

MARINA PLAZA SHOPPING CENTER

RETAIL/ SALON/CHIROPRACTOR SPACE

FOR LEASE



12740 CULVER BOULEVARD, Los Angeles, CA 90066

RAFAEL PADILLA

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UNIT G: Approximately 927 square feet
Former chiropractic office, waiting area, 3 treatment areas, private office and bathroom

RATE: \$3.50 per square foot per month, NNN
(NNN estimated to be \$1.00 per square foot per month)

UNIT C: Approximately 1,260 square feet
Open retail floor plan with bathroom

RATE: \$3.70 per square foot per month, NNN
(NNN estimated to be \$1.00 per square foot per month)

PARKING: Shared surface parking

TERM: 3 - 5 years

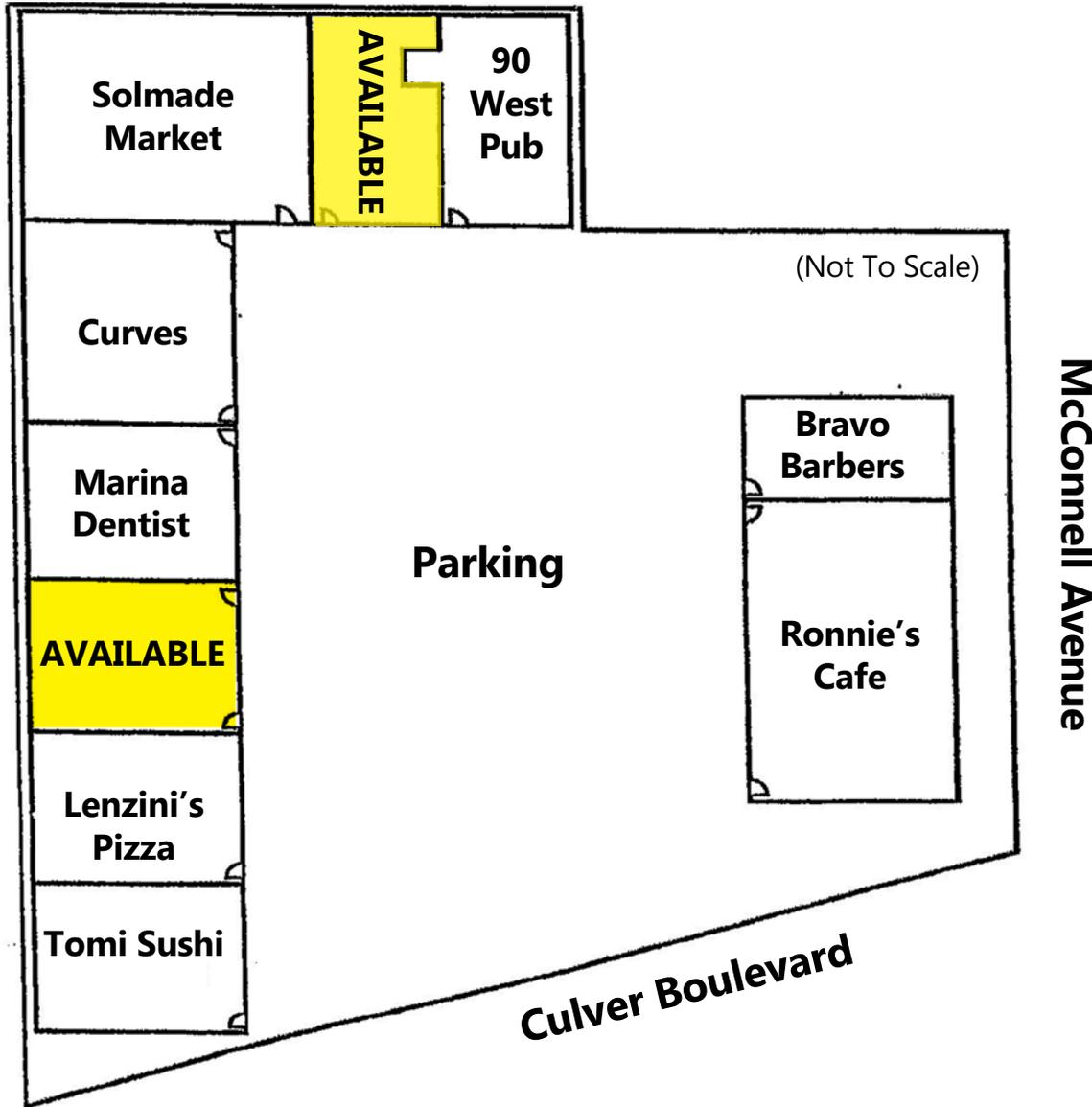
AVAILABLE: Immediately

The property is a single-story corner shopping center located within 2 blocks of the Marina Freeway. It is near the on/off ramp at Culver Boulevard which is a major thoroughfare between the beach communities and West Los Angeles. It is also located directly across from the 20,000 square foot Direct TV office on a signalized intersection.

- **Signalized corner of Culver and McConnell**
- **2 blocks east of Marina freeway**
- **Walking distance from 124,000 sf of office at Media Works and 166,000 sf of office from Del Rey Campus**
- **Major east / west thoroughfare from beach to west LA; Minutes from Marina Del Rey, Playa Vista and Culver City**



SITE PLAN



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AREA MAP



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DEMOGRAPHICS

POPULATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---------------------------|---------------|---------------|---------------|
| 2022 Projected Population | 39,012 | 254,486 | 555,552 |
| 2019 Estimated Population | 37,464 | 245,814 | 536,481 |
| 2010 Census Population | 33,508 | 227,596 | 496,004 |
| Growth 2017-2022 | 4.13% | 3.53% | 3.55% |
| Growth 2010-2017 | 11.81% | 8.0% | 8.16% |

2017 ESTIMATED HOUSEHOLD INCOME

| | | | |
|----------------------------------|---------------|---------------|---------------|
| \$50,000-\$74,999 | 13.58% | 14.51% | 15.05% |
| \$75,000-\$99,999 | 12.88% | 11.83% | 11.98% |
| \$100,000-\$200,000 + | 48.6% | 42.62% | 41.82% |
| TOTAL \$50,000-\$200,000+ | 75.06% | 68.96% | 68.85% |
| 2019 Estimated Average HH Income | \$125,167 | \$113,618 | \$112,490 |
| 2019 Estimated Households | 17,963 | 112,832 | 250,253 |



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