

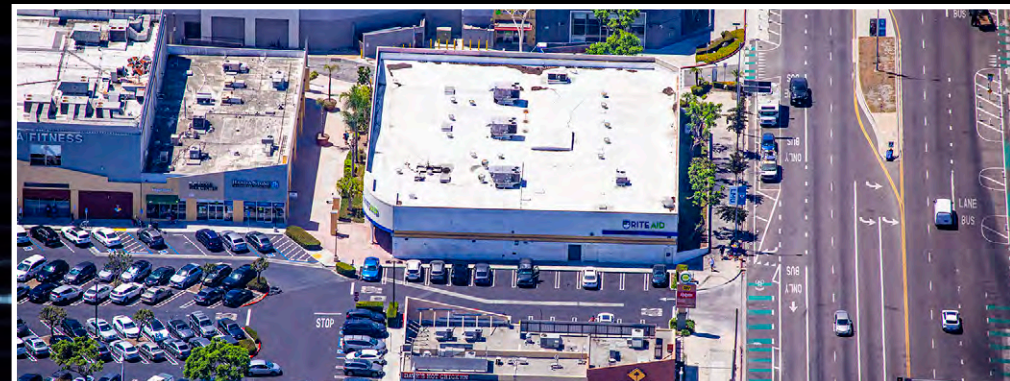


NEWMARK | PACIFIC

FOR SALE OR LEASE

±18,400 SF SF Anchor Space Available

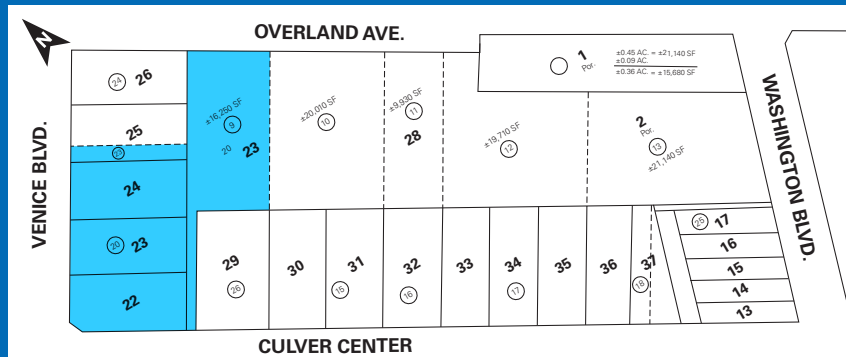
FORMER RITE AID | 3802 & 3830 CULVER CENTER | CULVER CITY, CA



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

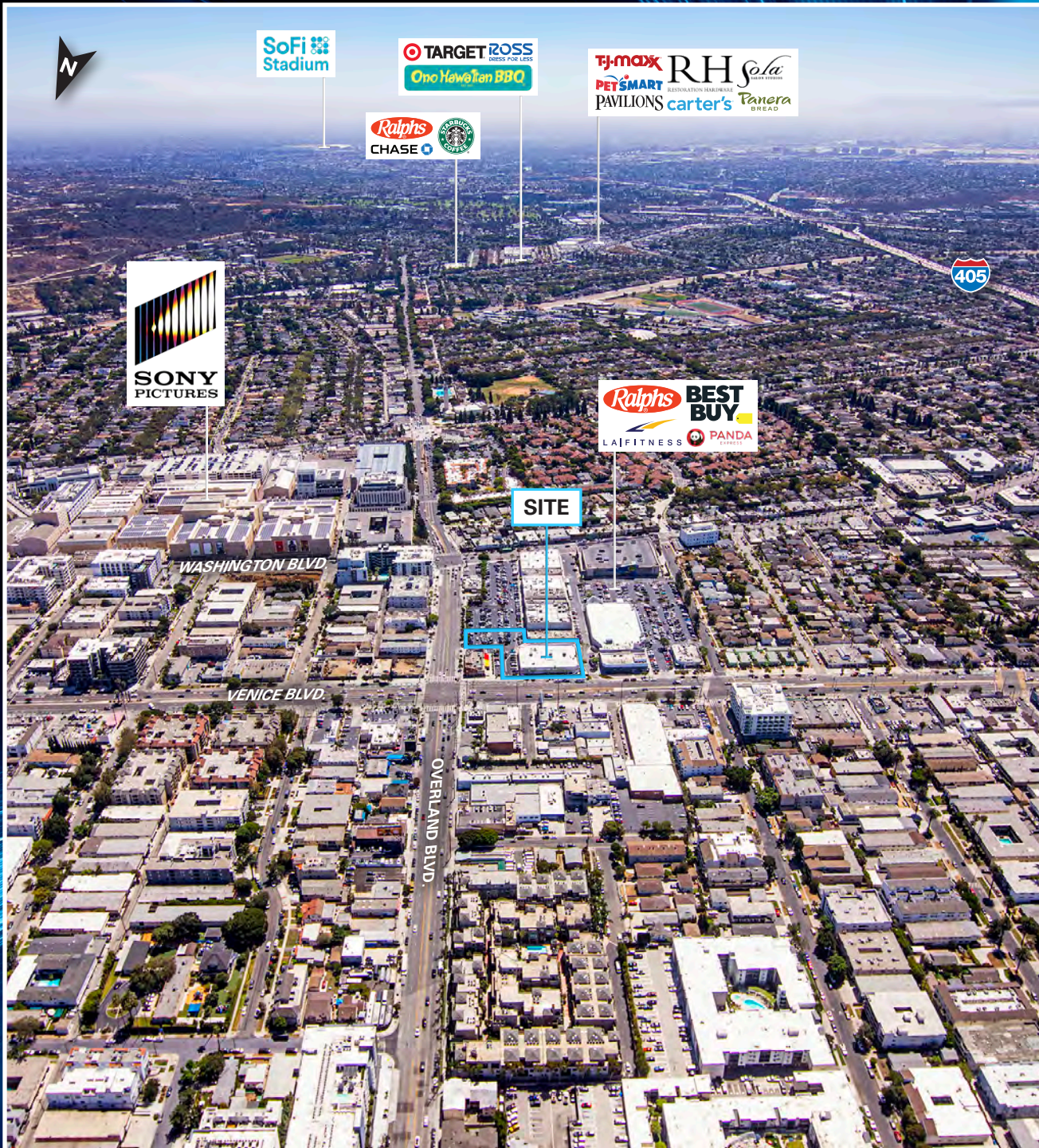
The Culver City Submarket is centrally located near affluent neighborhoods and tourist hotspots, including Santa Monica, Westwood, and Century City. Many tech and creative firms are situated here, with an above average concentration of high-income earners and daytime employees.

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


POPULATION
1 mile
52,753

3 miles
282,530
5 miles
813,395


HH INCOME
1 mile
\$142,047


3 miles
\$175,056
5 miles
\$166,946


EMPLOYEES
1 mile
29,736

3 miles
197,242
5 miles
589,077


HOMEOWNERS
1 mile
4,916

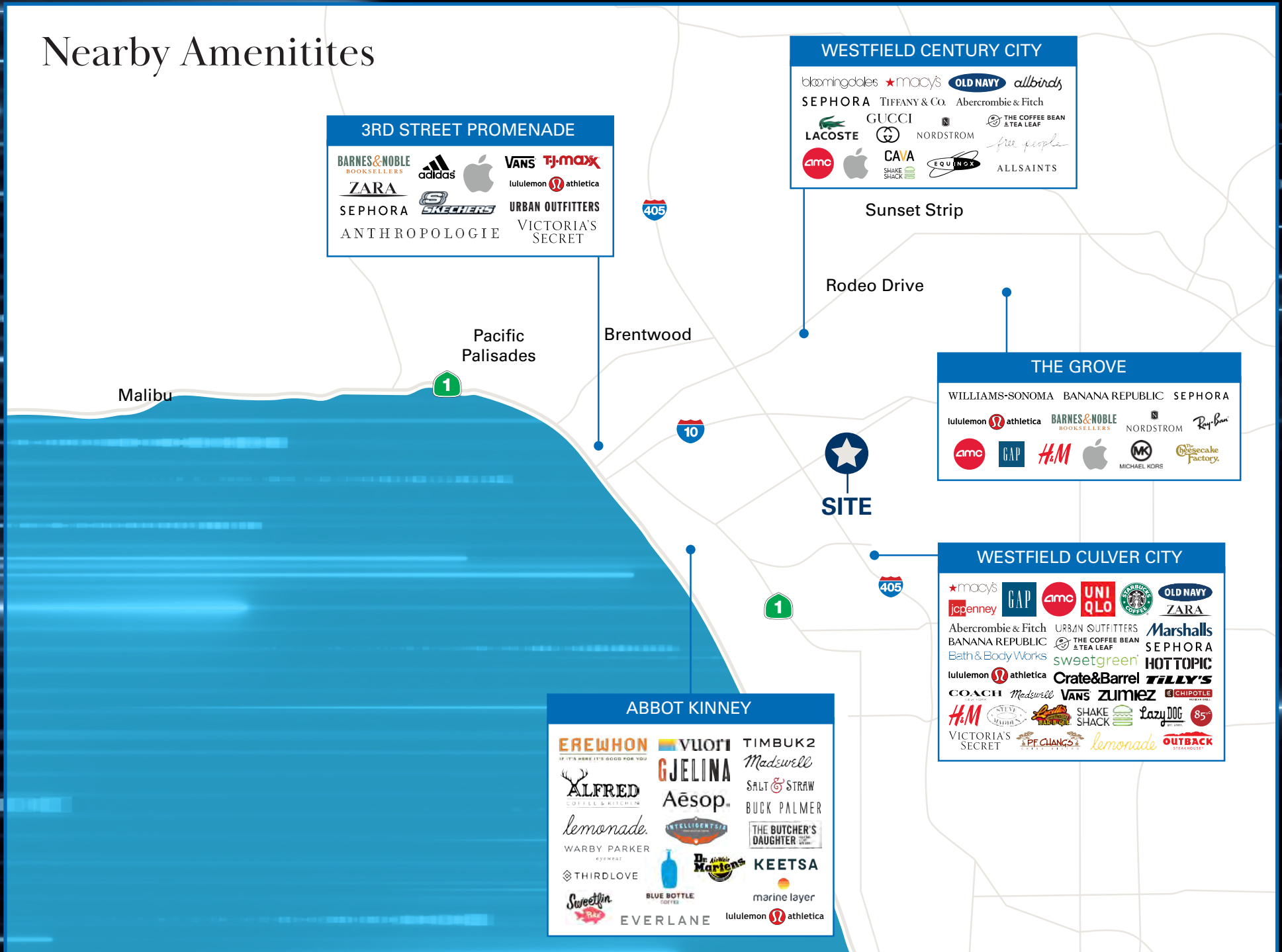
3 miles
47,663
5 miles
122,488


TRAFFIC COUNTS
Venice Blvd.
69,000 CPD

Overland Ave.
21,434 CPD

Washington Blvd.
30,202 CPD

Nearby Amenities







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Former Rite Aid

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CULVER CITY, CA**

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