

WESTFIELD CULVER CITY

±300,000 VEHICLES
Average Daily Traffic



SUBJECT PROPERTY

HHLA

HOWARD HUGHES PKWY

5921 CENTER DRIVE

±1,666 SF Retail for Lease in The Q Playa Apartments

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\$4
RENT PSF/MO

\$1
NNN PSF/MO



±1,666 SF retail space on ground floor of prominent apartment building - The Q Playa

PROPERTY OVERVIEW

ADDRESS	5921 Center Drive Los Angeles, CA 90045
AVAILABLE SPACE	±1,666 SF
RENTAL RATE	\$4 PSF
LEASE TYPE	NNN
LEASE TERM	Negotiable

SPACE HIGHLIGHTS

±600 apartment units in immediate area

Located next to HHLA and access to Westfield Culver City on Sepulveda Blvd

12 dedicated parking spaces on site

Potential for prominent 405 freeway signage, ±300,000 VPD

***CONTACT BROKER FOR MORE DETAILS**

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DEMOGRAPHICS

POPULATION

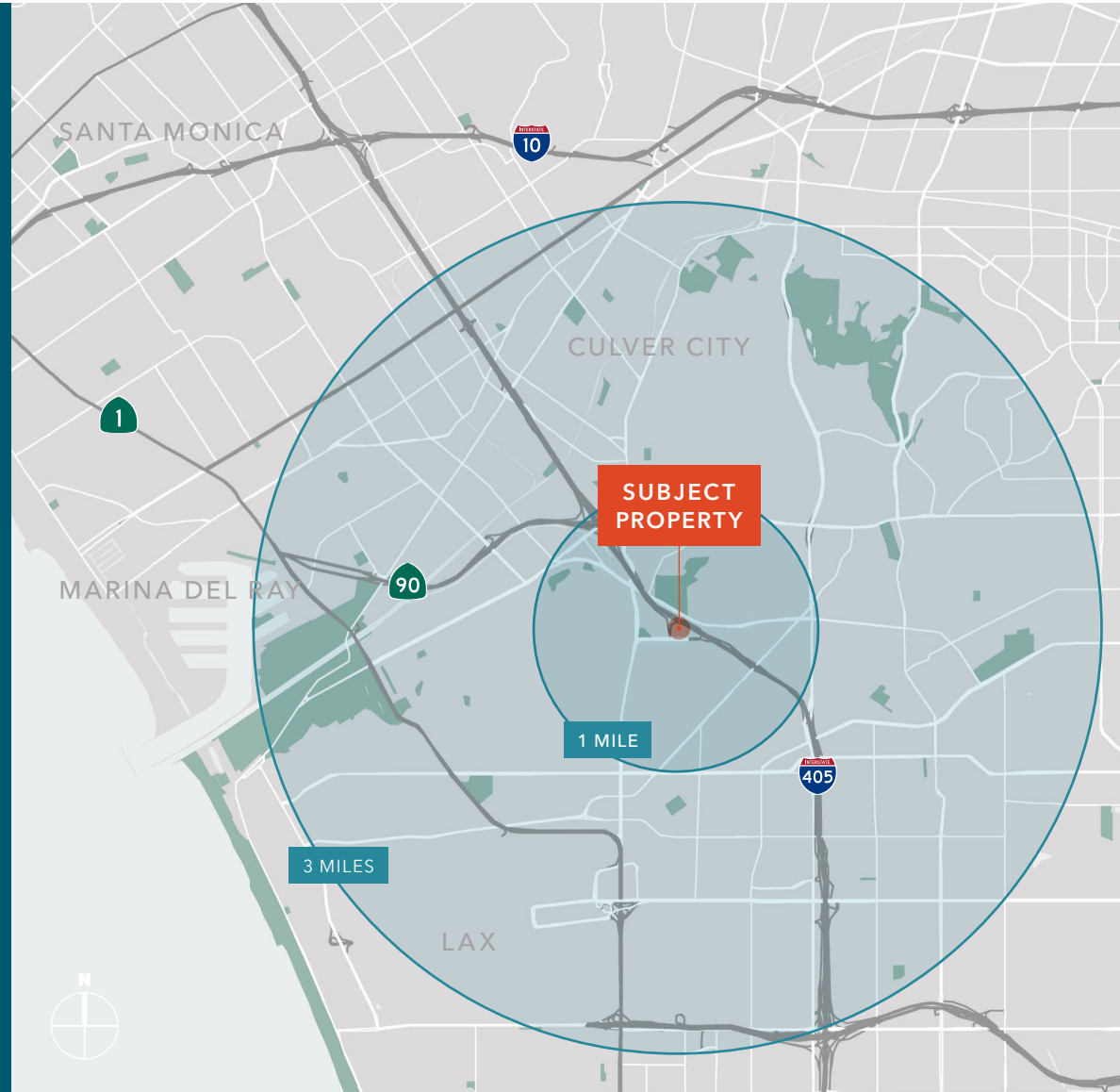
	.5 Mile	1 Mile	3 Miles
2025 POPULATION	9,526	27,769	217,750
2030 PROJECTION	9,524	27,304	207,866
2025 DT POPULATION	12,403	33,125	190,351
2025 MEDIAN AGE	40.1	41.4	39.4

HOUSEHOLDS & INCOME

	.5 Mile	1 Mile	3 Miles
2025 HOUSEHOLDS	4,510	12,673	87,714
2030 HH PROJECTIONS	4,666	12,872	86,079
AVG HH INCOME	\$172,180	\$186,492	\$159,124
MEDIAN HH INCOME	\$124,889	\$133,782	\$114,795

EDUCATION

	.5 Mile	1 Mile	3 Miles
EST ASSOCIATE DEGREE	6%	6.2%	6.3%
EST BACHELOR DEGREE	42.6%	41%	34.2%
EST GRADUATE DEGREE	26.8%	27.5%	24%



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