

# RETAIL SPACES FOR LEASE IN ROSS ANCHORED CENTER



## 10814 JEFFERSON BOULEVARD

Culver City, CA 90230



**RAFAEL PADILLA**  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188

**RUDY QUINTANAR**  
310.395.2663 X128  
RUDY@PARCOMMERCIAL.COM  
LIC# 00912513

**UNIT J**

**SIZE:** Approximately 1,600 square feet

**LEASED**

- Features high ceilings
- Exposed HVAC ducting
- Ideal for nail salon, satellite dry cleaner, tutoring center

**RENT:** \$4.25 per square foot per month, NNN  
NNN estimated to be \$1.25 per square foot per month

**TERM:** 5 years

**PARKING:** 170 surface parking spaces provided  
Abundant parking for customers & employees

**AVAILABLE:** Immediately

**UNIT H**

**SIZE:** Approximately 1,360 square feet

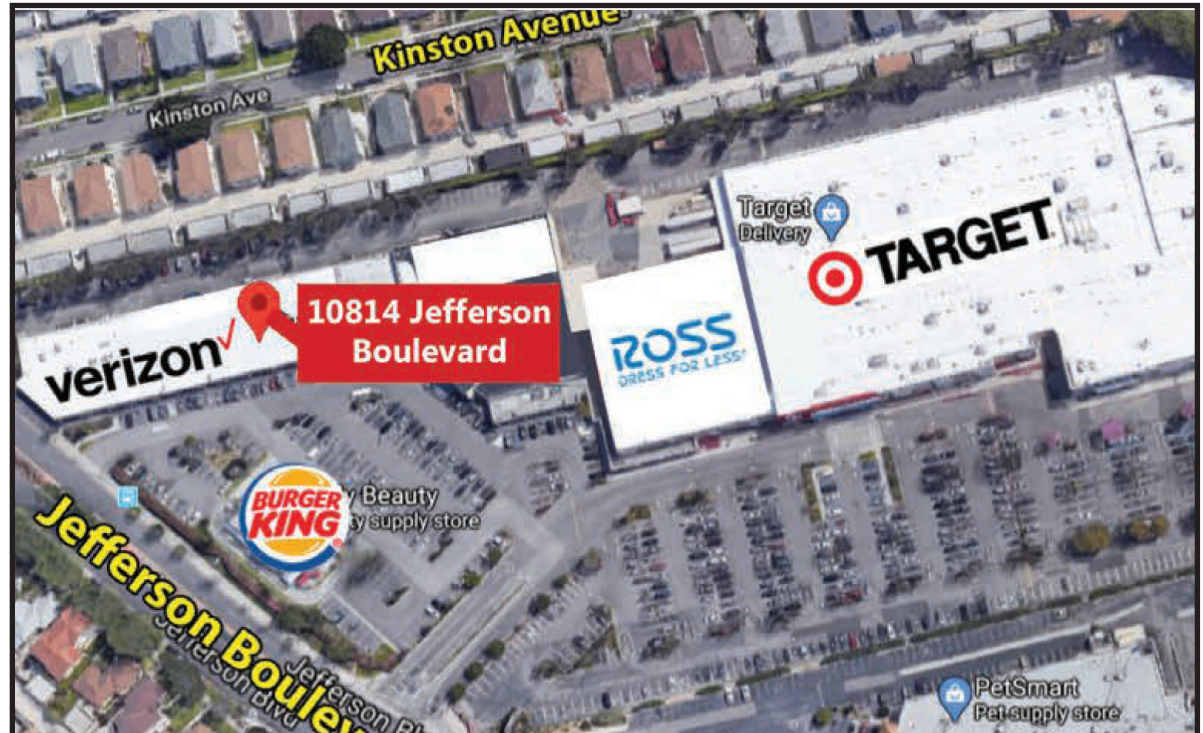
- Walk-in refrigerator
- Triple sink
- Prep area
- Former edible arrangements

**UNIT F**

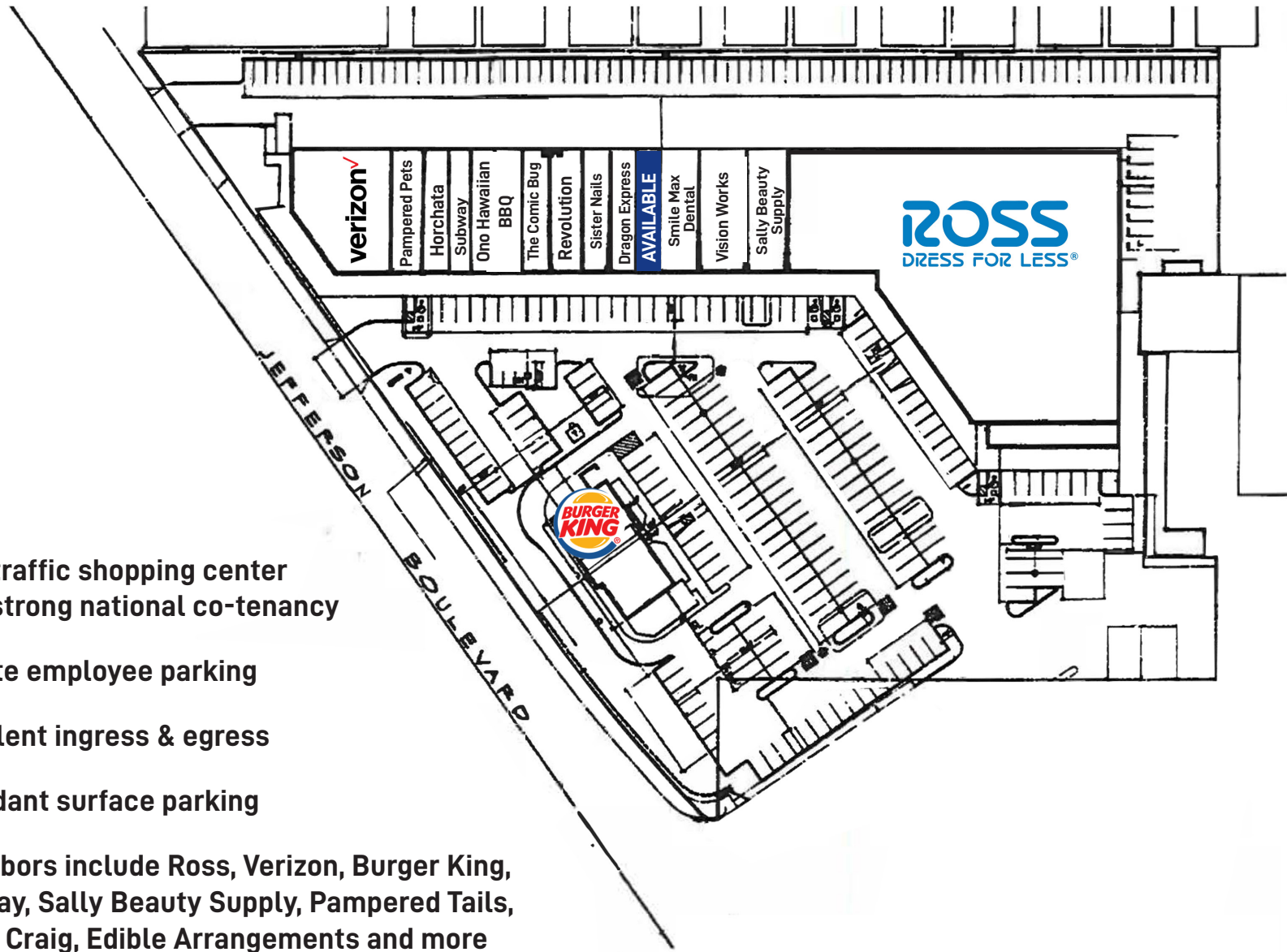
**SIZE:** Approximately 2,240 square feet

**LEASED**

- Open retail floor plan
- Ideal for retail operator



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- High traffic shopping center with strong national co-tenancy
- On-site employee parking
- Excellent ingress & egress
- Abundant surface parking
- Neighbors include Ross, Verizon, Burger King, Subway, Sally Beauty Supply, Pampered Tails, Jenny Craig, Edible Arrangements and more



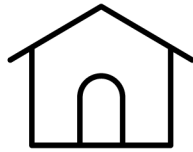
www.parcommercial.com

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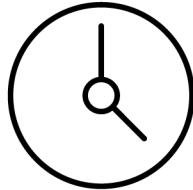
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

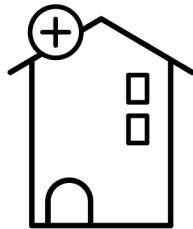
Within 1 Mile



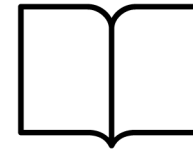
Housing Units  
**8,490**



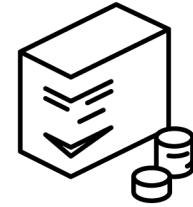
Estimated Population  
**19,272**



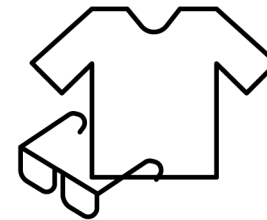
Median Home Value  
**\$975,846**



Educational Attainment  
**52%**  
with college or higher degree



Average Household Income  
**\$138,049**  
79% earn more than \$100k



Apparel, Food/Entertainment & Services  
**\$144,211**  
2023 yearly spending

POPULATION

|                           | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---------------------------|---------------|---------------|---------------|
| 2028 Projected Population | 18,844        | 281,392       | 758,075       |
| 2023 Estimated Population | 19,272        | 284,709       | 771,928       |
| 2010 Census Population    | 19,473        | 272,124       | 763,118       |
| Growth 2023-2028          | -2.22%        | -1.17         | -1.79%        |
| Growth 2010-2023          | -1.03%        | 4.62%         | 1.15%         |

2023 HOUSEHOLD BY HH INCOME \$50,000 +

|                                  |              |               |                |
|----------------------------------|--------------|---------------|----------------|
| \$50,000-\$74,999                | 921          | 16,569        | 44,245         |
| \$75,000-\$99,000                | 1,124        | 13,642        | 34,018         |
| \$100,000 +                      | 4,306        | 54,761        | 141,103        |
| <b>TOTAL</b>                     | <b>6,351</b> | <b>84,972</b> | <b>115,849</b> |
| 2023 Estimated Average HH Income | \$138,049    | \$119,865     | \$219,366      |
| 2023 Estimated Households        | 7,716        | 118,652       | 318,595        |



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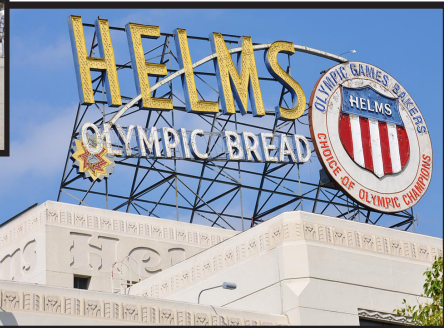
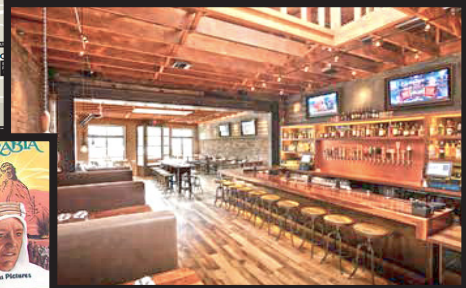
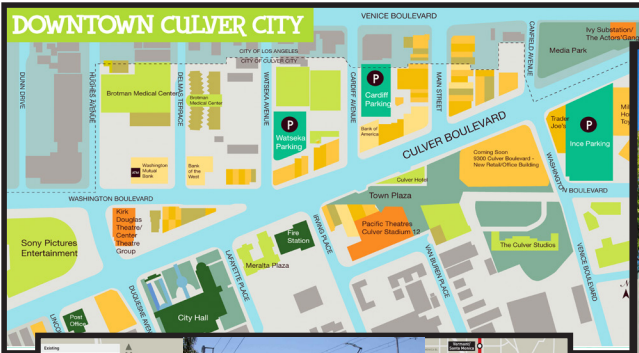
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Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.

# CULVER CITY



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