

10420 NATIONAL BOULEVARD

Los Angeles, CA 90034

RETAIL
PROPERTY
FOR LEASE



LOCATION DESCRIPTION

10420 National Boulevard is located in the highly desirable Palms / Culver City submarket on Los Angeles' Westside, just minutes from Downtown Culver City and major employment hubs including Sony Studios, Apple, and Amazon Studios. The property offers excellent accessibility to Interstate 10, Interstate 405, and Venice Boulevard, with close proximity to the Metro E Line (Expo Line) providing direct access to Santa Monica and Downtown Los Angeles. Surrounded by dense residential neighborhoods and strong daytime employment, the location provides a built-in customer base for retail, restaurant, or service-oriented users.

HIGHLIGHTS

- Prime Westside Los Angeles location in the Palms / Culver City submarket
- Local Farmers Market Every Sunday
- Minutes from Downtown Culver City and Sony Pictures Studios
- Near major employers including Apple, Amazon Studios, and HBO
- Ideal for retail or service-oriented tenants

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OFFERING SUMMARY

Lease Rate:	\$5.00 SF/month (NNN)
Lease Type:	NNN Fees \$300/Month
Available SF:	±700 SF
Parking:	1 Reserved Spot
Condition:	Shell/Move In Ready
Bathroom:	In Unit

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	23,003	62,719	137,634
Total Population	46,794	137,384	302,856
Average HH Income	\$147,897	\$170,511	\$167,538

- Private Bathroom
- 1 Reserved Parking Spot
- Corner Unit
- Excellent access to Interstate 10, Interstate 405, and Venice Boulevard



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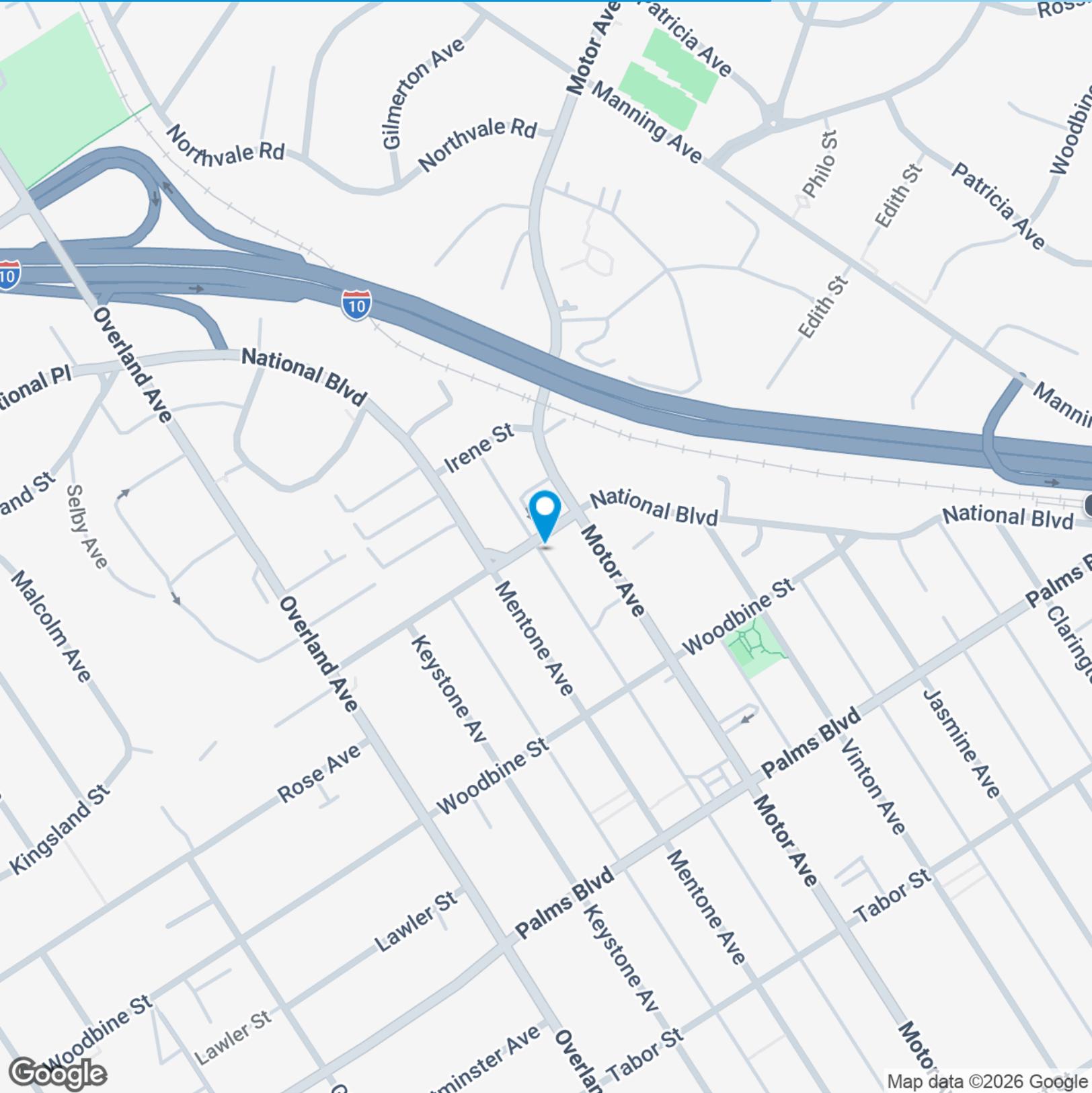
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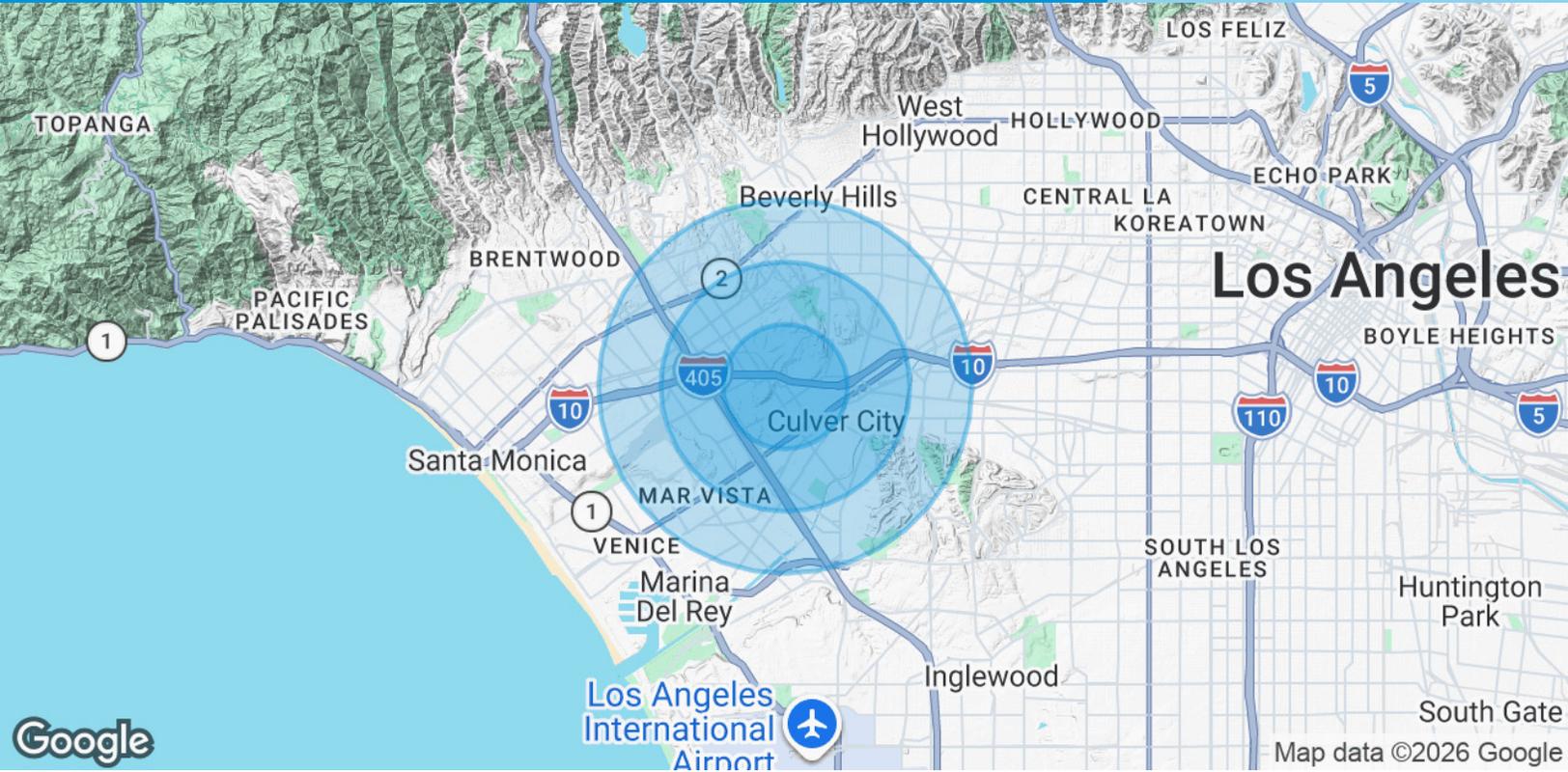
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	46,794	137,384	302,856
Average Age	36.5	39.0	39.6
Average Age (Male)	35.4	38.5	38.9
Average Age (Female)	37.7	39.5	40.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	23,003	62,719	137,634
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$147,897	\$170,511	\$167,538
Average House Value	\$1,513,493	\$1,606,249	\$1,614,462

2023 American Community Survey (ACS)

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