

FOR LEASE
VACANT AUTOMOTIVE
APPROVED FACILITY



**5570 SEPULVEDA BLVD
CULVER CITY, CA**



PROPERTY SUMMARY

5570 SEPULVEDA BLVD CULVER CITY, CA



BUILDING SIZE
±2,250 SQ. FT.

LAND AREA
±4,792 SQ. FT.

ZONING
CCC3*

YEAR BUILT
1962

APN
4203-021-011

- Close to the 405 Freeway
- Few Automotive shops in proximity
- Growing amount of retail, housing, and Transportation options
- Located on a Busy Street
- Highly Visible Pylon Sign

macy's

JCPenney

TARGET



GameStop

FOREVER 21



CHAMPS SPORTS

Bath&BodyWorks

VICTORIA'S SECRET

See's CANDIES

Lids

H&M

GNC

STARBUCKS

MAJOR AREA RETAILERS

SUBJECT PROPERTY

90

SLAUSON AVE

Office DEPOT

BevMo!

Shakeys

CHASE

ARCO

JEFFERSON BLVD

FedEx Office

BIG LOTS!

HONEYBAKED

JUST TIRES

T-Mobile

Bank of America

El Pollo Loco

SEPULVEDA BLVD

52,000 CARS/DAY

INTERSTATE 405



AREA OVERVIEW



Culver City is in high demand as it has become a prime destination to live, work, dine, shop and revel in the beauty of this historic city and its thriving art scene. Neighboring Beverly Hills, Century City and Marina del Rey - Culver City has become a focal point for culture and nightlife, hosting an array of events while providing the clean and efficient transportation to reach them.

Culver City boasts an incredibly desirable demographic base - affluent, young, active and highly educated. It is a crowd that enjoys the finer things and seeks balance - with its centrality and a growing amount of retail, housing and transportation options, many are choosing to live, work and play in Culver City.

Culver City is a city in Los Angeles County, California. The city was named after its founder, Harry Culver. It is mostly surrounded by the city of Los Angeles, but also shares a border with unincorporated areas of Los Angeles County. Over the years, considering its incorporated status, over forty annexations of adjoining areas have occurred. As a result, the city now comprises approximately five square miles.

Since the 1920s, Culver City has been a significant center for motion picture and later television production, best known as the home of Metro-Goldwyn-Mayer studios. It was also the headquarters for the Hughes Aircraft Company from 1932 to 1985. National Public Radio West and Sony Pictures Entertainment now have headquarters in the city. The NFL Network studio is also based in Culver City.

In the 1990s, Culver City launched a successful revitalization program in which it renovated its downtown as well as several shopping centers in the Sepulveda Boulevard corridor near Westfield Culver City. Around the same time, the relocation of Sony's motion picture operations known as Columbia Pictures. Columbia Pictures was the subsidiary of Sony that moved into the old MGM lot. This move to the former MGM studios at Washington Boulevard and Overland Avenue brought much-needed jobs to the city.

Silicon Beach is the Westside region of the Los Angeles metropolitan area that is home to over 500 tech startup companies. Major technology companies have opened offices in the region including Google, Yahoo!, YouTube, BuzzFeed, Facebook, Salesforce, AOL, Electronic Arts, and EdgeCast Networks. The region is considered the second- or third-largest tech hub in the world.

This has had major impacts on the type and availability of office space and on home prices in Playa Vista, Playa Del Rey, Westchester, Santa Monica, and Venice, as these areas have become more desirable due to this influx. The effects are also spilling over into Marina del Rey, and Hermosa Beach and continues to attract tech firms, venture capital, and startups.

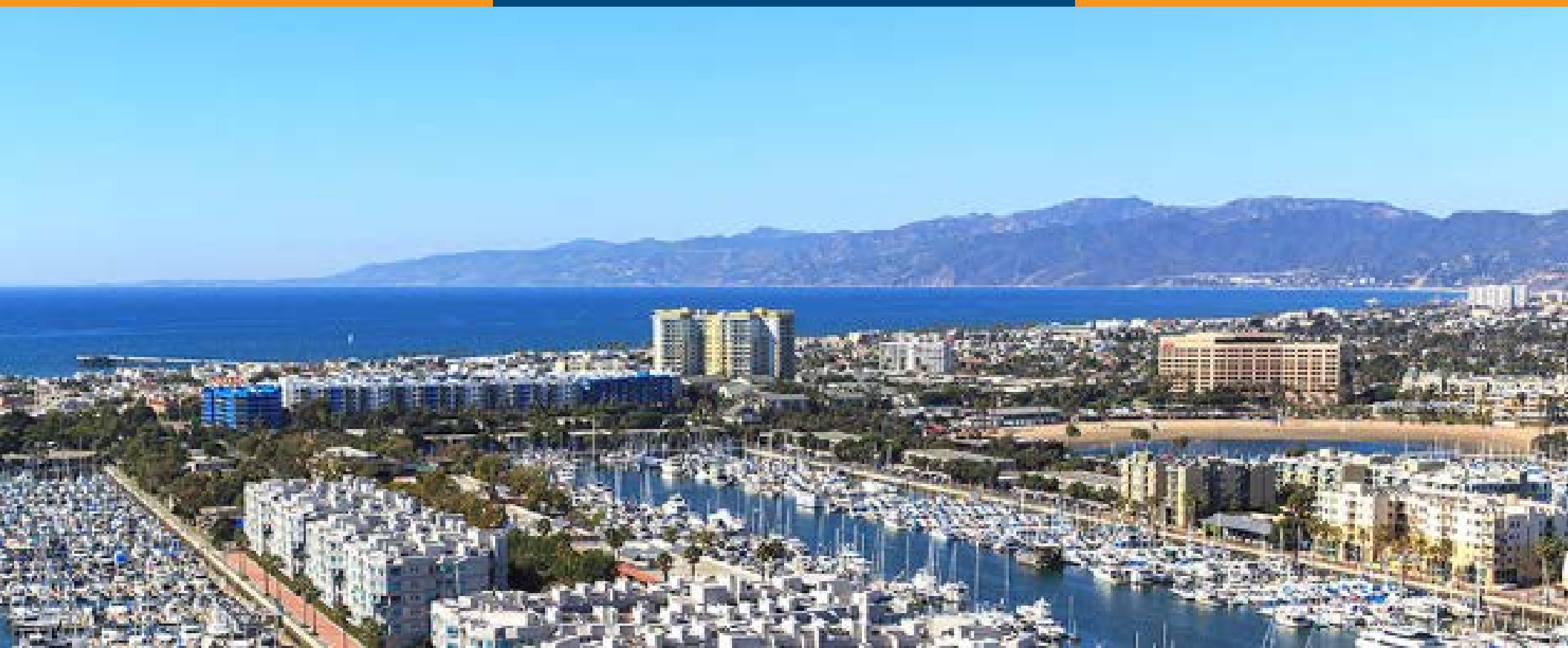
Start-up pockets have also emerged in nearby Culver City, West L.A., and El Segundo. Other areas include Downtown Los Angeles, Beverly Hills, and Hollywood.

Start-ups Silicon Beach is also home to a number of start-up incubators and accelerators, such as Amplify.LA, Science, Disney Accelerator, and TechStars Cedars Sinai. Higher education institutions headquartered in Silicon Beach include Loyola Marymount University and Otis College of Art and Design. Other higher education institutions in the nearby Southern California region or with satellite campuses in/nearby Silicon Beach include: California Institute of Technology, University of California Los Angeles, University of Southern California. The RAND Corporation is headquartered in Santa Monica. In the first six months of 2013, start-ups in Silicon Beach raised over \$500 million in funding, and there were 94 new start-ups and nine acquisitions.

4.0 MILES TO
LOS ANGELES INTERNATIONAL AIRPORT

21.9 MILES TO
LONG BEACH-DAUGHERTY FIELD AIRPORT

22.9 MILES TO
BOB HOPE AIRPORT



AREA DEMOGRAPHICS



POPULATION	MILE 1	MILE 3	MILE 5	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Population 2020	23,270	265,807	745,224	2020 Households	9,364	115,790	308,359
Population 2024	22,336	268,091	742,546	2024 Households	8,948	116,309	305,888
Population Projection 2029	21,610	262,046	724,025	2029 Household Projection	8,642	113,524	297,820
Annual Growth 2020-2024	-1.0%	0.2%	-0.1%	Annual Growth 2020-2024	0.9%	1.4%	0.9%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%	Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%
Median Age	42	38.9	39.3	Owner Occupied Households	4,772	40,620	107,104
Bachelor's Degree or Higher	55%	53%	46%	Renter Occupied Households	3,870	72,903	190,717
U.S. Armed Forces	0	123	306	Avg Household Size	2.4	2.2	2.3
				Avg Household Vehicles	2	2	2



CONSUMER SPENDING DETAILS

Expand All	1 MILE		3 MILE		5 MILE	
	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$17,041,736	\$1,920	\$200,220,974	\$1,766	\$532,165,978	\$1,775
Entertainment, Hobbies & Pets	\$49,587,322	\$5,587	\$567,689,959	\$5,007	\$1,480,600,742	\$4,939
Food & Alcohol	\$90,743,380	\$10,223	\$1,079,486,167	\$9,521	\$2,815,884,325	\$9,393
Household	\$64,030,513	\$7,214	\$693,840,340	\$6,120	\$1,751,473,203	\$5,842
Transportation & Maintenance	\$79,638,776	\$8,972	\$953,315,574	\$8,408	\$2,471,961,882	\$8,245
Health Care	\$15,828,442	\$1,783	\$176,207,725	\$1,554	\$461,543,272	\$1,540
Education & Daycare	\$29,715,599	\$3,348	\$325,978,546	\$2,875	\$819,868,853	\$2,735
Total Specified Consumer Spending (\$)	\$346,585,768	\$39,048	\$3,996,739,285	\$35,251	\$10,333,498,255	\$34,468

HOUSING

	1 MILE	3 MILE	5 MILE
Median Home Value	\$1,017,292	\$1,057,222	\$1,026,154
Median Year Built	1963	1969	1962

INCOME

	1 MILE	3 MILE	5 MILE
Avg Household Income	\$133,735	\$126,401	\$118,895
Median Household Income	\$101,166	\$96,570	\$88,666
< \$25,000	1,292	15,545	50,084
\$25,000 - 50,000	984	15,397	43,196
\$50,000 - 75,000	824	14,963	40,660
\$75,000 - 100,000	1,343	14,197	34,765
\$100,000 - 125,000	643	11,991	30,268
\$125,000 - 150,000	741	8,614	21,760
\$150,000 - 200,000	1,245	13,460	31,652
\$200,000+	1,874	22,142	53,504





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