

FREESTANDING PROPERTY FOR LEASE ON THE CORNER OF WASHINGTON BLVD AND JASMINE AVENUE

DIRECTLY ACROSS FROM SONY STUDIOS



10307 - 10309 WASHINGTON BLVD
CULVER CITY, CA 90232



COMMERCIAL
ASSET GROUP

- PRIME CULVER CITY FREESTANDING PROPERTY DIRECTLY ACROSS FROM SONY PICTURES STUDIOS
- GREAT VISIBILITY AND SIGNAGE
- CLOSE TO RESTAURANTS, SHOPS, AND ENTERTAINMENT
- STREET PARKING, GROUND AND ADDITIONAL SUBTERRANEAN PARKING

- SEEKING: QSR, COFFEE, NAIL & HAIR, SKIN CARE, INSURANCE AND TAX SERVICES, SMOKE SHOP, MASSAGE, E-COMMERCE
- DENSE DEMOGRAPHICS
- AVERAGE HOUSEHOLD INCOME (1-MILE) : \$110,000
- POPULATION (1-MILE): 52,470
- OVER 400 APARTMENT UNITS UNDER CONSTRUCTION IN 0.5 MILE RADIUS



SPACE SIZE

±2,000 SF

CARS PER DAY

25,000

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

SONY
STUDIOS

ADDITIONAL PHOTOS



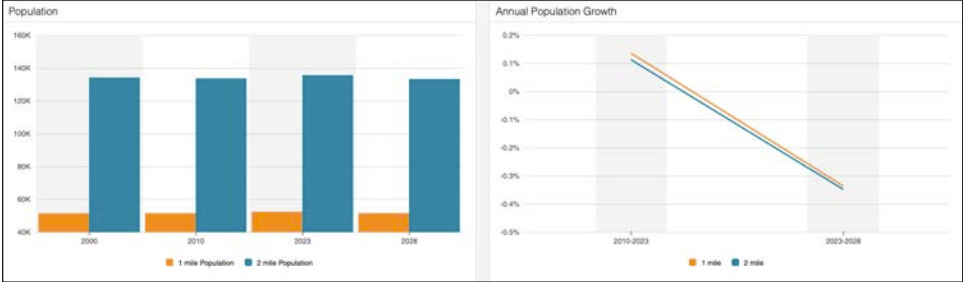
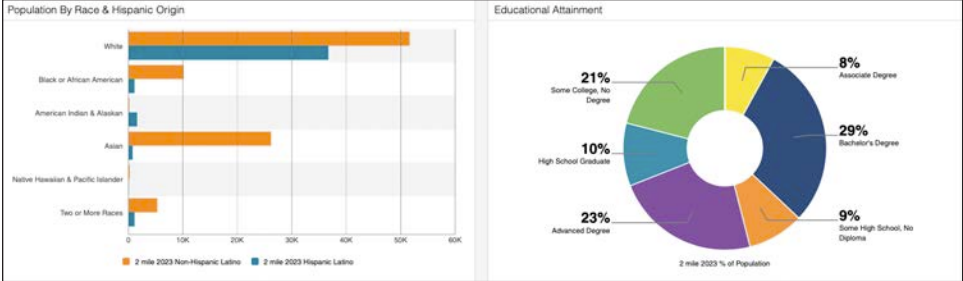
MAP



AERIAL



DEMOGRAPHICS



Population	1 mile	2 mile
2010 Population	51,562	133,724
2023 Population	52,476	135,687
2028 Population Projection	51,594	133,332
Annual Growth 2010-2023	0.1%	0.1%
Annual Growth 2023-2028	-0.3%	-0.3%
Median Age	39.9	40.6
Bachelor's Degree or Higher	55%	52%
U.S. Armed Forces	9	16

Population By Race	1 mile	2 mile
White	31,374	88,455
Black	4,403	11,365
American Indian/Alaskan Native	624	1,862
Asian	13,242	27,066
Hawaiian & Pacific Islander	154	408
Two or More Races	2,678	6,531
Hispanic Origin	13,624	41,725

Households	1 mile	2 mile
2010 Households	24,503	57,307
2023 Households	24,719	57,371
2028 Household Projection	24,237	56,173
Annual Growth 2010-2023	0.5%	0.5%
Annual Growth 2023-2028	-0.4%	-0.4%
Owner Occupied Households	4,383	19,271
Renter Occupied Households	19,854	36,902
Avg Household Size	2.1	2.3
Avg Household Vehicles	1	2
Total Specified Consumer Spending (\$)	\$790M	\$2B

Income	1 mile	2 mile
Avg Household Income	\$110,677	\$120,649
Median Household Income	\$90,643	\$93,187
< \$25,000	2,873	6,669
\$25,000 - 50,000	3,522	7,471
\$50,000 - 75,000	3,555	8,816
\$75,000 - 100,000	3,849	7,875
\$100,000 - 125,000	3,399	6,799
\$125,000 - 150,000	1,887	4,228
\$150,000 - 200,000	2,838	6,240
\$200,000+	2,794	9,272



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