

FOR LEASE

2600 S La Cienega Blvd Los Angeles, CA 90034



Laura Alice Scaturro

Founder

(424) 404-9993

lauraalice@evecap.com

Lic: 01942167



THE SPACE

Location	2600 S La Cienega Blvd Los Angeles, CA 90034
County	Los Angeles
APN	5065-012-022
Market	Los Angeles
Submarket	South Robertson
Square Feet	991
Total Monthly Rent	\$3,607.24 MG
Rental Rate PSF	\$3.64/SF/MO
Lease Type	Modified Gross



HIGHLIGHTS

- Stand Alone Building
- Creative Turnkey Space
- Three Levels
- Polished Concrete Floors
- High Ceilings
- Open work areas
- Private Offices
- Modern Interior Upgrades
- Plenty of Natural Light
- Abundant Shelving and Storage Space
- High Traffic Intersection and Exposure
- Parking
- 85 Walk Score
- Easy Access to 10 Freeway

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
34,856	327,593	958,189

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$122,331	\$134,672	\$128,310

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
12,705	142,859	411,689

PROPERTY FEATURES

TOTAL TENANTS	1
GLA (SF)	991
LAND SF	1,841
LAND ACRES	0.04
YEAR BUILT	1962
ZONING TYPE	LAC2
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
CORNER LOCATION	Adjacent
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Retail
SOUTH	Auto (Muffler)
EAST	Light Industrial
WEST	Auto (Caliber Collision)

CONSTRUCTION

FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Concrete Flat
ROOF	Tar & Gravel



LOCATION HIGHLIGHTS

Locator Map

Prime Location in the Heart of Los Angeles

Situated in the bustling mid-city area of Los Angeles, 2600 La Cienega Blvd offers a prime location that is adjacent to Culver City. This vibrant area is known for its creative and commercial energy.

High Visibility at a Busy Intersection

The property is prominently located at the intersection of La Cienega Blvd and Venice Blvd, ensuring excellent visibility and exposure to both pedestrian and vehicular traffic.

Easy Access to Major Freeway

Conveniently located near the 10 freeway, the property offers easy and efficient commuting options for both employees and customers.

Versatile Space with Modern Interiors

The property features a versatile space that can be adapted for various uses, including industrial, office, retail, or art gallery. The modern interiors are highlighted by polished concrete floors, built-in shelving, and high ceilings, providing a contemporary and functional environment.

Abundant Natural Light

Large windows throughout the property allow for an abundance of natural light, creating a bright and inviting atmosphere.

Dedicated Parking for Convenience

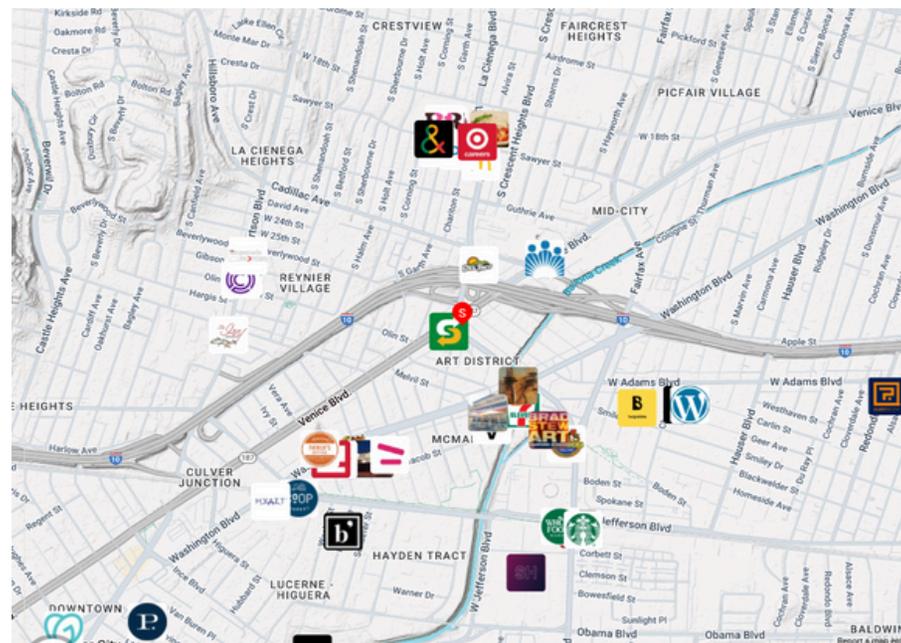
Parking for 4 cars is included with the property, providing added convenience for both tenants and visitors.

Part of a Vibrant Creative Community

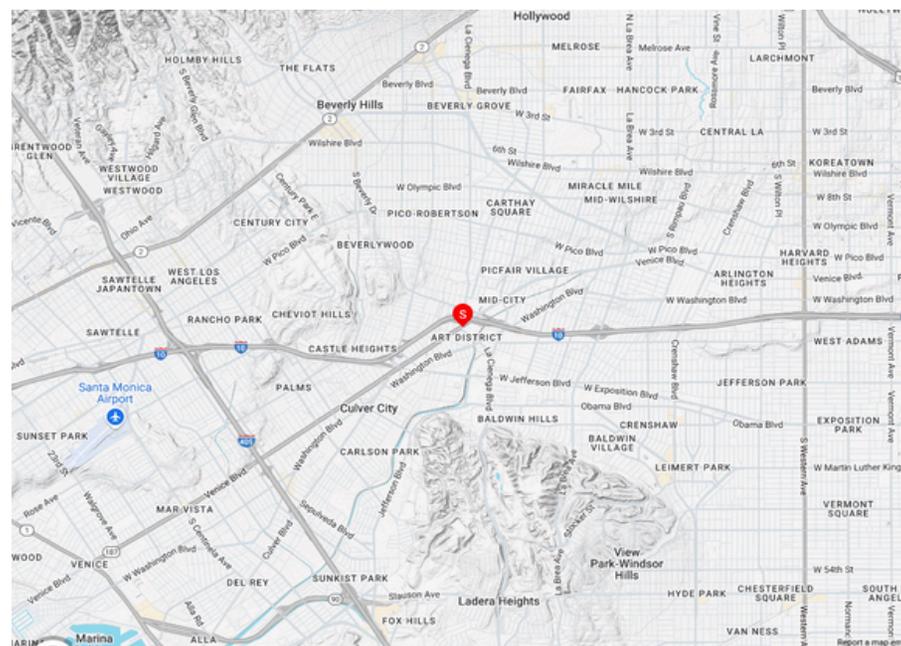
Located in a hub of fine art galleries and creative businesses, the property is part of a vibrant and dynamic community.

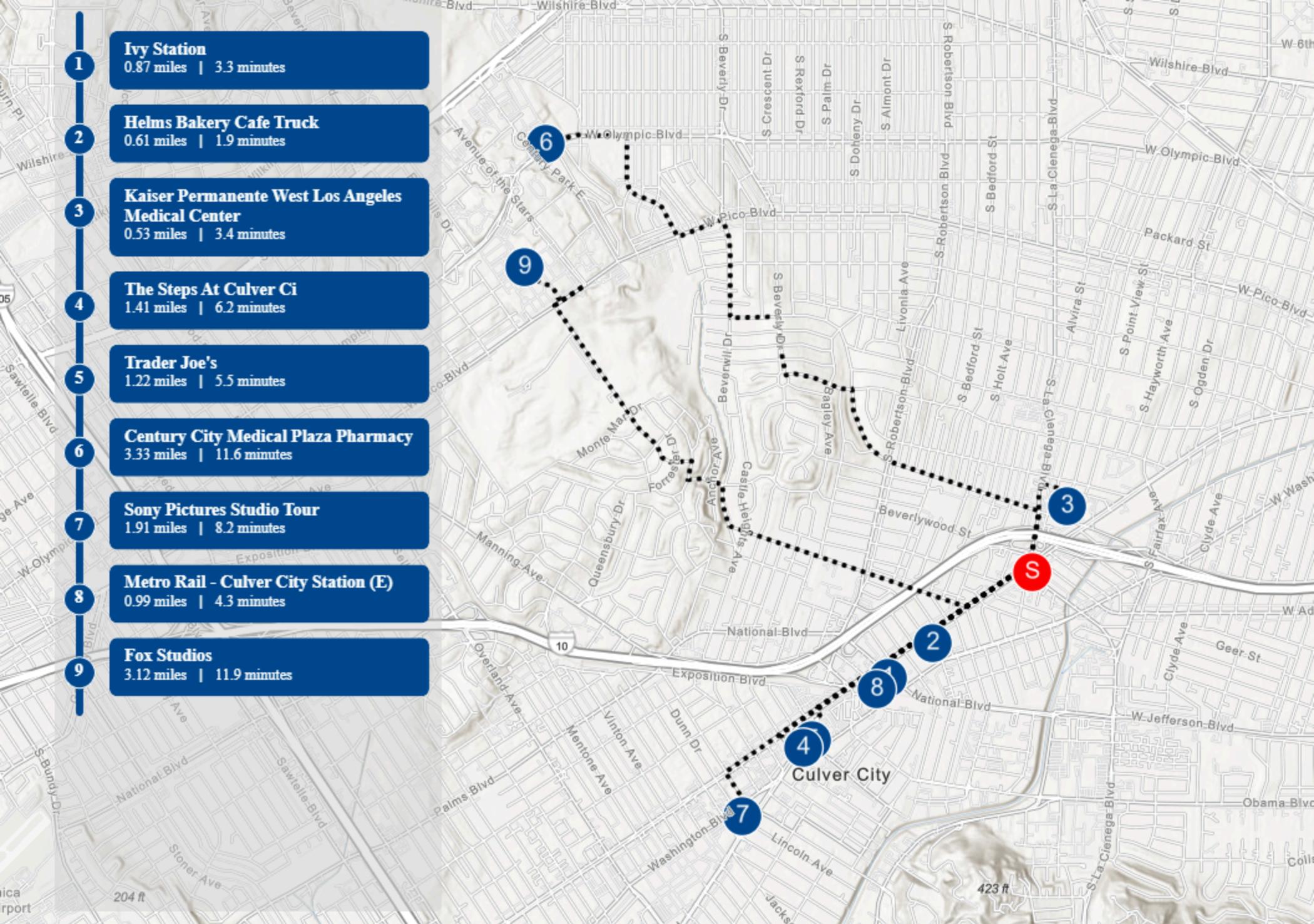
Strategic Proximity to Major Companies

The property's strategic location places it near major companies such as HBO, Apple, Warner Brothers, Google, Microsoft, Amazon, The Ivy Station, Sony, Culver Studios, and Whole Foods.



Regional Map





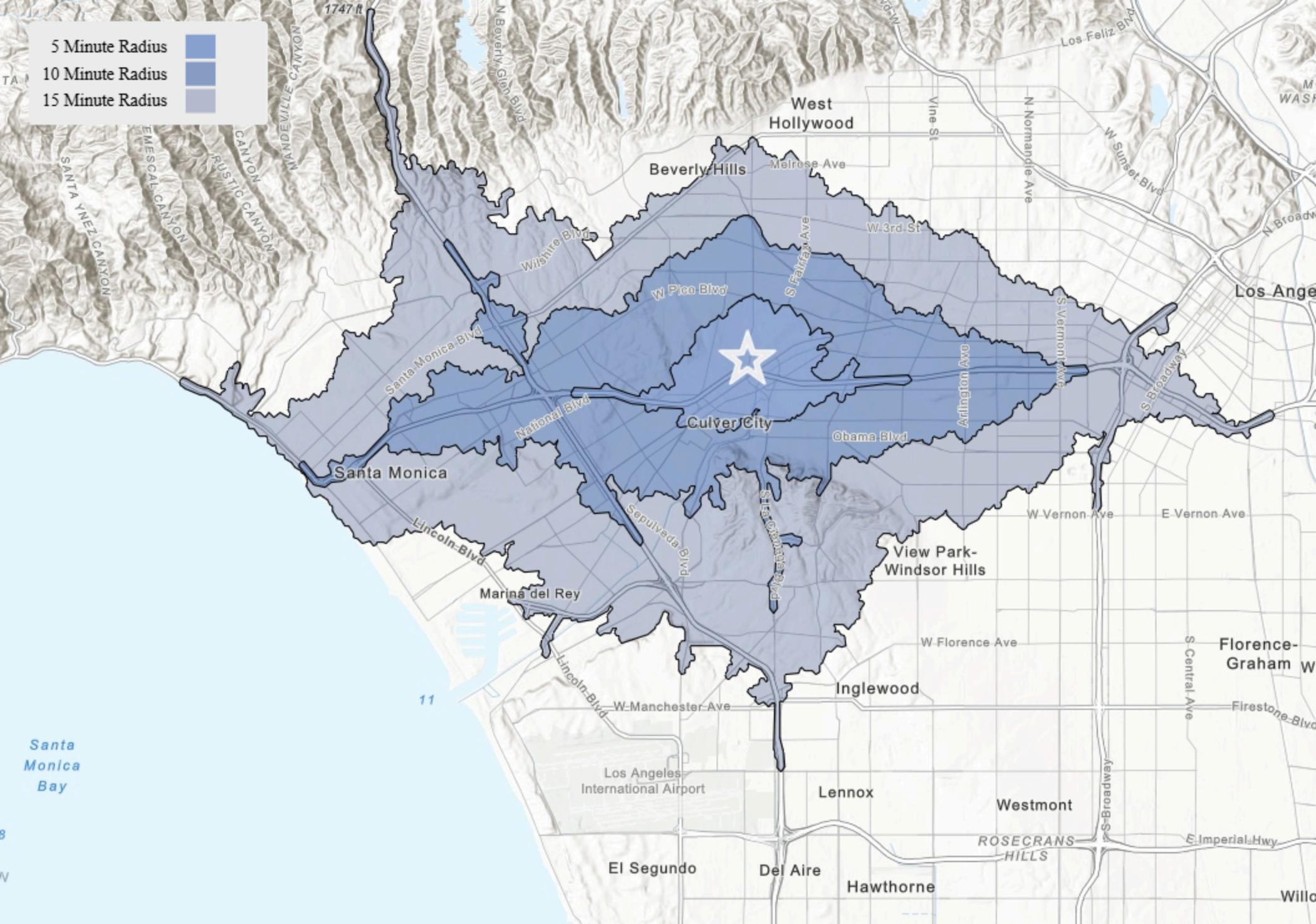
5 Minute Radius



10 Minute Radius



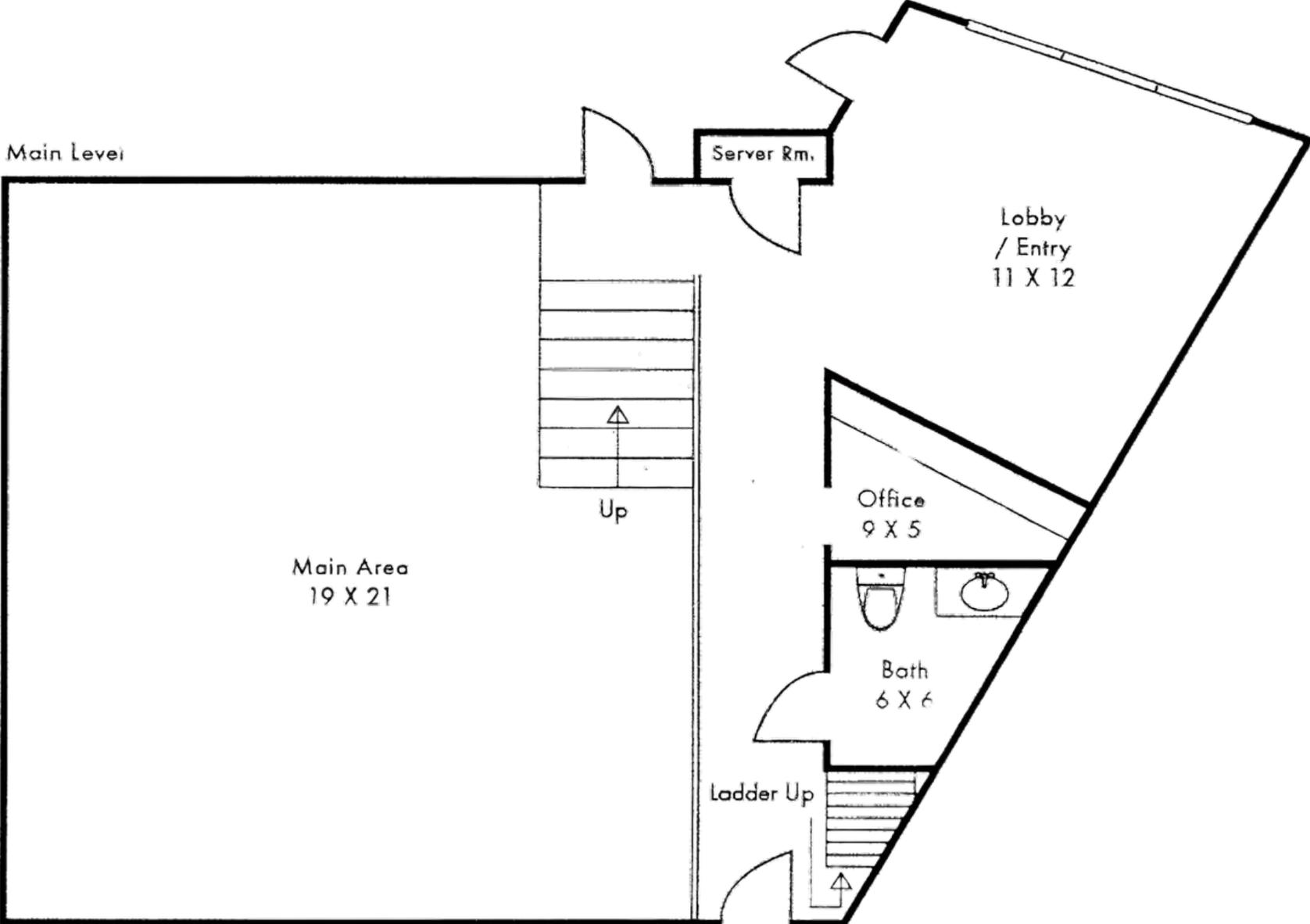
15 Minute Radius

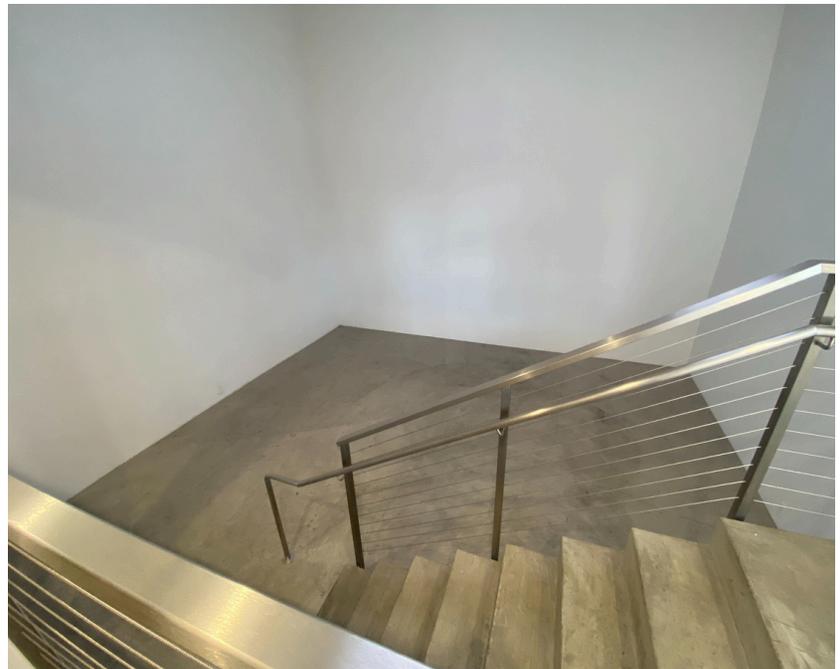


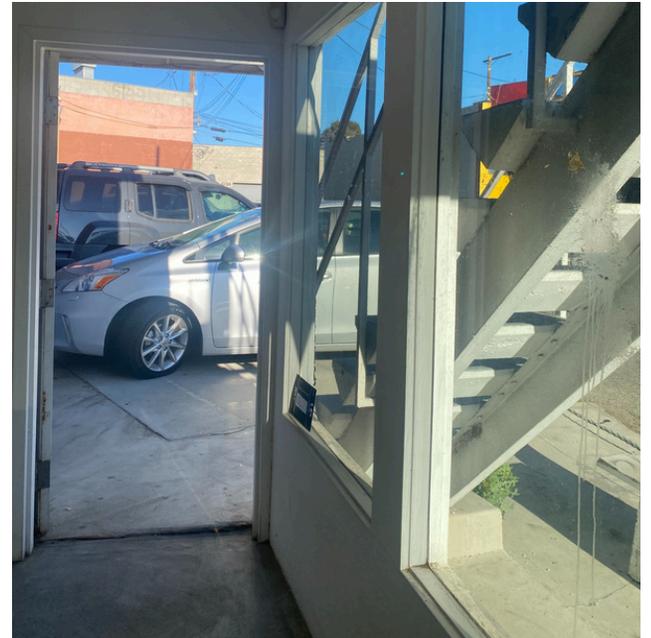


[Report a map error](#)

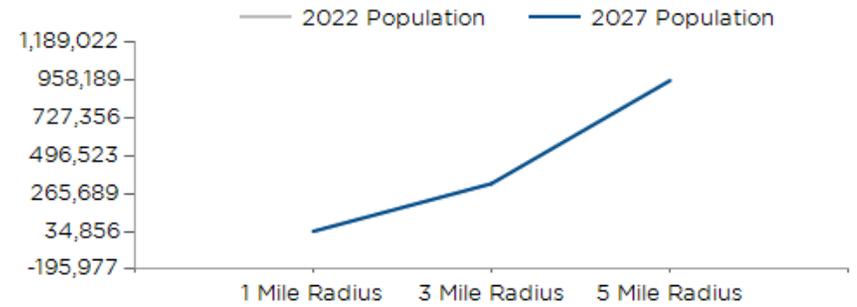
FLOOR PLAN





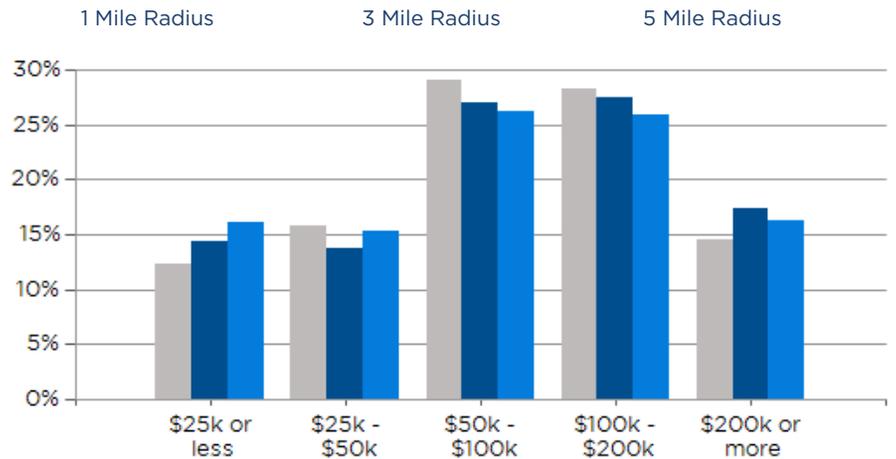


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,321	315,445	927,032
2010 Population	35,029	321,385	928,160
2022 Population	34,856	327,593	958,189
2027 Population	36,398	327,266	954,993
2022-2027: Population: Growth Rate	4.35%	-0.10%	-0.35%



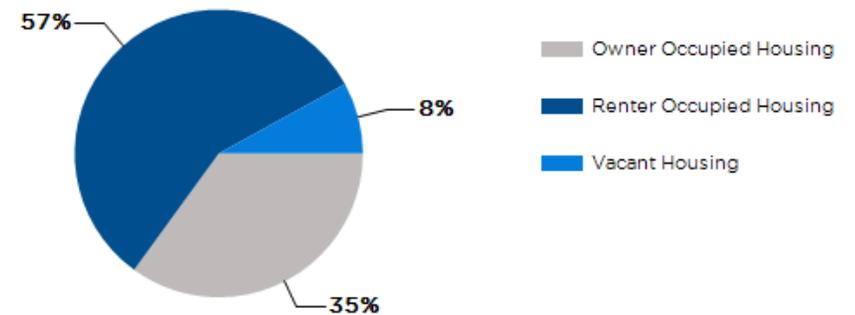
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	867	12,288	40,014
\$15,000-\$24,999	692	8,174	26,371
\$25,000-\$34,999	893	7,775	25,774
\$35,000-\$49,999	1,105	11,904	37,116
\$50,000-\$74,999	2,133	20,758	60,120
\$75,000-\$99,999	1,566	17,842	48,194
\$100,000-\$149,999	2,565	25,170	68,669
\$150,000-\$199,999	1,032	14,087	38,322
\$200,000 or greater	1,851	24,859	67,106
Median HH Income	\$83,962	\$88,113	\$82,104
Average HH Income	\$122,331	\$134,672	\$128,310

2022 Household Income



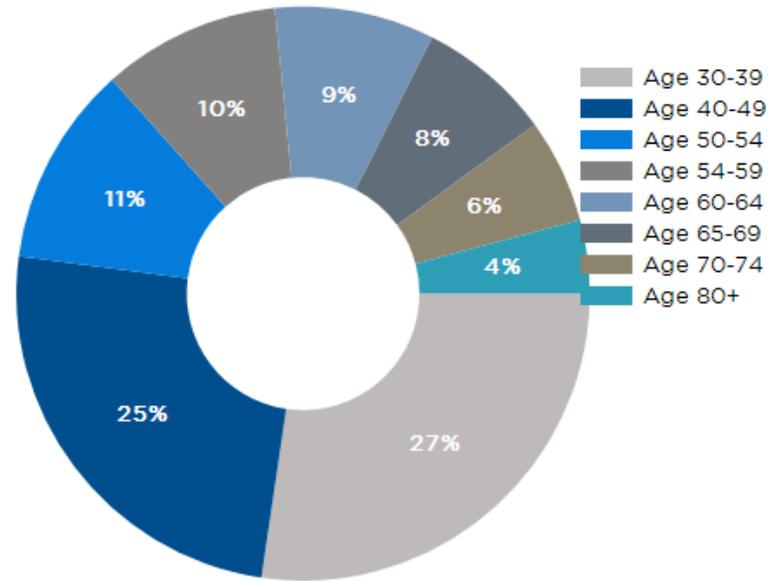
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,568	143,442	405,003
2010 Total Households	12,117	138,213	390,655
2022 Total Households	12,705	142,859	411,689
2027 Total Households	13,214	143,145	412,221
2022 Average Household Size	2.72	2.26	2.26
2022-2027: Households: Growth Rate	3.95%	0.20%	0.15%

2022 Own vs. Rent - 1 Mile Radius

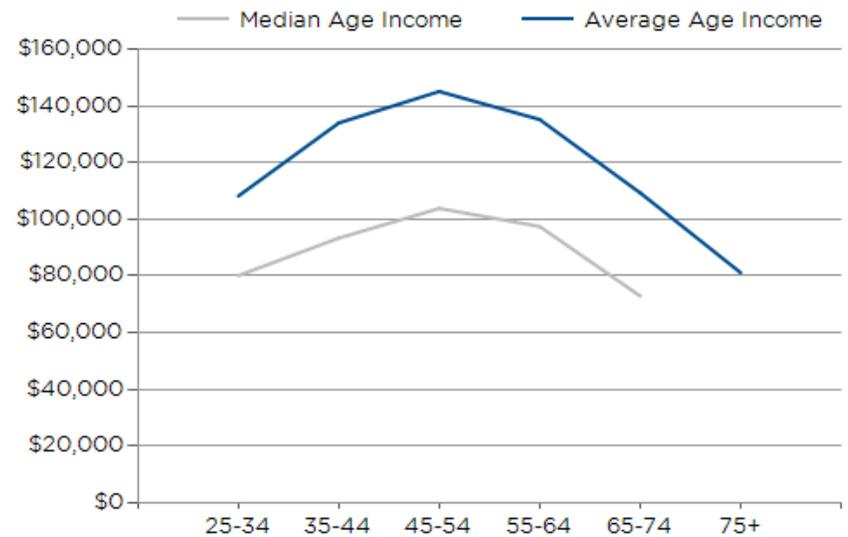


Source: esri

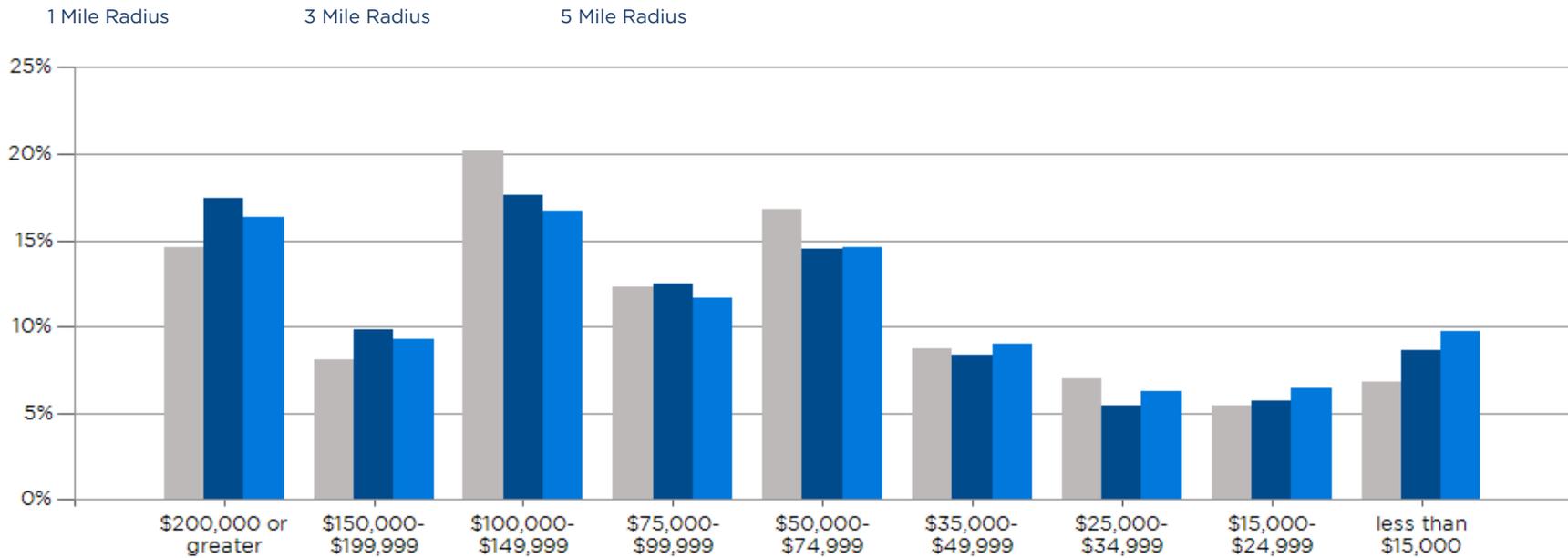
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,763	28,696	85,122
2022 Population Age 35-39	2,710	26,927	77,703
2022 Population Age 40-44	2,571	23,256	66,790
2022 Population Age 45-49	2,388	20,985	60,598
2022 Population Age 50-54	2,264	20,461	58,772
2022 Population Age 55-59	2,011	19,713	56,148
2022 Population Age 60-64	1,803	18,453	53,011
2022 Population Age 65-69	1,514	15,683	44,705
2022 Population Age 70-74	1,176	12,700	36,655
2022 Population Age 75-79	829	9,248	26,656
2022 Population Age 80-84	487	6,170	17,521
2022 Population Age 85+	450	7,517	20,441
2022 Population Age 18+	27,300	267,537	789,863
2022 Median Age	36	38	38
2027 Median Age	37	39	38



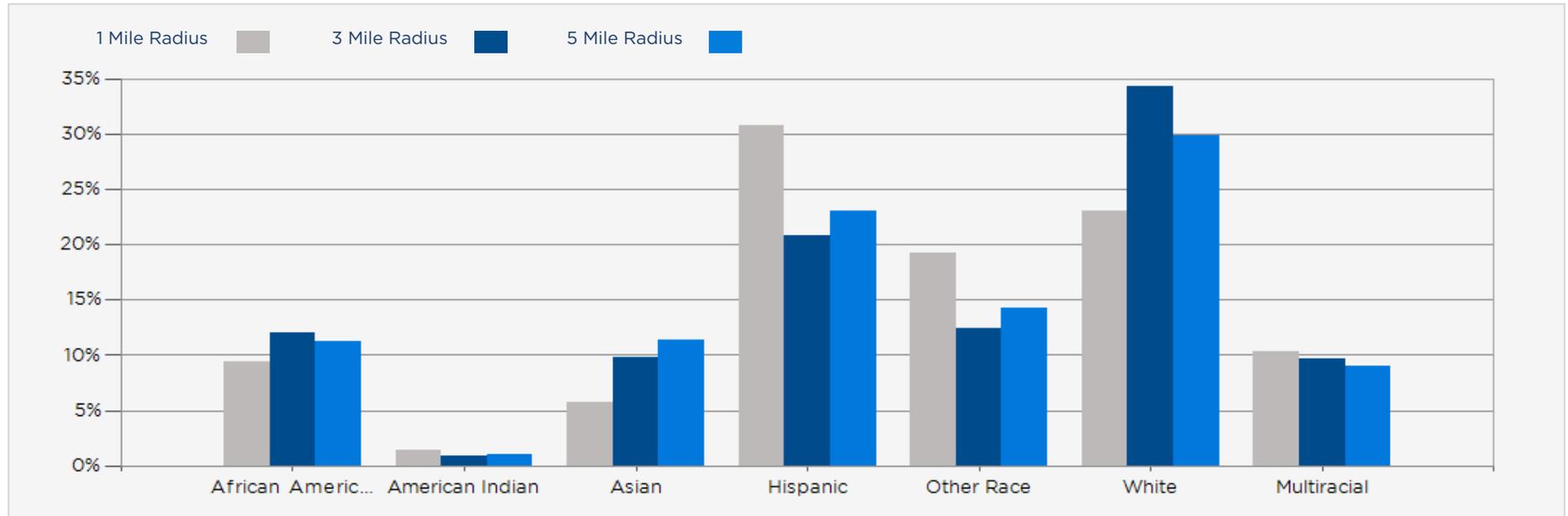
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,151	\$86,667	\$83,041
Average Household Income 25-34	\$108,312	\$118,720	\$115,858
Median Household Income 35-44	\$93,418	\$100,675	\$94,389
Average Household Income 35-44	\$134,124	\$149,085	\$143,086
Median Household Income 45-54	\$103,905	\$110,264	\$103,636
Average Household Income 45-54	\$145,249	\$163,616	\$155,035
Median Household Income 55-64	\$97,493	\$100,028	\$91,711
Average Household Income 55-64	\$135,315	\$151,591	\$144,206
Median Household Income 65-74	\$72,898	\$76,731	\$70,949
Average Household Income 65-74	\$109,386	\$122,425	\$116,832
Average Household Income 75+	\$81,167	\$98,726	\$94,188



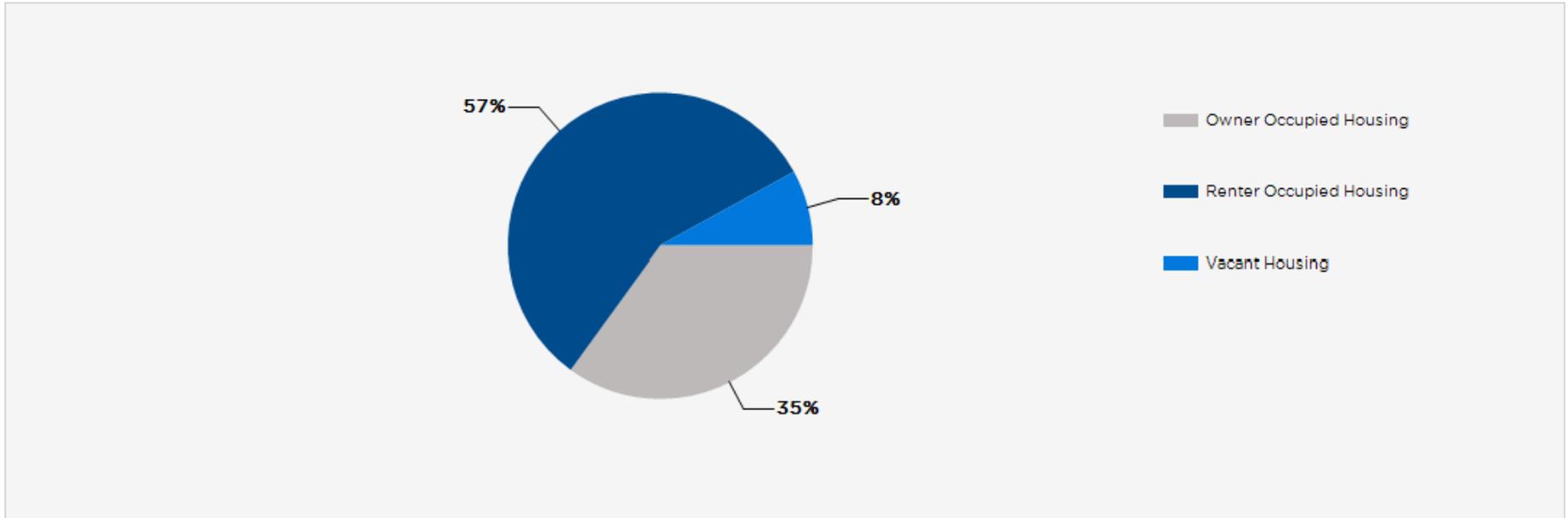
2022 Household Income



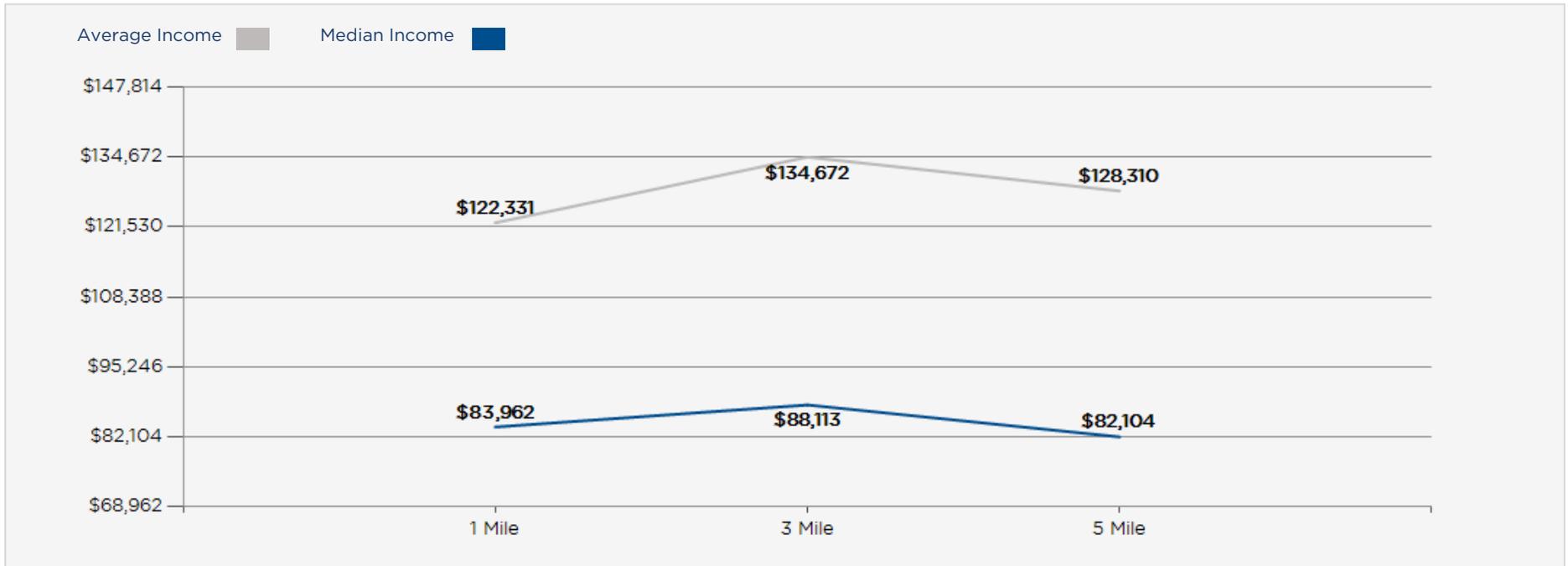
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Eve Capital and it should not be made available to any other person or entity without the written consent of Eve Capital. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Eve Capital. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Eve Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Eve Capital has not verified, and will not verify, any of the information contained herein, nor has Eve Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Laura Alice Scaturro

Founder

(424) 404-9993

lauraalice@evecap.com

Lic: 01942167

