



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



RETAIL SPACES AT HIGHLY TRAFFICKED INTERSECTION

10720 Jefferson Blvd., Culver City, CA 90230



STEFAN SIEGEL

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DRE#01356621



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PROPERTY FEATURES

10720 Jefferson Blvd., Culver City, CA 90230



SUITE #10784

APPROX. 900 - 3,150 SF

RETAIL SPACES AT HIGHLY TRAFFICKED INTERSECTION

- ✓ Former Citizen Bank end cap space available
- ✓ Former Pizza Hut in-line space available
- ✓ On the intersection of two main corridors: Overland Avenue and Jefferson Boulevard
- ✓ Great signage
- ✓ Parking ratio 3.46/1,000

AREA AMENITIES





- ✓ High traffic count
- ✓ Location score of 89.6
- ✓ Neighboring tenants include: Ralphs, Chase Bank, Starbucks, Flame Broiler, and Denny's

RATE

UNIT 10752 | IN-LINE | ±900 SF | \$4.00 + \$0.72 NNN PSF

UNIT 10780 | IN-LINE | ±1,400 SF | \$4.00 + \$0.72 NNN PSF

UNIT 10784 | END CAP | ±3,150 SF | \$4.00 + \$0.72 NNN PSF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,102	286,425	798,972
 Avg. HH Income	\$138,532	\$118,460	\$116,261
 Daytime Pop	16,147	235,248	655,839
 Traffic Count	± 56,144 CPD ON JEFFERSON BLVD & OVERLAND AVE		

RETAIL SPACES
CULVER CITY, CA

INTERIOR PHOTOS

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RETAIL SPACES
CULVER CITY, CA

PIZZA HUT INTERIOR PHOTOS

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SUITE #10780



SITE PLAN

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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.









AERIAL MAP



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SENIOR ASSOCIATE

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