



## STUDIO VILLAGE

10900-11096 Jefferson Blvd., Culver City, CA 90230



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DRE#01356621





RETAIL SPACE  
CULVER CITY, CA



**EXCLUSIVELY LISTED BY**

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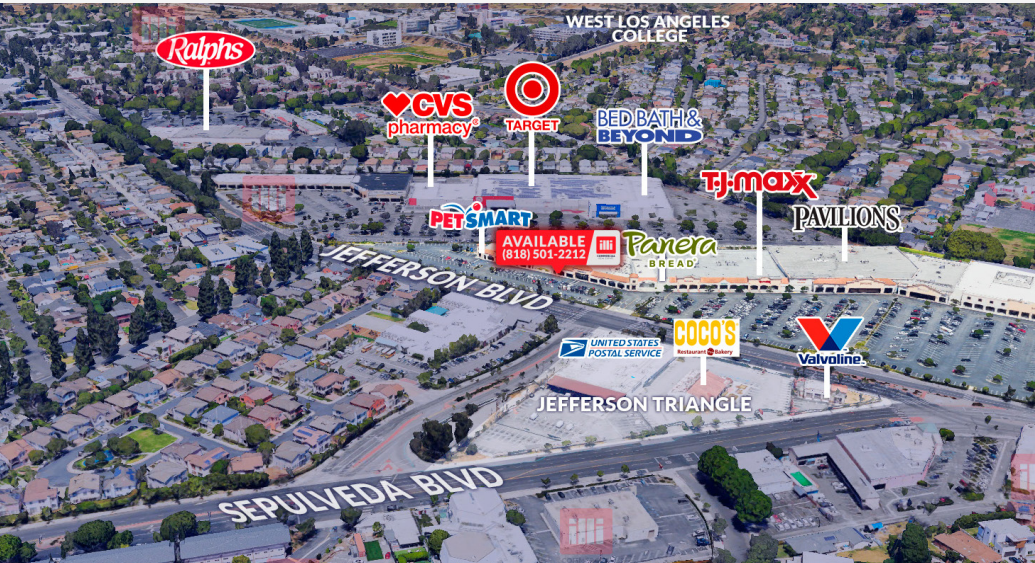
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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



# PROPERTY FEATURES

10900-11096 Jefferson Blvd., Culver City, CA 90230



## APPROX. 1,477 SF

RETAIL SPACE AVAILABLE





- ✓ Neighboring tenants include Pavilions, Panera Bread, TJ Maxx, and PetSmart
- ✓ Parking ratio 6.93/1000

## AREA AMENITIES

- ✓ Studio Village historically has seen 100% occupancy on a continual basis
- ✓ This is a rare opportunity to capture a space in one of Culver City's hottest center sitting on a main corridor

## RATE

±1,477 SF | \$4.00 + 0.72 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,573	277,333	754,601
 Avg. HH Income	\$134,876	\$120,055	\$115,646
 Daytime Pop	16,413	277,788	619,507
 Traffic Count	± 27,571 CPD ON JEFFERSON BLVD		

# SITE PLAN

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±1,477 SF AVAILABLE

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**West LA COLLEGE**  
WEST LOS ANGELES COLLEGE

**AVAILABLE**

- ups
- PETSMART
- SPROUTS FARMERS MARKET
- TRADER JOE'S
- AMC THEATRES
- NORDSTROM
- Starbucks
- petco
- FLAME & BROILER
- ROSS DRESS FOR LESS
- The Cheesecake Factory
- AVE & BUSTER'S
- 7 ELEVEN
- Westfield
- CVS pharmacy
- BIG LOTS!
- CHASE
- PAVILIONS
- Chick-fil-A
- West LA COLLEGE
- WEST LOS ANGELES COLLEGE

**AERIAL MAP**





**COMMERCIAL**  
REAL ESTATE

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