

# DRIVE-THRU FOR LEASE ON MAJOR BOULEVARD IN CULVER CITY



## 10812 JEFFERSON BOULEVARD

Culver City, CA 90230



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# 10812 Jefferson Boulevard, Culver City, CA 90230

PROPERTY CHARACTERISTICS



**APPROX. 4,000 SF BUILDING ON APPROX. 6,200 SF LAND**

**RENT:** \$37,500 per month, NNN

**NNN:** Estimated to be \$1.25 per square foot per month

**TERM:** 5-10 years

**PARKING:** 170 surface parking spaces provide abundant parking for customers & employees

**AVAILABLE:** June 1, 2026

**CURRENT OPERATOR:** Burger King



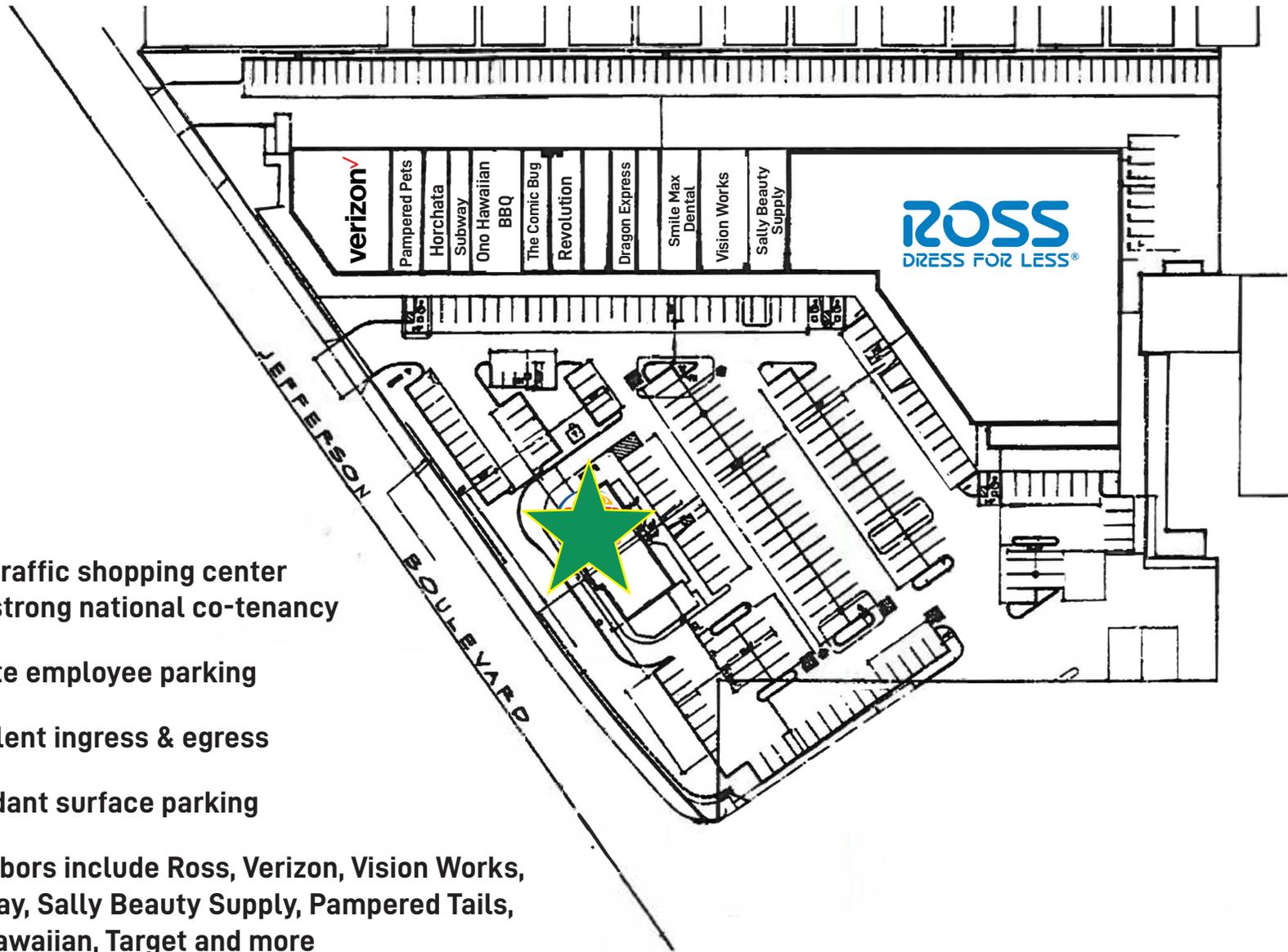
[www.parcommercial.com](http://www.parcommercial.com)

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- High traffic shopping center with strong national co-tenancy
- On-site employee parking
- Excellent ingress & egress
- Abundant surface parking
- Neighbors include Ross, Verizon, Vision Works, Subway, Sally Beauty Supply, Pampered Tails, Ono Hawaiian, Target and more



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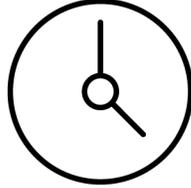
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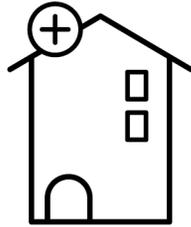
**Within 1 Mile**



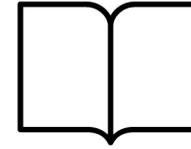
Housing Units  
**8,490**



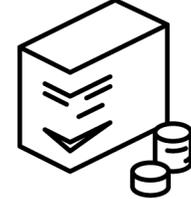
Estimated Population  
**19,272**



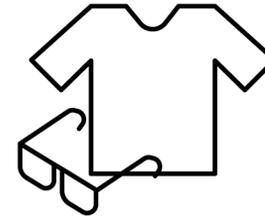
Median Home Value  
**\$975,846**



Educational Attainment  
**52%**  
with college or higher degree



Average Household Income  
**\$138,049**  
79% earn more than \$100k



Apparel, Food/Entertainment & Services  
**\$144,211**  
2023 yearly spending

**POPULATION**

|                           | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---------------------------|---------------|---------------|---------------|
| 2028 Projected Population | 18,844        | 281,392       | 758,075       |
| 2023 Estimated Population | 19,272        | 284,709       | 771,928       |
| 2010 Census Population    | 19,473        | 272,124       | 763,118       |
| Growth 2023-2028          | -2.22%        | -1.17         | -1.79%        |
| Growth 2010-2023          | -1.03%        | 4.62%         | 1.15%         |

**2023 HOUSEHOLD BY HH INCOME \$50,000 +**

|                                  |              |               |                |
|----------------------------------|--------------|---------------|----------------|
| \$50,000-\$74,999                | 921          | 16,569        | 44,245         |
| \$75,000-\$99,000                | 1,124        | 13,642        | 34,018         |
| \$100,000 +                      | 4,306        | 54,761        | 141,103        |
| <b>TOTAL</b>                     | <b>6,351</b> | <b>84,972</b> | <b>115,849</b> |
| 2023 Estimated Average HH Income | \$138,049    | \$119,865     | \$219,366      |
| 2023 Estimated Households        | 7,716        | 118,652       | 318,595        |



Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.

# CULVER CITY

