

FOR LEASE

5431 SEPULVEDA BLVD, CULVER CITY, CA 90230



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THE PASSMAN GROUP
REAL ESTATE BROKERAGE

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PROPERTY FEATURES



Great visibility on Sepulveda Blvd in prime Culver City



Excellent traffic counts with approximately 60,000
Cars Per Day



Ample parking with 31 parking spaces behind the
Premises



Approximately 3,892 square feet available For Lease



Asking rate: \$2.65 per square foot NNN



AREA AMENITIES



Close proximity to the 405 & 90 Freeways



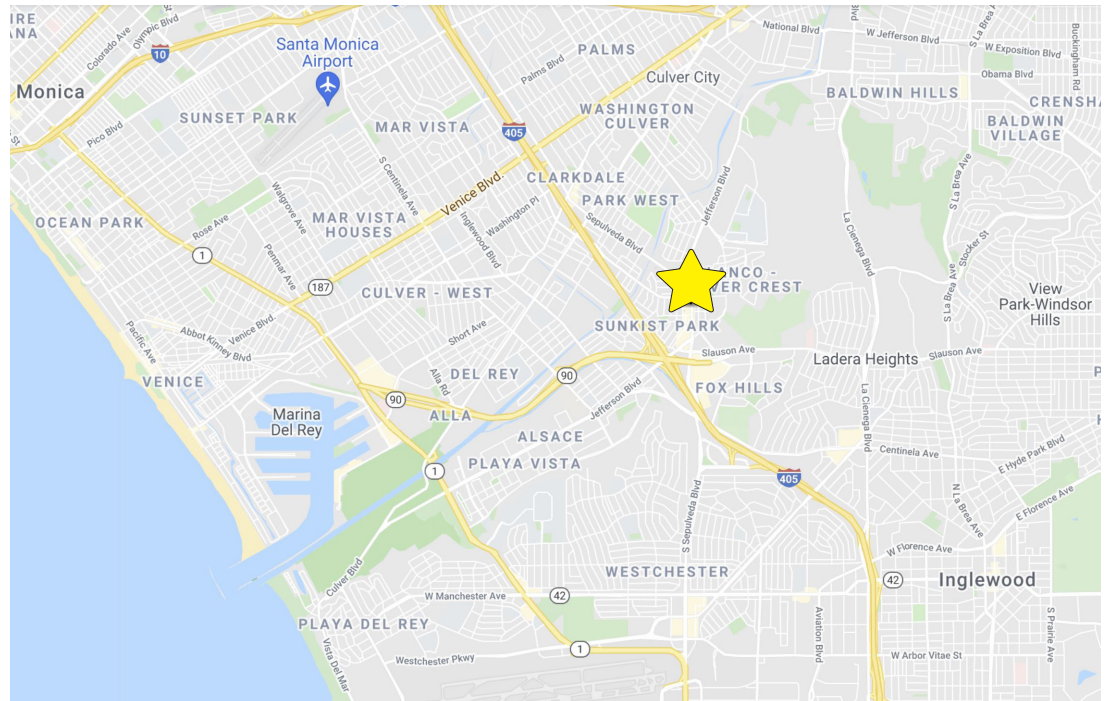
Nearby is the Westfield Culver City, West LA College, Howard Hughes Promenade, Studio Village Shopping Center, Target, Pavilions, Sprouts, Ralphs, Trader Joe's, BevMo!, Ross, PetsMart, PETCO, Party City, Bed, Bath & Beyond, TJ Maxx, Starbucks, and lots of other reputable National and Regional Tenants.



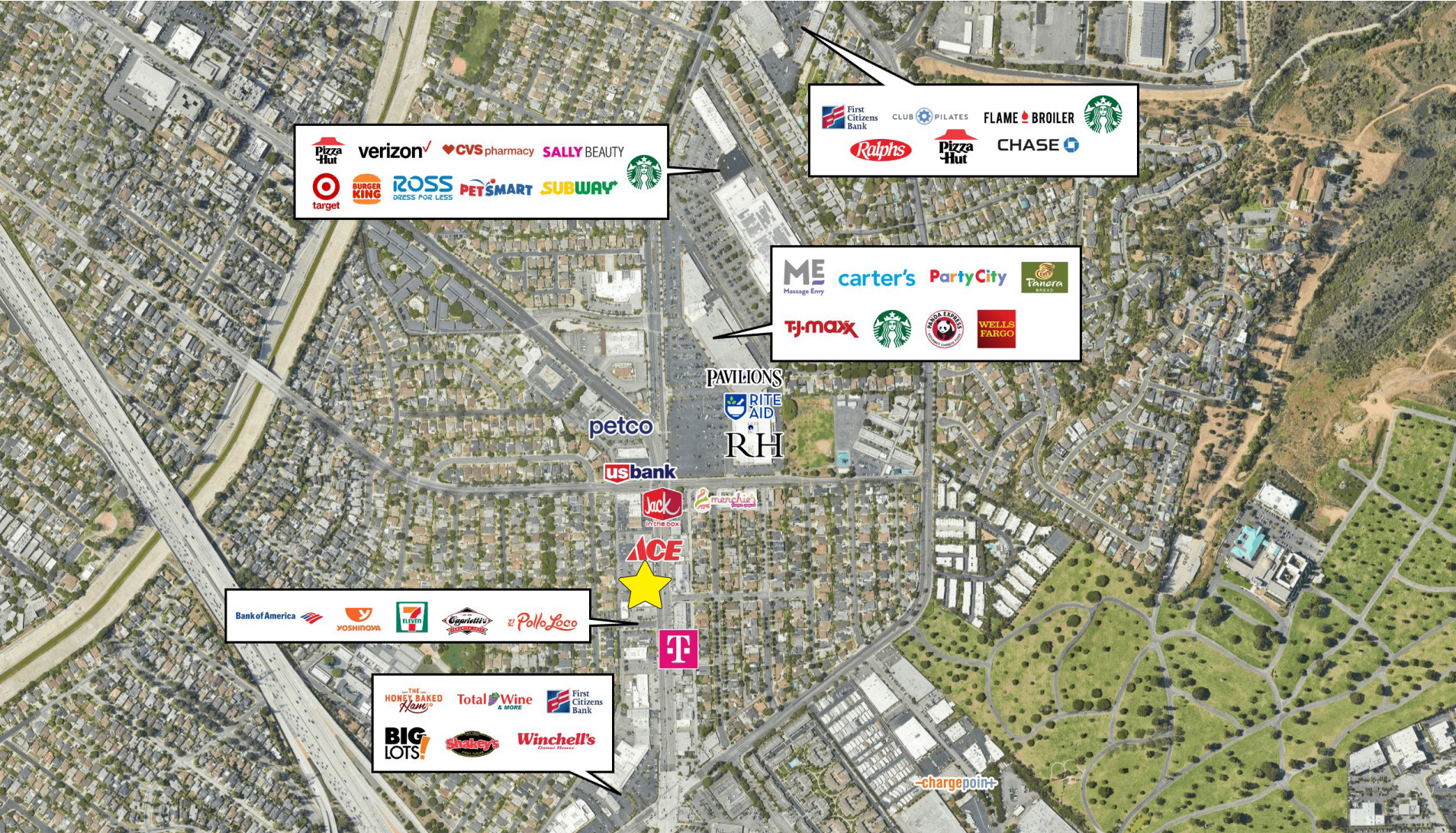
High income area and strong demographics



Highly trafficked location



AREA MAP



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households	8,271	108,397	296,073
Total Population	20,567	251,708	711,795
Average HH Income	\$97,382	\$86,477	\$85,663
POPULATION			
Total Population	20,567	251,708	711,795
Average Age	40.1	37.0	36.4
Average Age (Male)	38.7	36.0	35.0
Average Age (Female)	41.0	37.9	37.8
HOUSHOLDS & INCOME			
Total Housholds	8,271	108,397	296,073
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$97,382	\$86,477	\$85,663
Average House Value	\$653,639	\$628,314	\$689,671
ETHNICITY			
Hispanic	24.7%	24.9%	29.5%

RACE	1 Mile	3 Miles	5 Miles
% White	55.7%	50.5%	47.7%
% Black	8.4%	18.9%	22.8%
% Asian	18.7%	13.6%	9.3%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	0.2%	0.6%	0.4%
% Other	12.0%	11.5%	16.1%

