



310,971 VPD

4114

SEPULVEDA BLVD

CULVER CITY, CA

3,000 SF
+1,000 SF OUTDOOR PATIO
2ND GEN RESTAURANT

2,634 SF
+500 SF 2ND FLOOR SPACE
2ND GEN RESTAURANT

1,950 SF
2ND GEN RESTAURANT

32,150 VPD

SEPULVEDA BLVD
WASHINGTON BLVD

19,059 VPD

FOR LEASE

3 SPACES REMAINING FOR RESTAURANT OR RETAIL

SPECTRUM

COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

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4114

SEPULVEDA BLVD

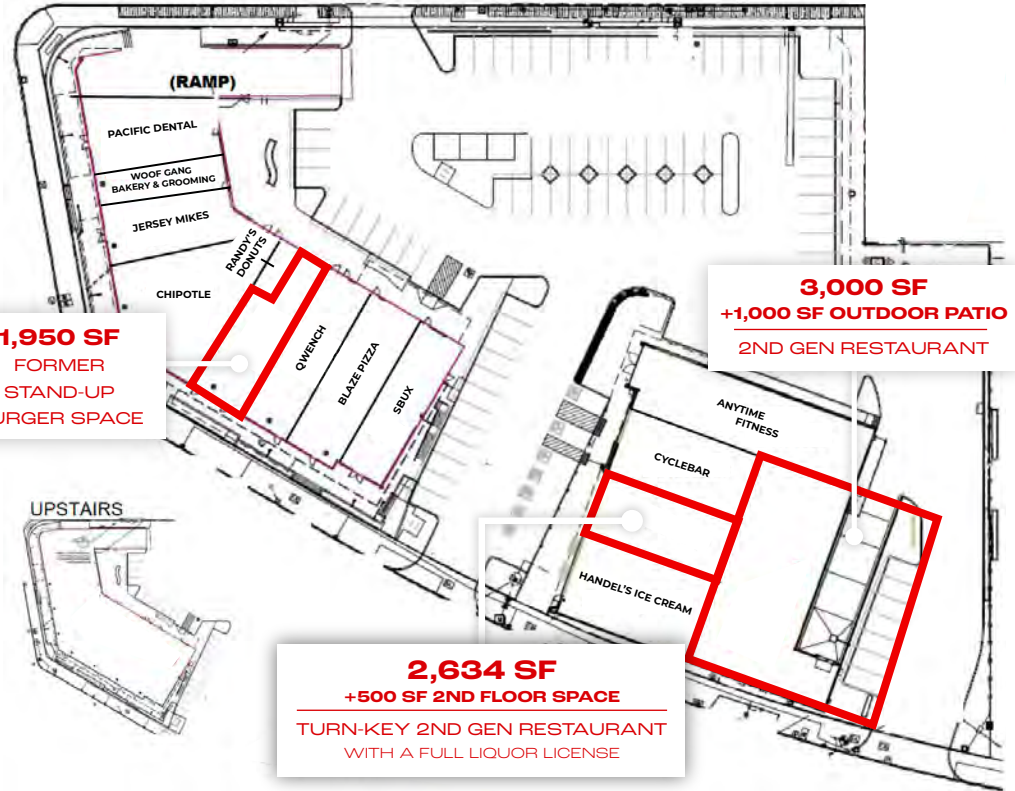
CULVER CITY, CA

SITE MAP

AVAILABLE SPACE



PYLON SIGNAGE IS VISIBLE FROM THE FREEWAY



1,950 SF
FORMER
STAND-UP
BURGER SPACE

2,634 SF
+500 SF 2ND FLOOR SPACE
TURN-KEY 2ND GEN RESTAURANT
WITH A FULL LIQUOR LICENSE

3,000 SF
+1,000 SF OUTDOOR PATIO
2ND GEN RESTAURANT

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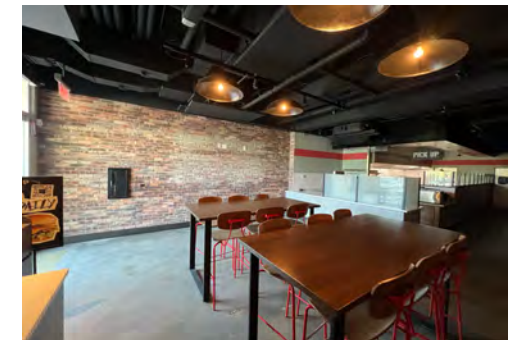
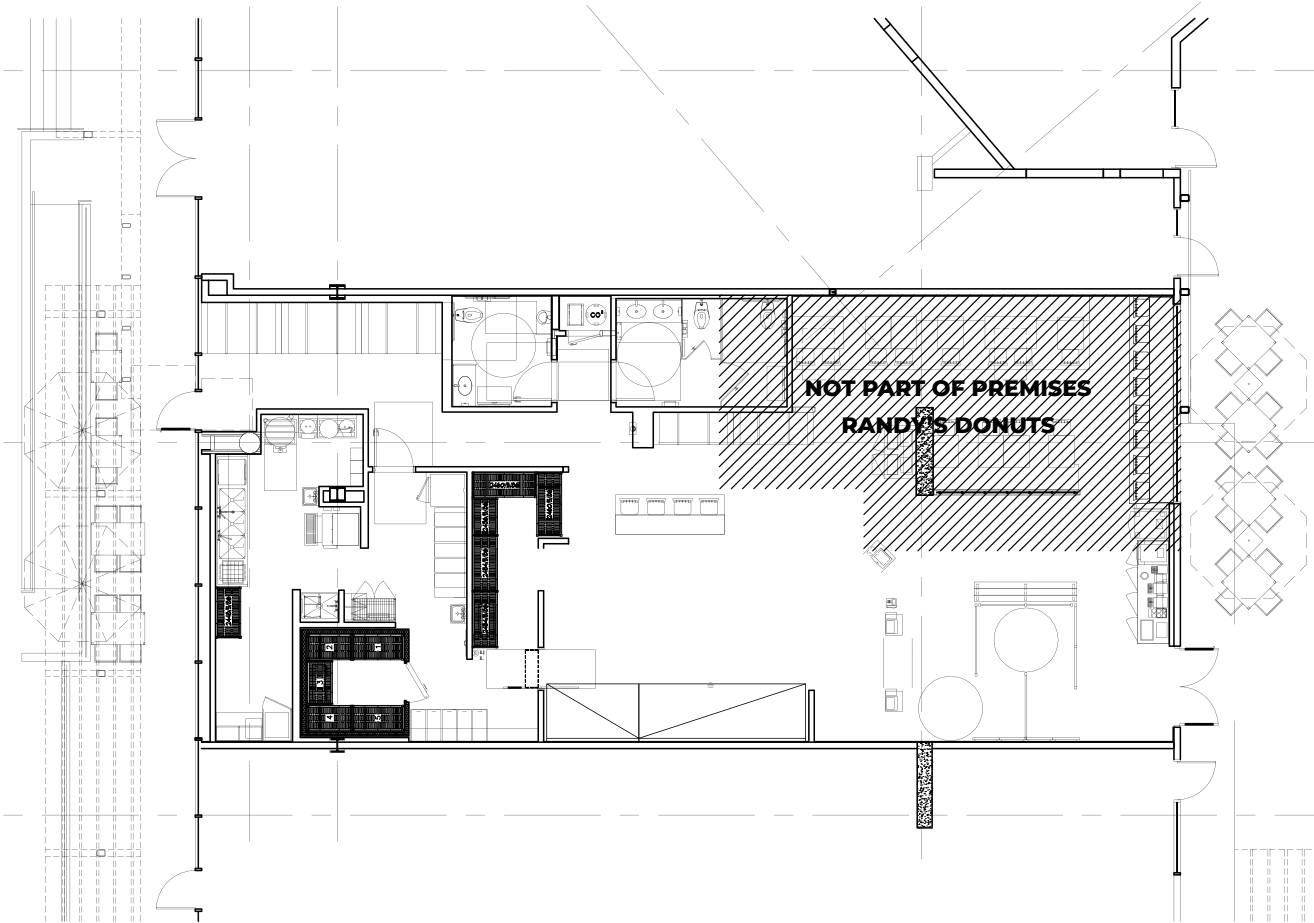
2ND GEN RESTAURANT SPACE

1,950 SF

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TURN-KEY 2ND GEN RESTAURANT SPACE

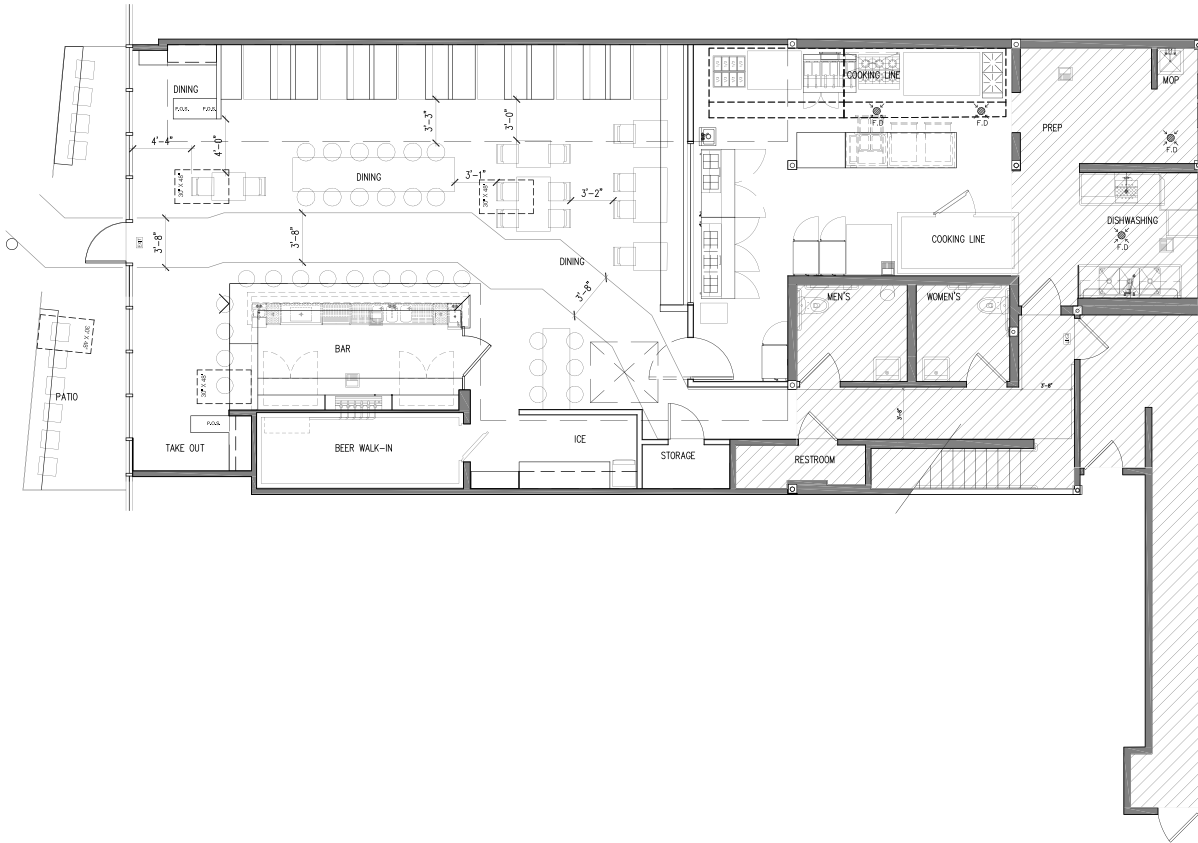
2,634 SF

**ADDITIONAL 500 SF
OF 2ND FLOOR SPACE**

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2ND GEN RESTAURANT SPACE

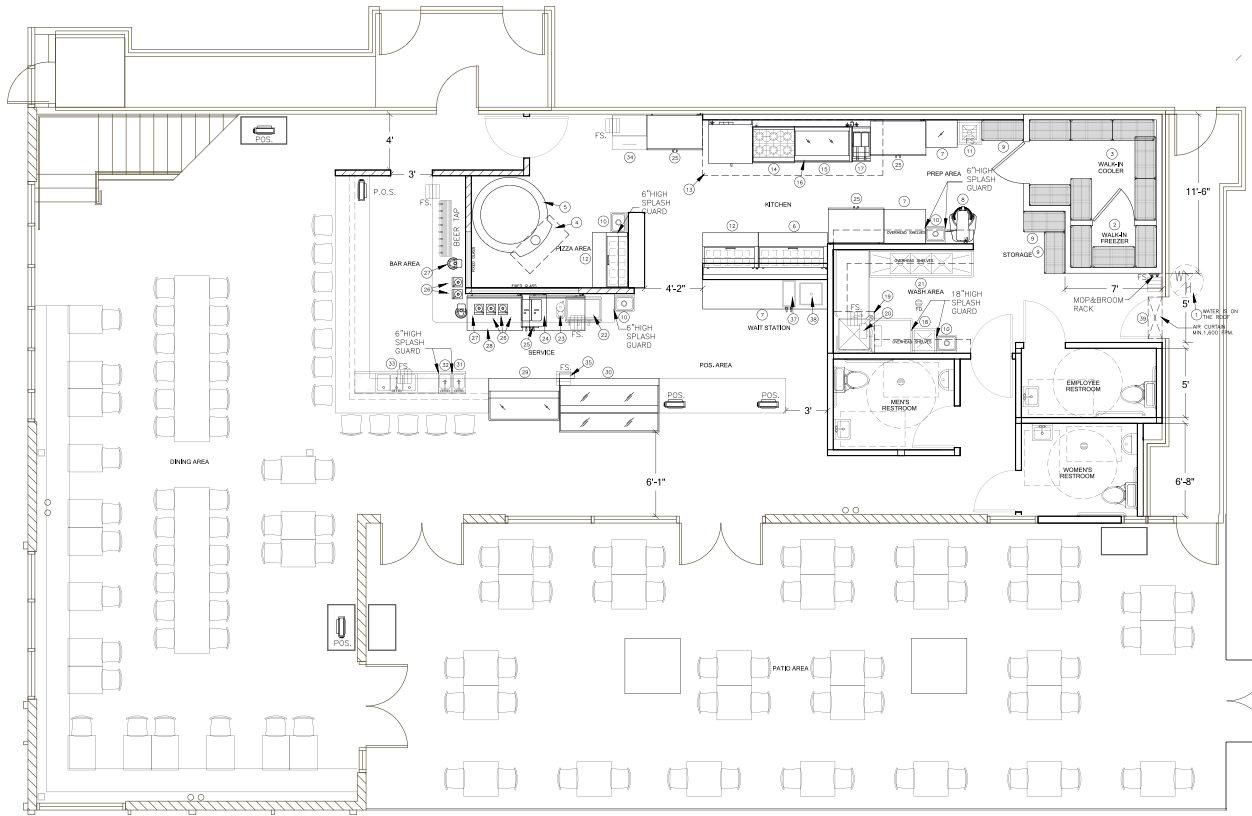
3,000 SF

+1,000 SF OUTDOOR PATIO

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usbank | BASKIN BR ROBBINS | Starbucks | YOSHINOYA | CHASE | McDonald's | SUBWAY | 99¢ only STORES

WINGST | ROBEEKS | Starbucks | Bank of America | McDonald's | CHASE | Pollo Loco | RITE AID | IHOP | SUBWAY | CVS pharmacy | ROSS DRESS FOR LESS

Ritas | Starbucks | THE COFFEE BEAN & TEA LEAF | BURGER KING | WELLS FARGO | CVS pharmacy | Pizza Hut

SMAA
 SANTA MONICA AIRPORT ASSOCIATION

HARBOR FREIGHT | BLAZE PIZZA | Starbucks | PAPA JOHN'S | Carls Jr. | TACO BELL | McDonald's | BASKIN BR ROBBINS | Domino's

SONY PICTURES STUDIOS

TACO BELL | RITE AID | Pollo Loco | CVS pharmacy | Little Caesars | SUBWAY | CHASE



Peets Coffee | McDonald's | Starbucks | True Value | CHASE | SUBWAY | Smart & Final | Pollo Loco | Pizza Hut | 99¢ only STORES

DUNKIN' | JEROME'S | COSTCO WHOLESALE | IN-N-OUT BURGER | McDonald's | WELLS FARGO | Walgreens

Westfield
 CENTURY CITY

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DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	44,709	256,097	725,613
Estimated Households	18,778	115,239	333,305
Median Age	36.7	38.4	38.2



HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$144,736	\$174,472	\$158,358
Median Household Income	\$97,659	\$121,915	\$108,182



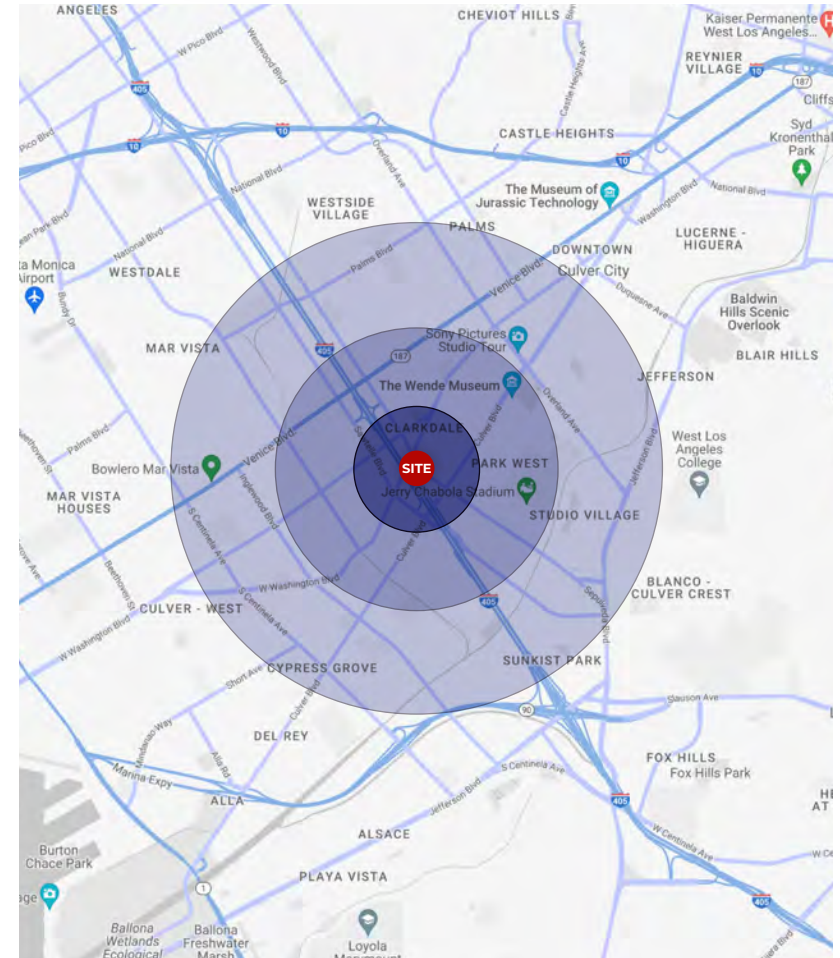
DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	2,084	19,800	71,823
Total Employees	15,904	163,096	557,292



DESTINATIONS	DISTANCE
Jerry Chabola Stadium (0.9m away)	4 Minute Drive
The Wende Museum (0.9m away)	4 Minute Drive
Sony Picture Studios (1.4m away)	6 Minute Drive
Westfield Culver City (2.1m away)	7 Minute Drive
Santa Monica Airport (3.3m away)	15 Minute Drive

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