



4123 S CENTINELA AVE

LOS ANGELES, CA 90066

Major frontage on Centinela Ave, just south of Washington Blvd in the heart of the Mar Vista area.

- Adjacent to the new Culver City Public Market
- Coming soon - new city-owned ±130 car parking structure on corner of Washington Blvd and Centinela Ave
- Over 65,000 cars per day at Washington Blvd and Centinela Ave

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2nd Generation Hooded restaurant for lease with potential for outdoor rear patio

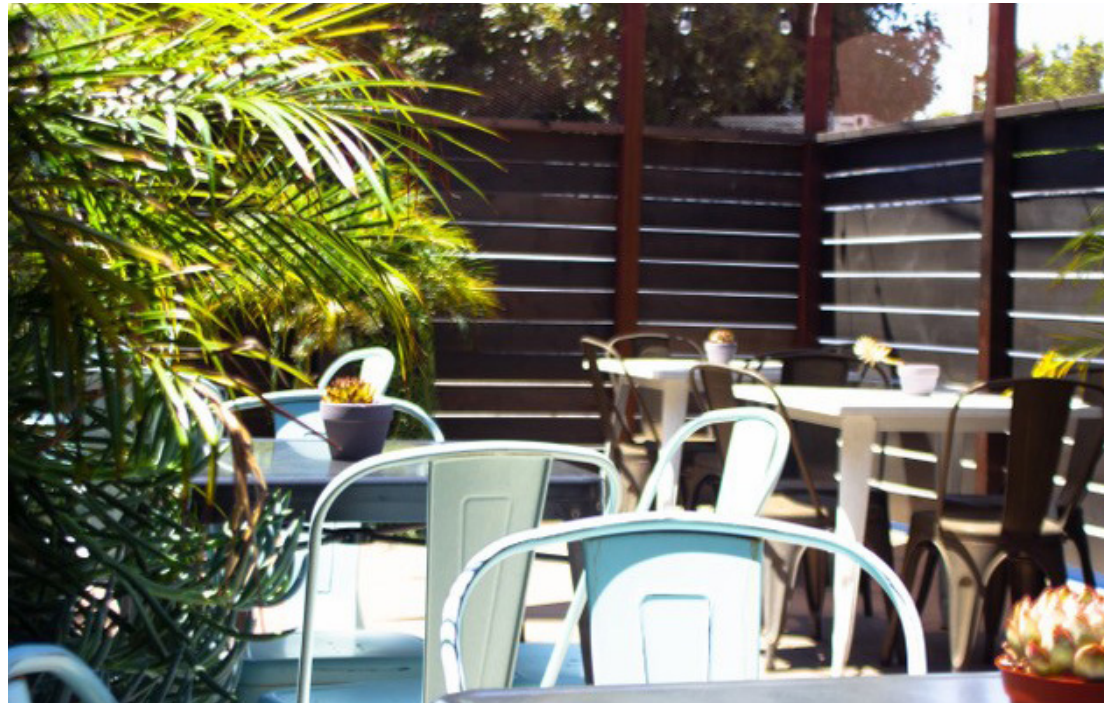
SIZE	±2,750 SF
RENT	\$8 NNN
NNN	±\$.80 PSF/Mo
LEASE TERM	3-10 year
SALE PRICE	\$4,600,000
PARKING	Lot and ample street parking

Business and liquor license available for purchase. Contact broker.



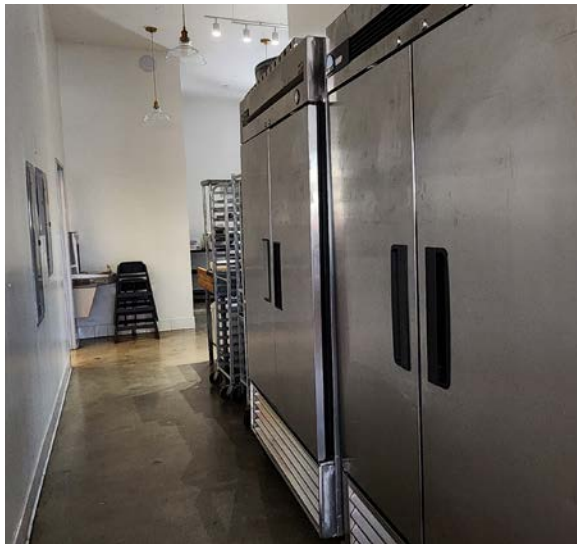
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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	43,802	277,779	629,612
2028 PROJECTION	43,113	274,525	620,794
MEDIAN AGE	41.9	42.2	41.5
ANNUAL GROWTH 2010 - 2023	0.2%	0.4%	0.3%

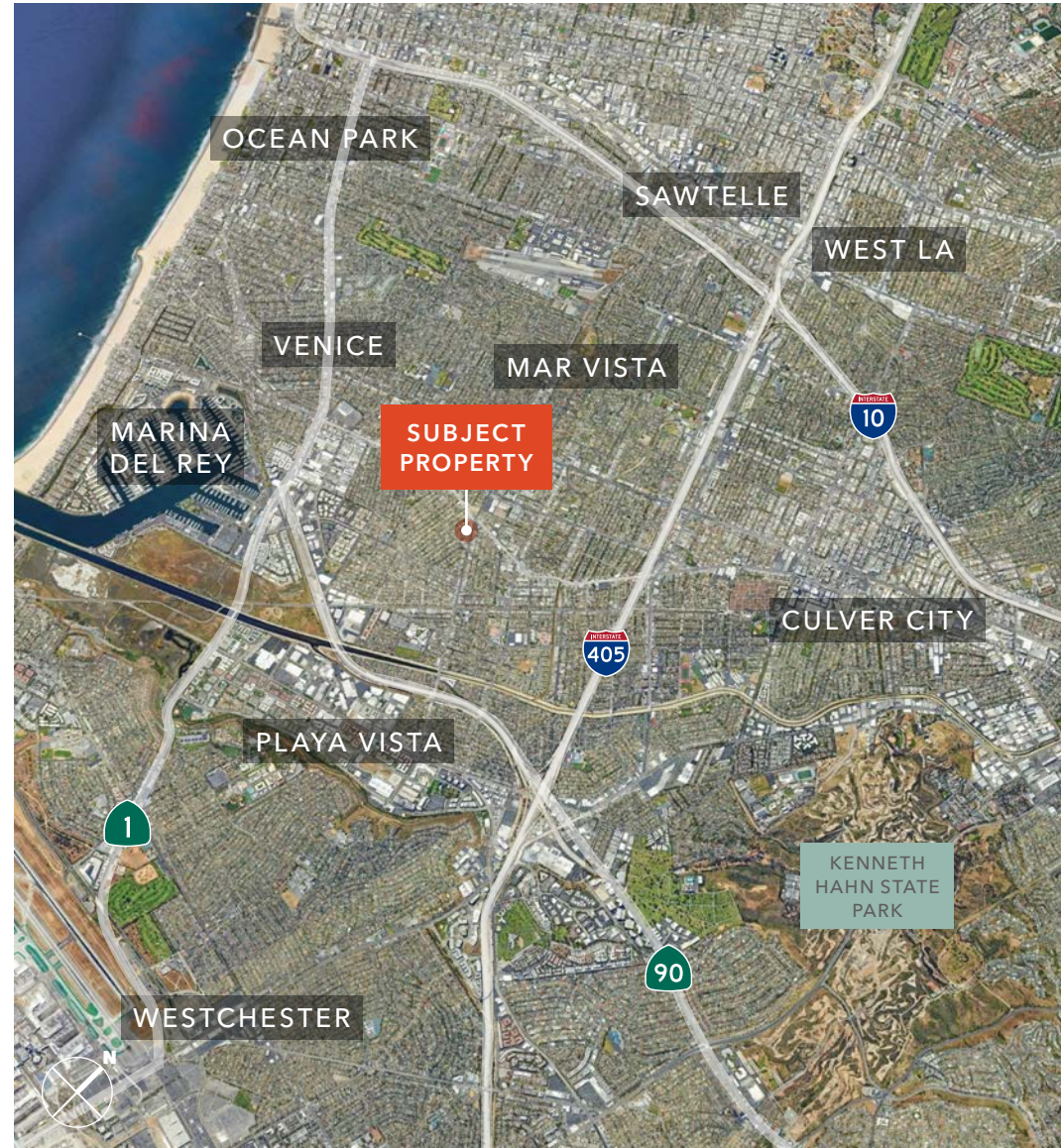
INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$114,830	\$135,552	\$127,429
2023 MEDIAN HH INCOME	\$85,424	\$106,470	\$98,890

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	18,625	127,083	284,006
2028 PROJECTED	18,279	125,276	279,265
GROWTH 2010 - 2023	0.6%	0.7%	0.6%
MEDIAN HOME VALUE	\$1,061,919	\$1,060,961	\$1,029,916
OWNER-OCCUPIED	6,670	48,406	99,650
RENTER-OCCUPIED	11,609	76,869	179,615

Data Source: ©2024, CoStar Group



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