

# 6000

JEFFERSON  
CULVER CITY, CA 90232



3.7 ACRES

 Kidder  
Mathews

 LWLA

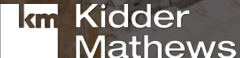


# EXECUTIVE SUMMARY

6000 W Jefferson is a rare land opportunity in the heart of West Los Angeles, adjacent to Culver City. The ±3.7 acre parcel is in close proximity to the I-405 and I-10 Freeways, and allows for ideal access to multiple markets and population centers in all directions, from LAX to the San Fernando Valley and East to Downtown Los Angeles.



# SITE AERIAL



# PROPERTY DETAILS

Land Area: 159,952 SF (3.7 Acres)

APN: 420-400-8076

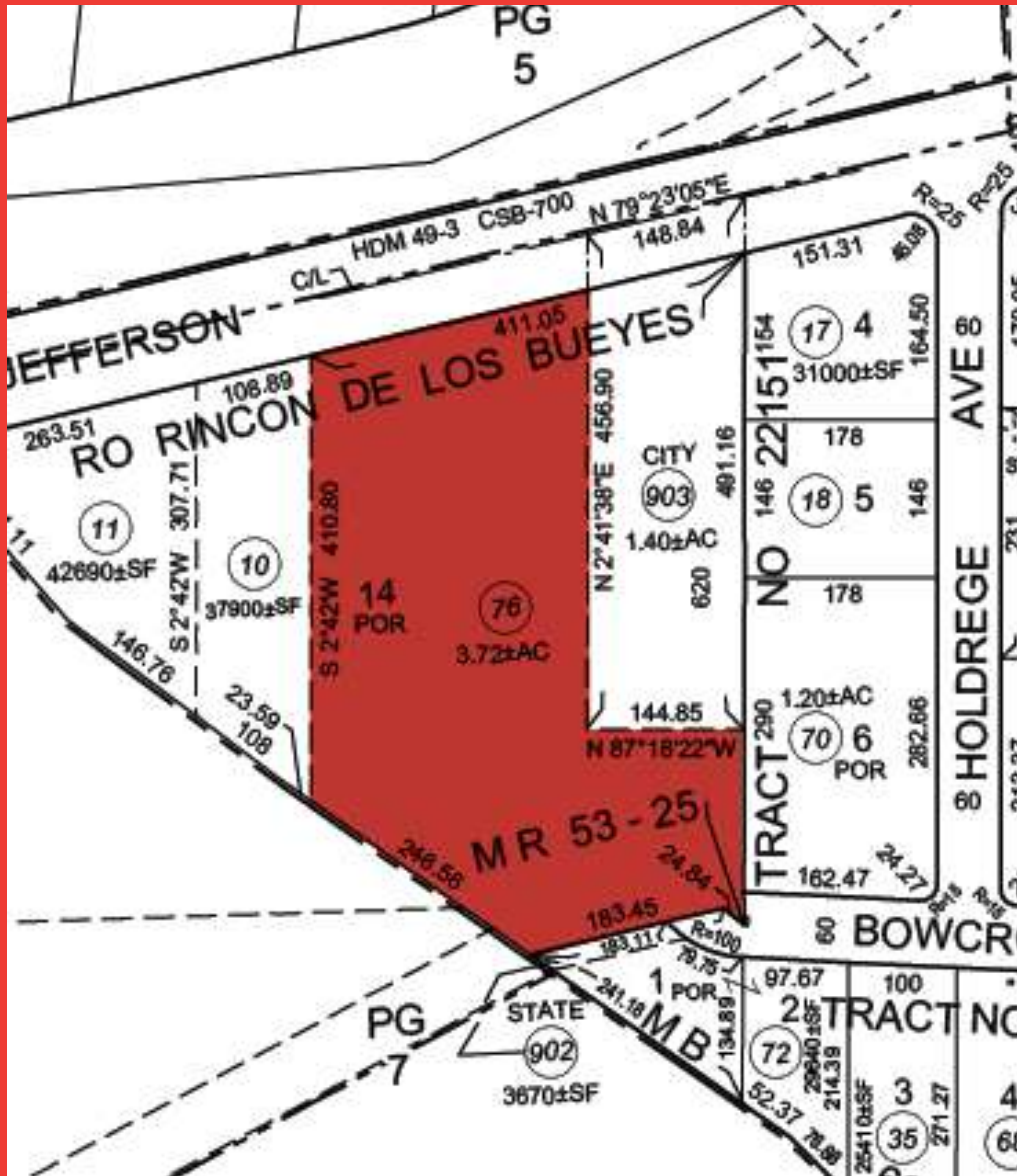
Zoning: LAM1-1D

## HIGHLIGHTS

- Central Los Angeles location, providing access to LAX, Playa Vista, Santa Monica, Beverly Hills, Hollywood, and Downtown.
- Close Access to 10 and 405 freeways.
- Rare Infill Last Mile Location
- Multiple Ingress/Egress Points
- Dock High Loading Pad
- Partially Paved & Fully Fenced
- Lighted



# PLAT MAP







JEFFERSON BLVD

JEFFERSON ENTRANCE

BOWCROFT ENTRANCE

WITHIN A 1 MILE RADIUS

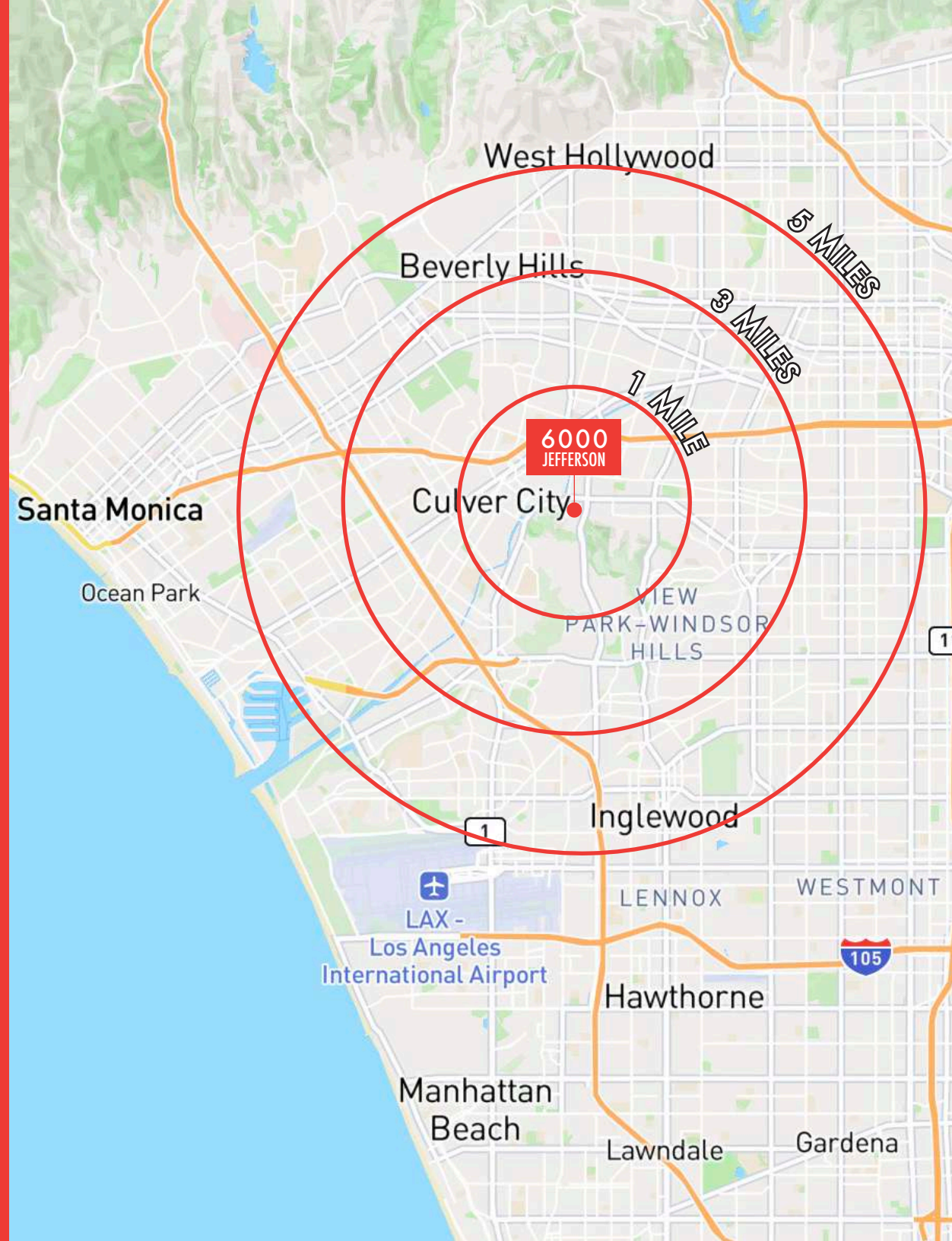
- 2022 Total Population: 16,374
- 2027 Population: 16,157
- Median Age: 42.5
- 2022 Households: 6,752

WITHIN A 3 MILE RADIUS

- 2022 Total Population: 303,194
- 2027 Population: 299,452
- Median Age: 40.1
- 2022 Households: 123,598

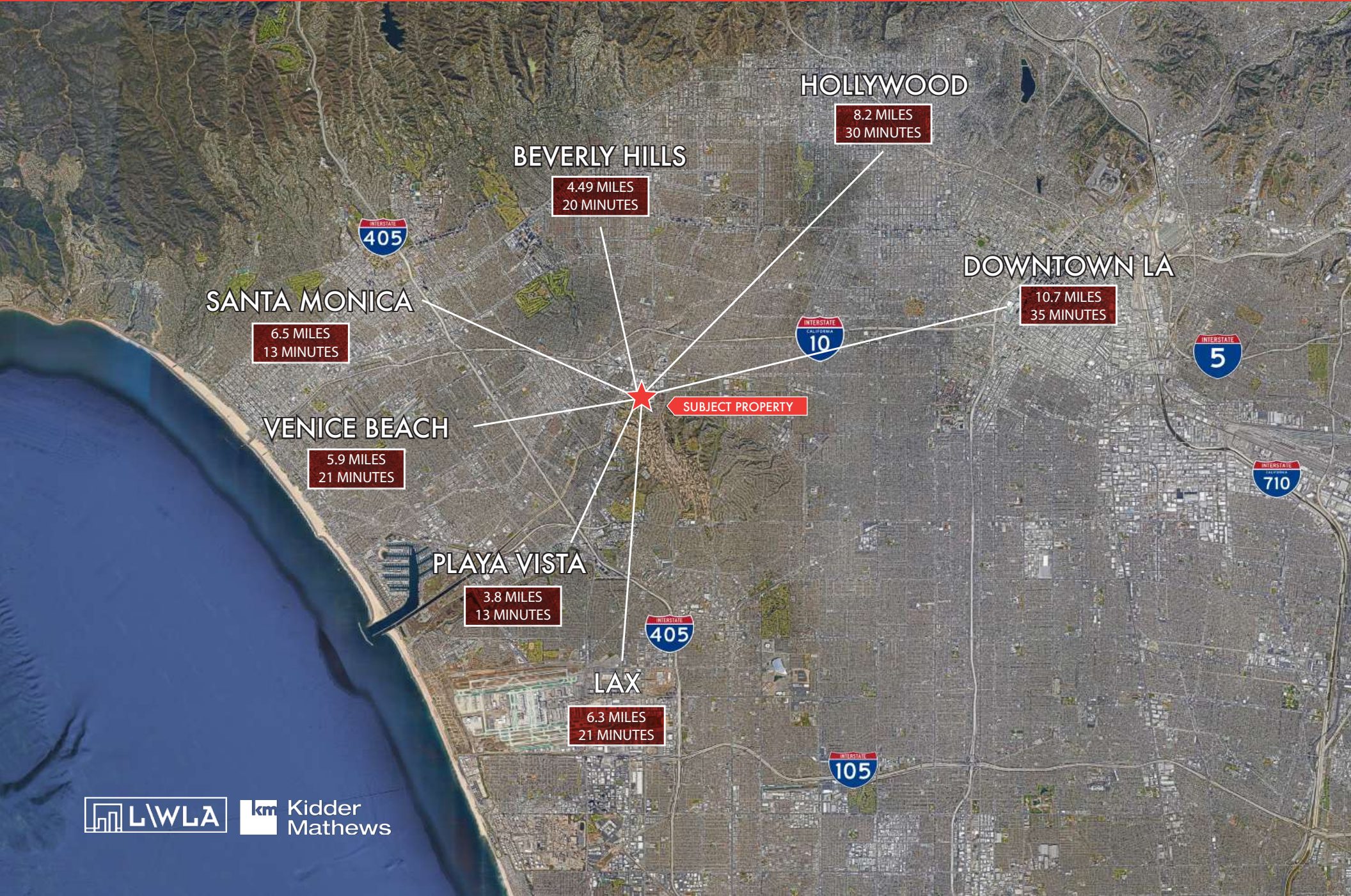
WITHIN A 5 MILE RADIUS

- 2022 Total Population: 880,663
- 2027 Population: 904,643
- Median Age: 39.9
- 2022 Households: 362,015

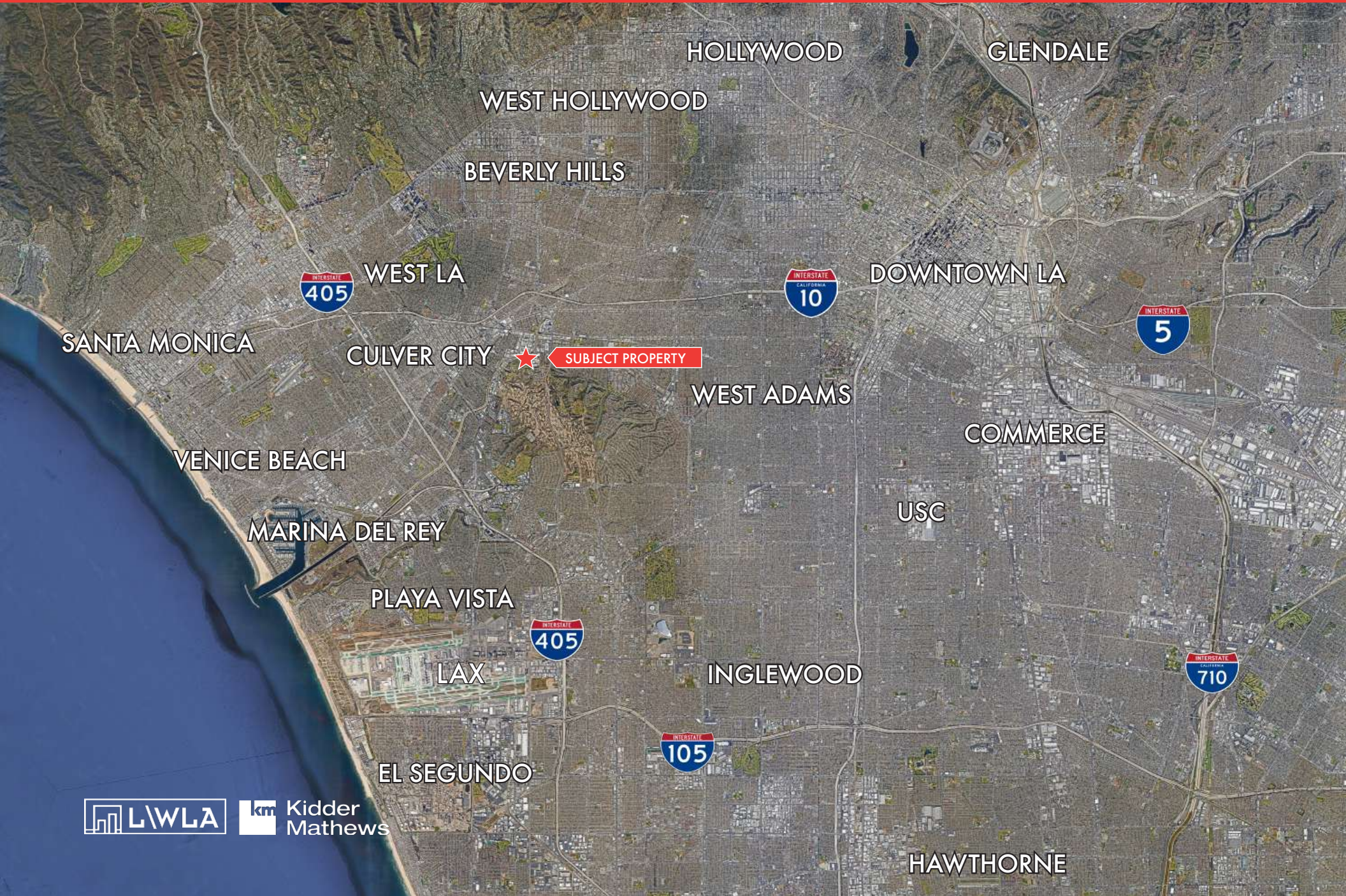




# AREA PROXIMITY



# LOCATION MAP



SANTA MONICA

CULVER CITY



SUBJECT PROPERTY

WEST LA



DOWNTOWN LA



VENICE BEACH

MARINA DEL REY

PLAYA VISTA

LAX

EL SEGUNDO



WEST ADAMS

INGLEWOOD



COMMERCE

USC



HOLLYWOOD

WEST HOLLYWOOD

BEVERLY HILLS

GLENDALE

HAWTHORNE





Kidder  
Mathews



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