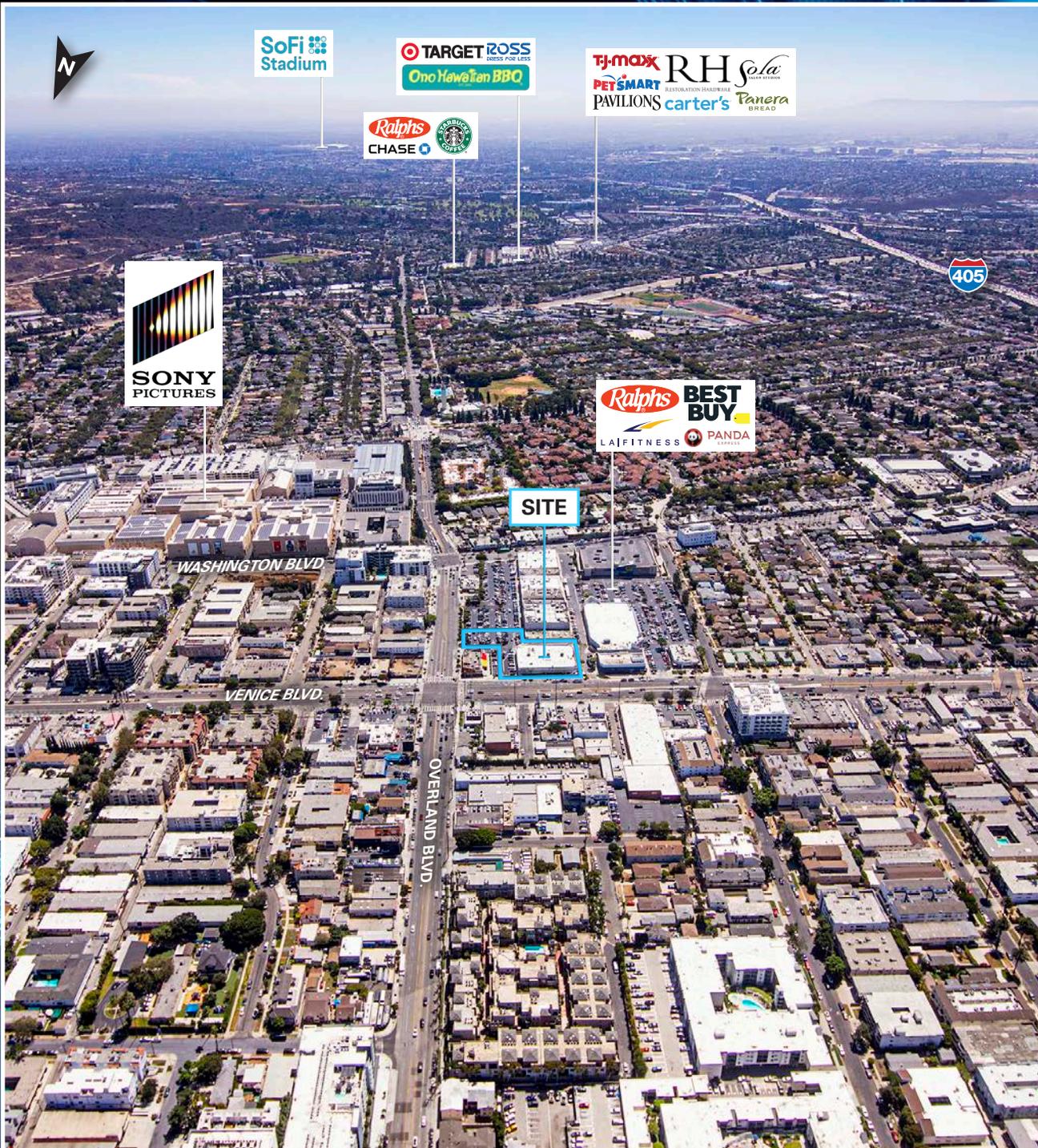
The Culver City Submarket is centrally located near affluent neighborhoods and tourist hotspots, including Santa Monica, Westwood, and Century City. Many tech and creative firms are situated here, with an above average concentration of high-income earners and daytime employees.

Culver City has a relatively diverse and strong economy. The City's business community is comprised of a varied collection of businesses that range from traditional retail and manufacturing to major film studios.

Mainstay companies such as Costco, Westfield Culver City Mall and Sony Pictures Entertainment occupy a traditional niche as large institutional property owners, tax producers, and employers. Some large and notable companies, including Apple and Amazon, have expanded their local footprint in recent years and have added or plan to add employees as part of new developments in Culver City.

Amazon has leased the historic Culver Studios to increase their mixed-use studio and office space and other ventures and has taken over space in the Culver Steps, which was completed in late-summer 2021.





# Demographics

<b>POPULATION</b>	<b>EMPLOYEES</b>
1 mile	1 mile
<b>52,753</b>	<b>29,736</b>
3 miles	3 miles
<b>282,530</b>	<b>197,242</b>
5 miles	5 miles
<b>813,395</b>	<b>589,077</b>

<b>HH INCOME</b>	<b>HOMEOWNERS</b>
1 mile	1 mile
<b>\$142,047</b>	<b>4,916</b>
3 miles	3 miles
<b>\$175,056</b>	<b>47,663</b>
5 miles	5 miles
<b>\$166,946</b>	<b>122,488</b>

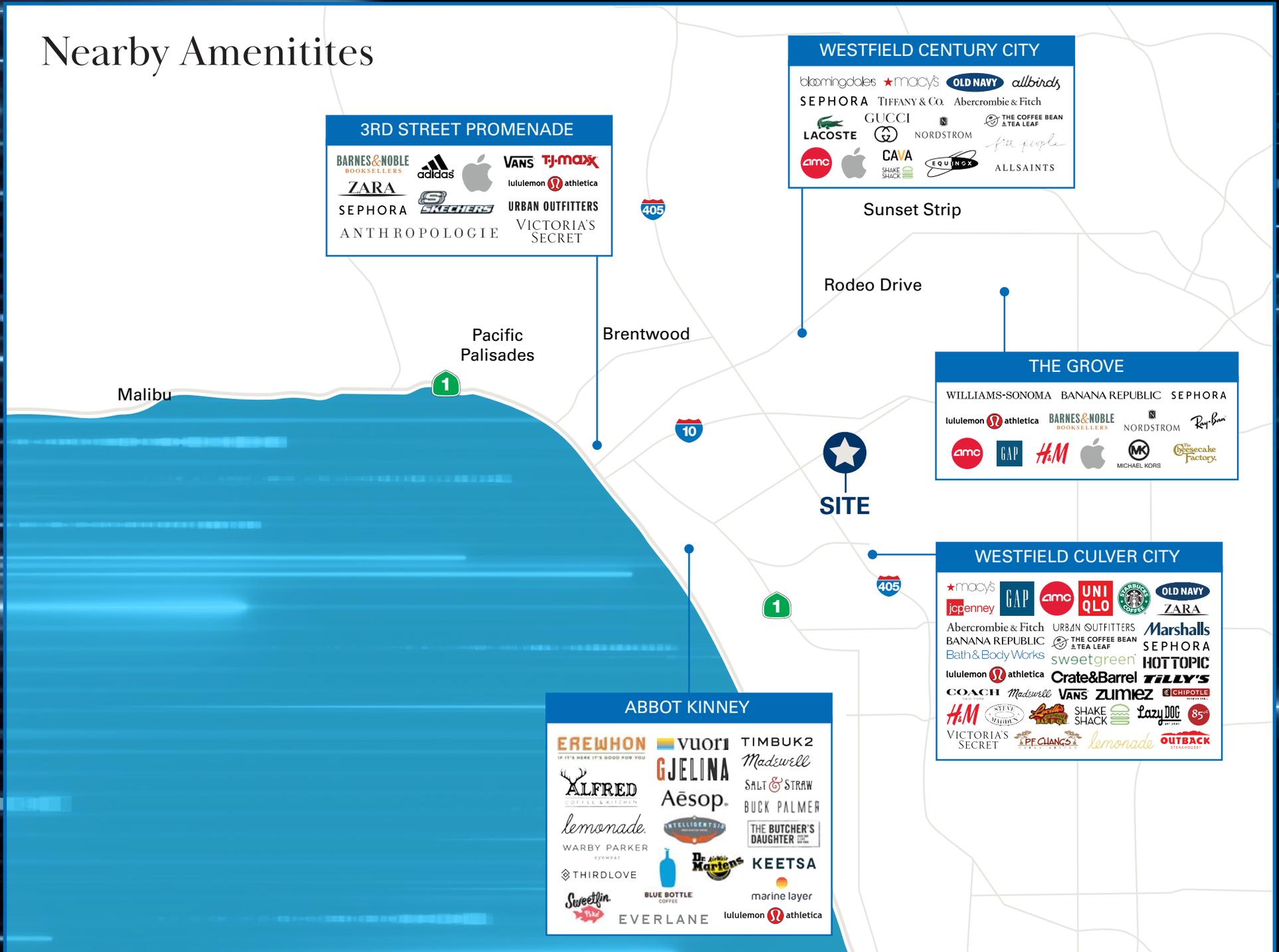
**TRAFFIC COUNTS**

Venice Blvd.  
**69,000 CPD**

Overland Ave.  
**21,434 CPD**

Washington Blvd.  
**30,202 CPD**

# Nearby Amenities





SANTA MONICA AIRPORT

BEST BUY

Michaels

TRADER JOE'S  
CVS pharmacy  
THE COFFEE BEAN & TEA LEAF



Ralphs  
BEST BUY  
LAIFITNESS  
PANDA EXPRESS

SITE

WASHINGTON BLVD - 30,202 CPD

OVERLAND BLVD - 40,138 CPD

VENICE BLVD - 69,000 CPD





**NEWMARK | PACIFIC**

**FOR LEASE**

# Former Rite Aid

**3802 & 3830 CULVER CENTER  
CULVER CITY, CA**

**Bill Bauman**

*Vice Chairman*  
t 213-298-3593  
bill.bauman@nmrk.com  
CA RE Lic. #00969493

**Bryan Norcott**

*Executive Managing Director*  
t 213-298-3595  
bryan.norcott@nmrk.com  
CA RE Lic. #01200077

**Steve Bernier**

*Managing Director*  
t 310-697-6652  
steve.bernier@nmrk.com  
CA RE Lic. #02241836

**DTLA Office**

555 S. Flower Street  
Suite 3550  
Los Angeles, CA 90071

**CORPORATE LIC. #01796698**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.