

5103 VENICE BLVD
LOS ANGELES, CA 90019



COMMERCIAL
ASSET GROUP

COMING SOON

New York's
**CHOPPED
CHEESE**

Wings World
PUPUSERIA
WIN LY NAILS
Pizza Hut WingStreet
99¢ MARKET

MID-CITY RETAIL SPACE AVAILABLE
FOR LEASE

- SIGNALIZED INTERSECTION OF VENICE BLVD AND REDONDO BLVD
- SURROUNDED BY SUCCESSFUL BUSINESSES, SCHOOLS & EATERIES
- A FEW BLOCKS FROM KAISER PERMANENTE
- AMPLE PARKING
- SEEKING RETAIL, SMOKE SHOP, MARKET, HAIR SALON, MASSAGE, MEDSPA, DENTAL

- CULVER CITY & WEST LA ADJACENT
- HEAVY FOOT & AUTO TRAFFIC
- DENSE DEMOGRAPHICS
- 2 - MILE AVERAGE HOUSEHOLD INCOME: \$96,000
- 2 - MILE RADIUS POPULATION: 181,000

COMING SOON

New York's
**CHOPPED
CHEESE**

New York's
**CHOPPED
CHEESE**

AVAILABLE

99¢ + MARKET
SAWA MART

Con Sabor

SPACES

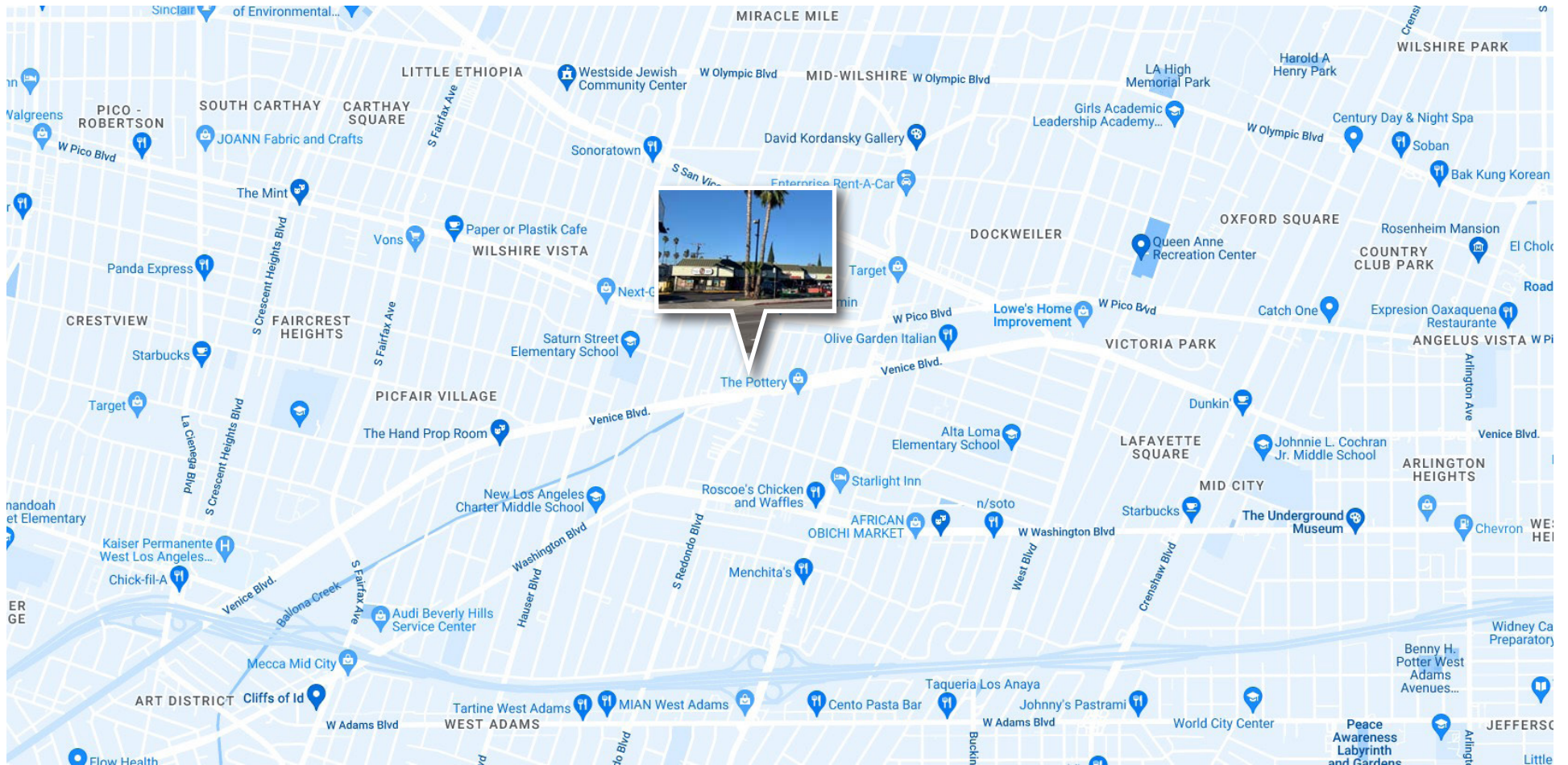
±2,125 SF

CPD

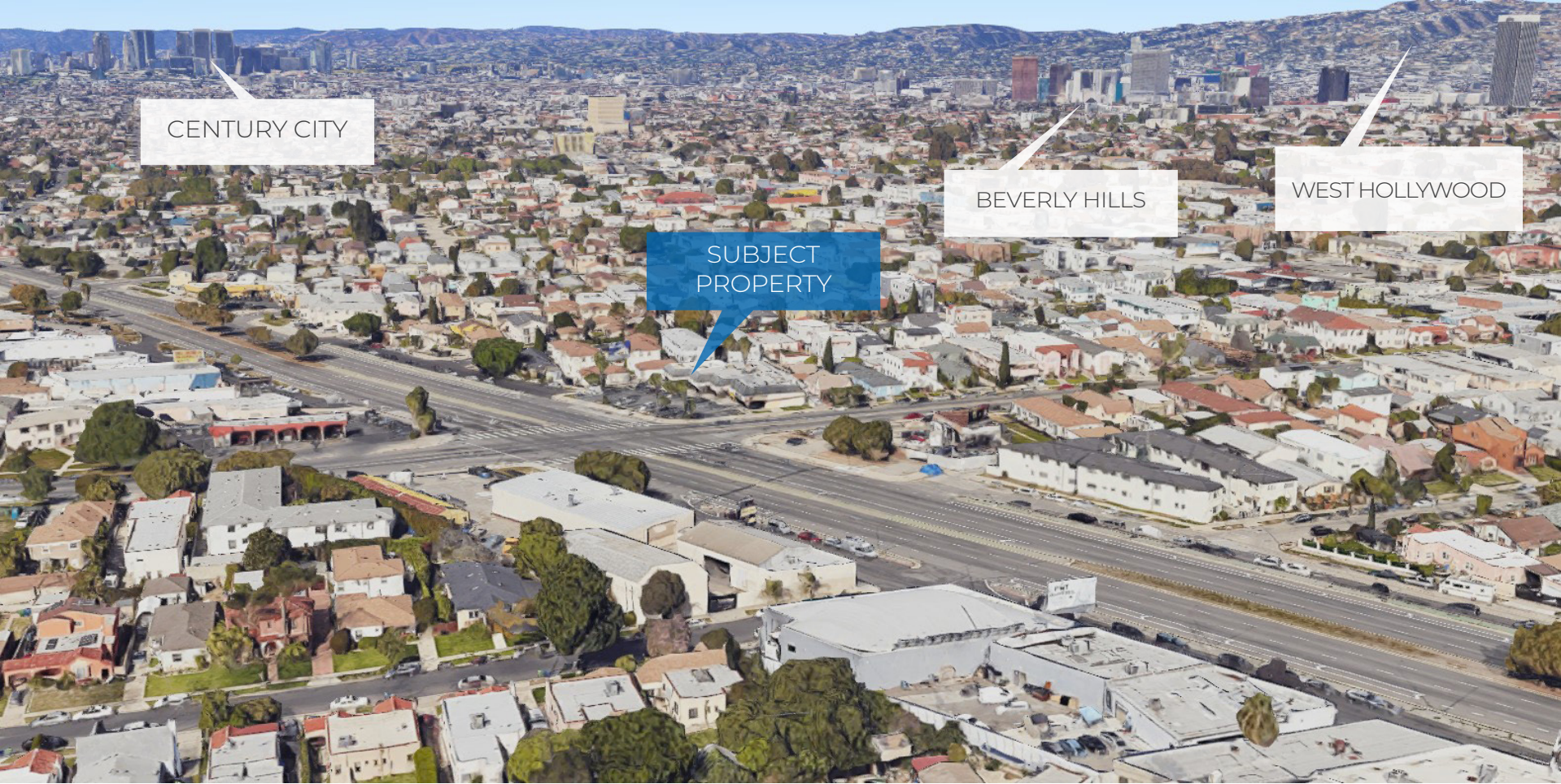
APPROX. 45,000

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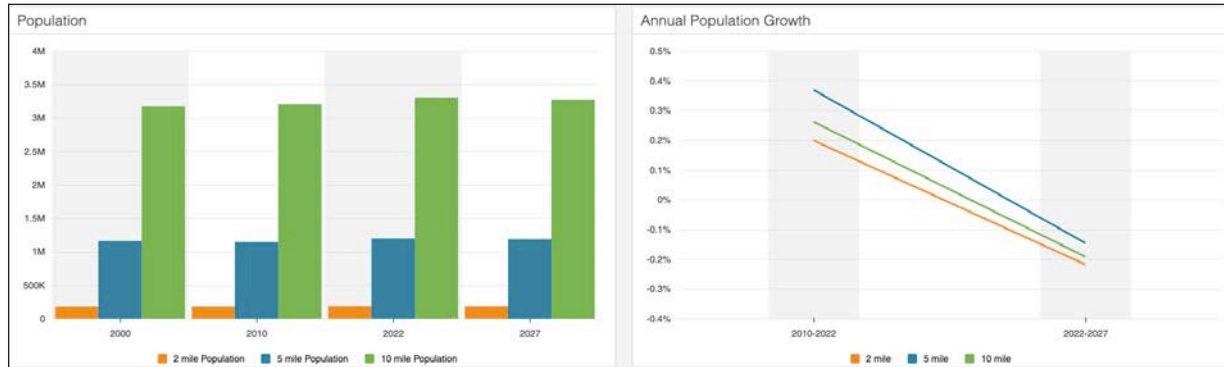
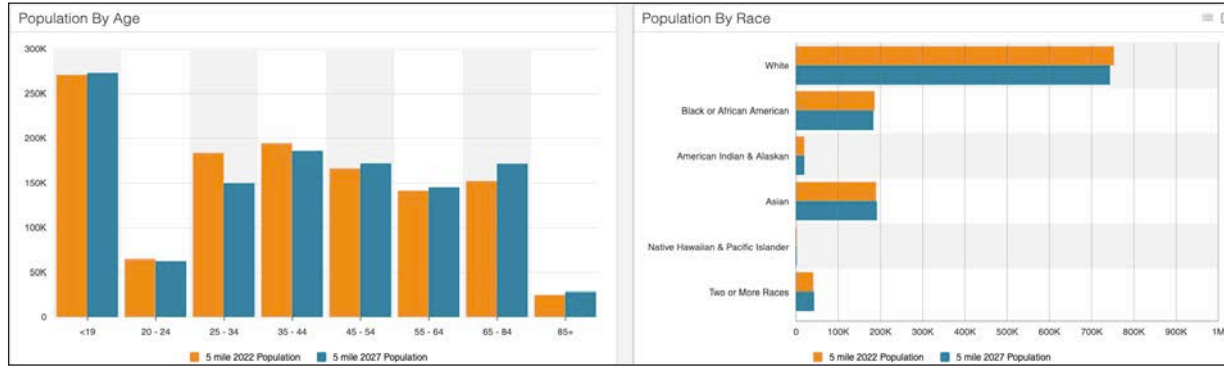
MAP



AERIAL



DEMOGRAPHICS



Households	2 mile	5 mile	10 mile
2010 Households	70,463	455,842	1,177,819
2022 Households	71,275	473,248	1,215,229
2027 Household Projection	70,302	469,217	1,203,479
Annual Growth 2010-2022	0.5%	0.6%	0.6%
Annual Growth 2022-2027	-0.3%	-0.2%	-0.2%
Owner Occupied Households	19,312	113,895	363,230
Renter Occupied Households	51,010	355,322	840,248
Avg Household Size	2.5	2.4	2.6
Avg Household Vehicles	2	1	2
Total Specified Consumer Spending (\$)	\$2.2B	\$13.9B	\$38.4B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$96,612	\$90,397	\$96,179
Median Household Income	\$68,329	\$61,463	\$66,476
< \$25,000	12,728	105,768	255,449
\$25,000 - 50,000	13,781	93,664	224,842
\$50,000 - 75,000	12,379	77,368	188,909
\$75,000 - 100,000	7,881	51,230	134,781
\$100,000 - 125,000	6,807	39,734	109,819
\$125,000 - 150,000	4,706	25,862	71,537

Population	2 mile	5 mile	10 mile
2010 Population	181,356	1,145,457	3,204,398
2022 Population	185,690	1,196,144	3,305,142
2027 Population Projection	183,665	1,187,389	3,273,530
Annual Growth 2010-2022	0.2%	0.4%	0.3%
Annual Growth 2022-2027	-0.2%	-0.1%	-0.2%
Median Age	38.8	38.9	38.2
Bachelor's Degree or Higher	36%	36%	33%
U.S. Armed Forces	31	330	1,058

Population By Race	2 mile	5 mile	10 mile
White	106,023	753,617	2,276,509
Black	44,270	187,106	453,125
American Indian/Alaskan Native	3,141	20,284	51,315
Asian	24,844	190,464	405,436
Hawaiian & Pacific Islander	407	2,656	8,064
Two or More Races	7,004	42,017	110,692
Hispanic Origin	73,752	503,941	1,538,092



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