

11170 WASHINGTON BOULEVARD, Culver City, CA 90232

RETAIL SPACE

FOR LEASE



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11170 Washington Boulevard, Culver City, CA 90232



SIZE: Approximately 1,700 square feet

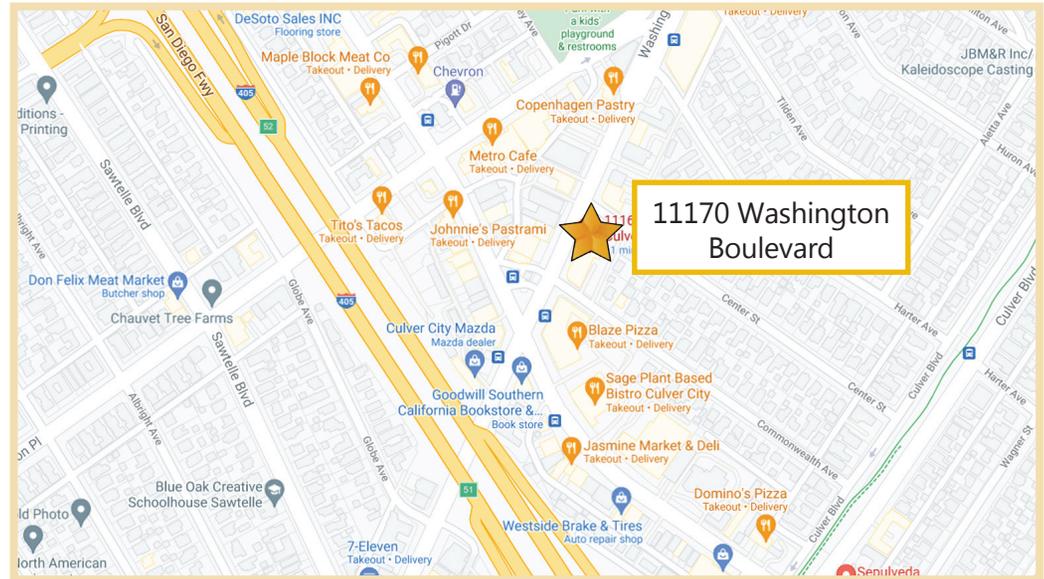
RATE: \$2.75 per square foot per month, NNN

NNN: Estimated to be \$0.92 per square foot per month

TERM: 3 years

PARKING: 24 shared spaces

AVAILABLE IMMEDIATELY

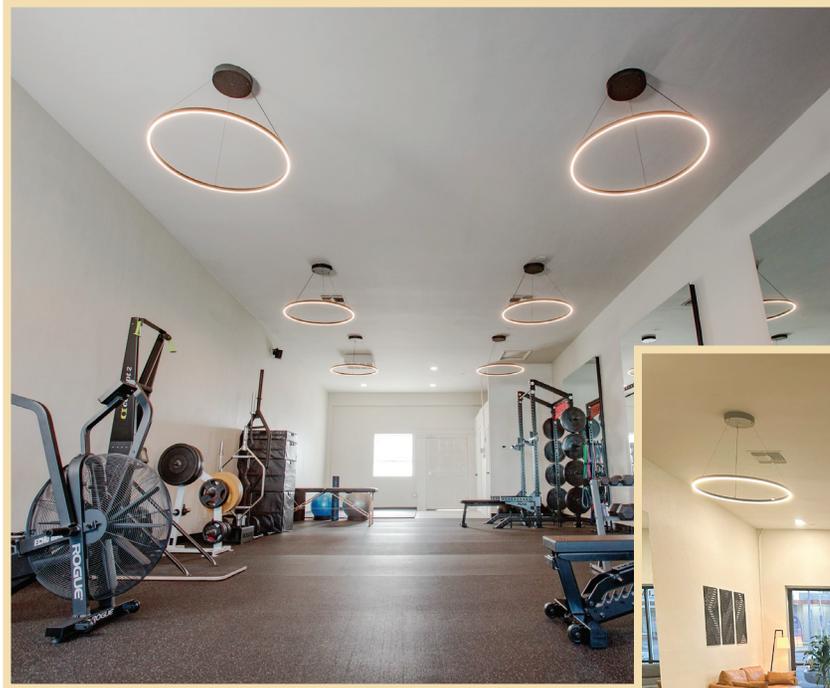


- Building was remodeled in late 2010
- Great street visibility with signage available
- Ample shared parking for retail center
- One block east of Sepulveda Boulevard & the 405 Freeway
- Located in a dense population of Culver City with heavy foot and auto traffic



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PROPERTY
PHOTOS

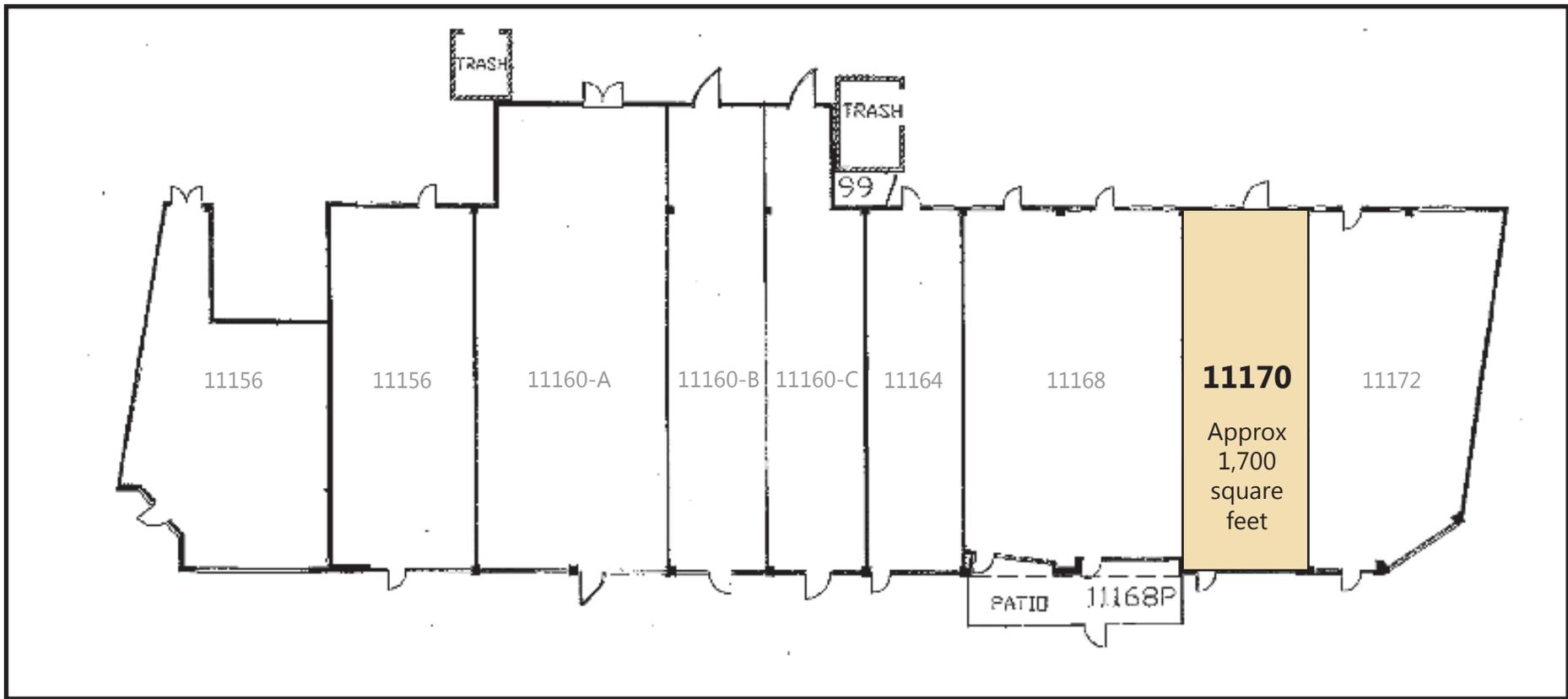


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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2029 Projected Population	43,457	255,268	750,825
2024 Estimated Population	44,583	261,385	766,668
2020 Census Population	44,830	260,314	752,752
Growth 2024-2029	-2.53%	-2.34%	-2.07%
Growth 2020-2024	-0.55%	0.41%	1.85%
2024 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	3,207	13,546	42,254
\$75,000-\$99,000	2,767	13,829	36,836
\$100,000 +	8,224	60,141	161,365
TOTAL	14,198	87,516	240,455
2024 Estimated Average HH Income	\$115,242	\$138,731	\$125,169
2024 Estimated Households	19,054	114,060	340,381



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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.

