

FOR LEASE

10028 & 10032 VENICE BOULEVARD

861 - 3,345 SF of 2nd Gen
Restaurant/Retail space
with Patio in Culver City

10028 & 10032 VENICE BLVD,
CULVER CITY, CA 90232



861 SF - 3,300 SF OF 2ND GEN RESTAURANT/RETAIL SPACE AVAILABLE

The sites are located in a highly visible retail center located at 10020-10036 Venice Boulevard in Culver City, California, offering a second-generation restaurant space ranging from approximately 2,484 SF, and an additional 861 square feet of retail, which can be combined for 3,300 SF total. The center benefits from excellent exposure along Venice Boulevard, which sees approximately 52,931 vehicles per day, and features on-site parking, making it well-suited for restaurant, food-service, or specialty retail operators seeking a turnkey opportunity.

53K
CARS PER DAY

97
WALK SCORE

2
UNITS

TOTAL BUILDING SIZE	3,300 SF Suite 10028: 861 SF Suite 10032: 2,484 SF
USE	Restaurant/Retail
AVAILABILITY	Immediate
BUILD OUT	In-place Kitchen, Hood, & Restroom
PARKING	On-site lot
ASKING RATE	Contact broker

861 SF SUITE 10028 **2,484 SF** SUITE 10032



Top Retail and Restaurant Destination

Strongly positioned near Culver City's downtown destination for the areas top amenities, shopping, and dining. Join Culver City's top options nearby that serve the nearby residential community and industry leading workforce. Area favorites include Red Chickz, Versailles, Nathalie Thai, Cerveteca, and many top national brands including In N' Out, Erewhon, Shake Shack, Salt & Straw, and Trader Joe's.



Major Employment/ Entertainment Hub

Directly surrounding the property located in and around Downtown Culver City are the world's largest industry leading companies. The center caters to the skilled and affluent workforce located nearby that include Apple, Amazon, Sony, and HBO.



Signalized hard corner shopping center

The spaces are located within the highly visible center on the hard corner of Venice Blvd and Clarington Ave providing a convenient/quick/visible option off the major corridor.



In-place restaurant Build-outs/amenities

Users will enjoy the in-place buildouts of a former restaurant with a kitchen, hood, and bathroom. A patio directly in front of the space, as well as immediate parking within the dedicated lot provide convenience for the heavily traveled corner.



LEASE HIGHLIGHTS

PROPERTY HIGHLIGHTS

Prime signalized corner in Culver City

Prominent frontage on Venice Blvd

Corner location with ingress/egress on Venice and Claremont

Restaurant Build-out in-place

Outdoor patio

Perfect for Quick Service/Fast Casual dining

AREA HIGHLIGHTS

National tenants continuously target and occupy this entertainment/retail hub for its amenities, accessibility, and consumer draw

Industry leading entertainment companies and economic drivers directly surrounding the site that include Amazon, Apple, HBO, and Sony

Neighboring retailers in the vicinity include Trader Joe's, Equinox, Go Get Em Tiger, Homestate, In N Out, Shake Shack, Salt & Straw, Sephora, Mendocino Farms

Strong daytime traffic with employment/workforce nearby in downtown Culver City

33,765

DAYTIME EMPLOYEES (1 MILE)

52,931

VEHICLES PER DAY (VENICE BLVD)

\$165,010

AVERAGE HOUSEHOLD INCOME (1 MILE)

FOR LEASE ■ 10028 & 10032 VENICE BLVD



SITE PLAN

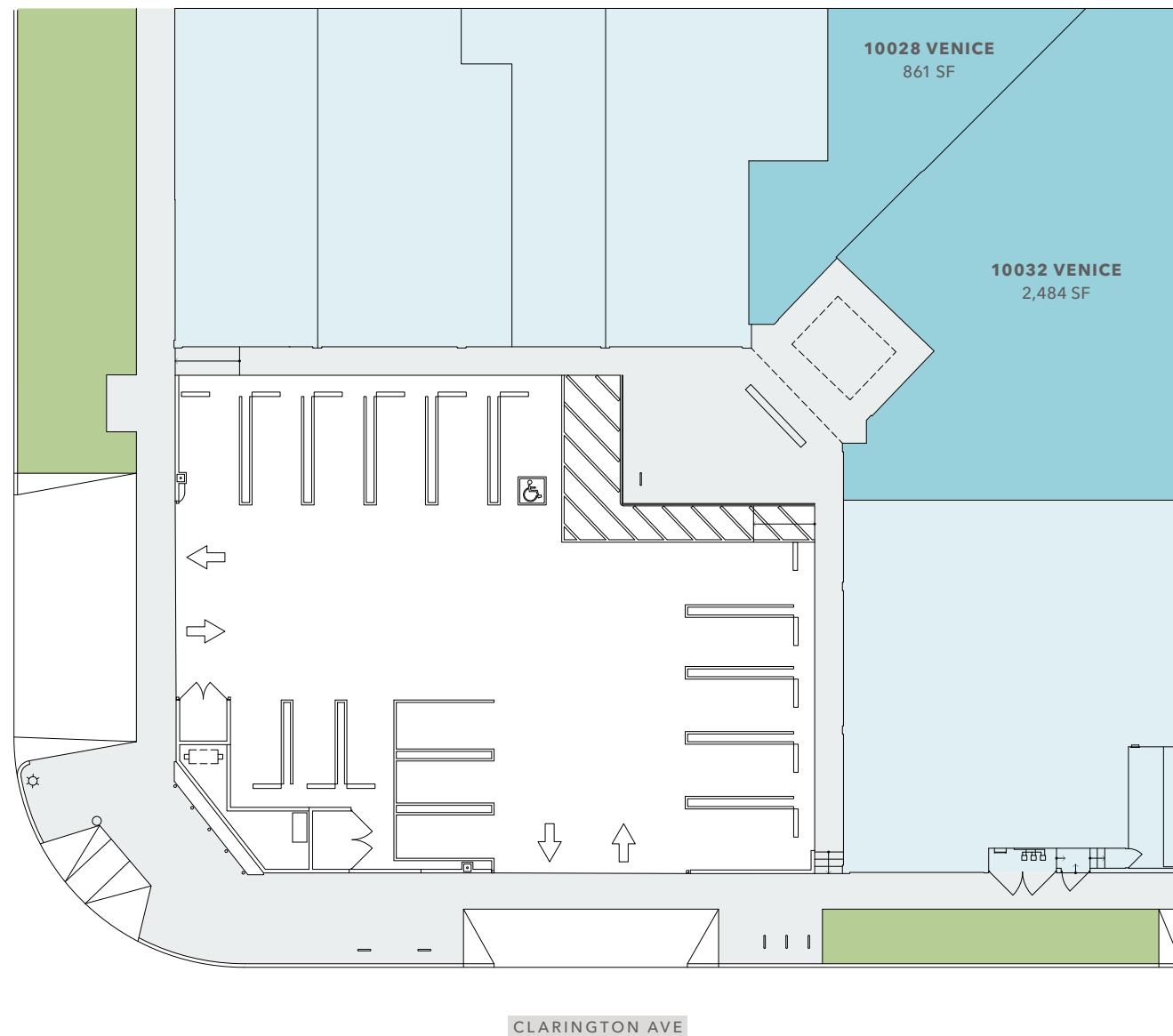
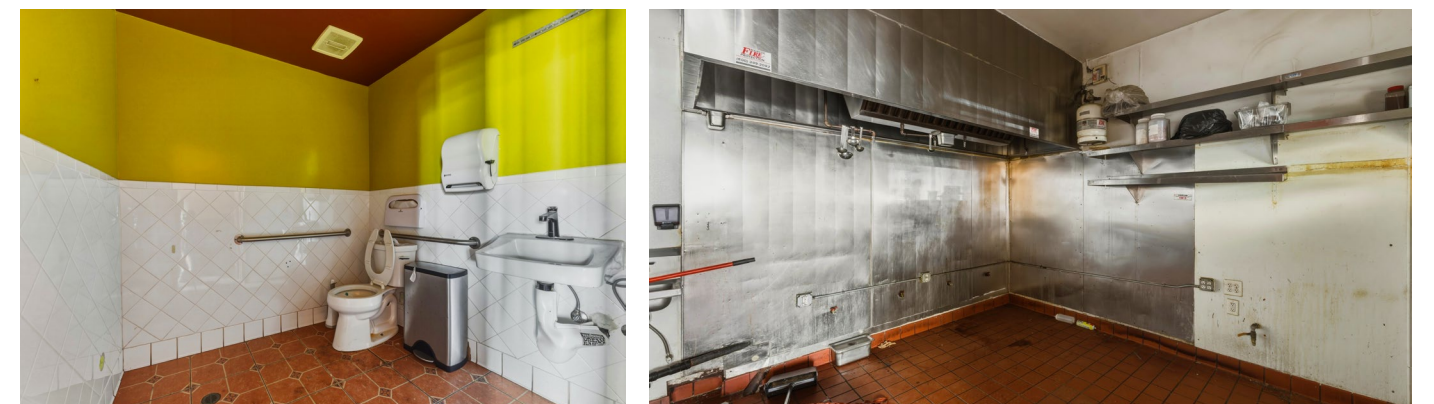
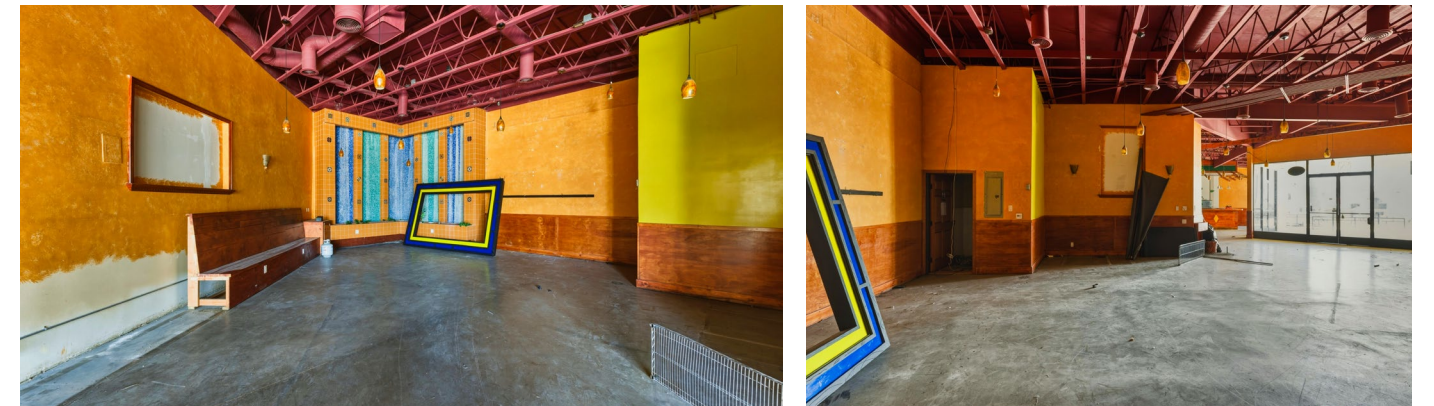
861 SF

10028 VENICE BLVD

2,484 SF

10032 VENICE BLVD

INTERIOR PHOTOS



AREA OVERVIEW

CULVER CITY

Culver City is a vibrant and highly sought-after community known for its creative population, media-driven demographics, and strategic Westside location.

The area has experienced consistent economic expansion, with a powerhouse tech and film base that drives demand for both residential and innovative local business ventures. Its historical significance and dynamic downtown core ensure robust local commerce, making it a premier location for retail and upscale hospitality.

A consistent influx of visitors translates into substantial demand for local businesses.

This market features a mix of mid-century single-family homes and contemporary multi-family residential

developments. The area's main thoroughfares serve as key commercial corridors, offering a range of services from boutique shops to essential tech-focused amenities. Its central location offers convenient access to major entertainment hubs and light rail networks, solidifying its role as a significant residential center within the Los Angeles metro.

The area's status as a premium market, supported by strong property value appreciation and consistent demand, presents a unique investment profile. The blend of established properties and cutting-edge office development provides opportunities for value-add projects and new mixed-use construction. The area's sustained residential appeal and business-friendly environment further promote a market ripe for new residential and commercial opportunities.

DEMOGRAPHICS

POPULATION

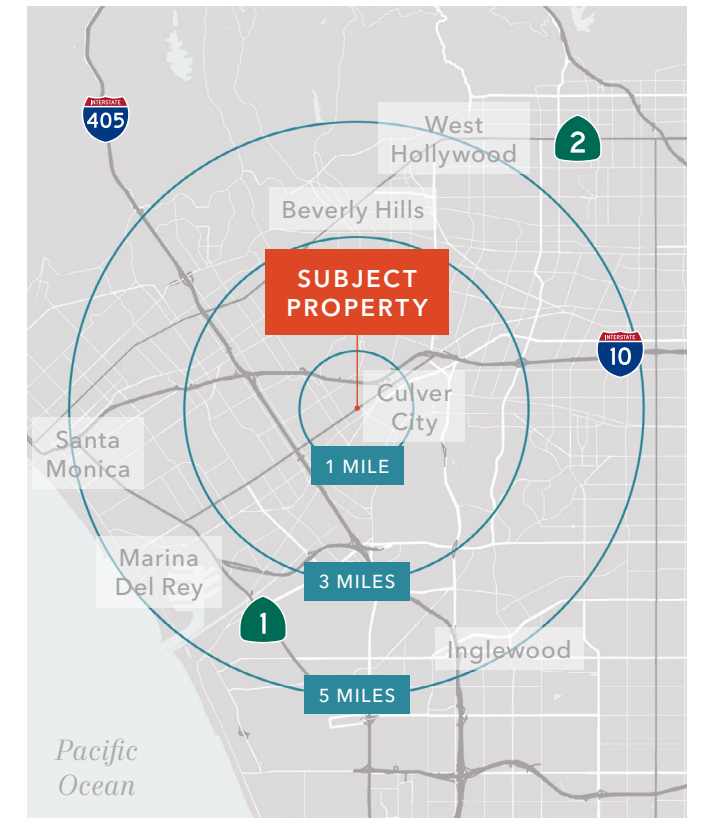
	1 Mile	3 Miles	5 Miles
2025 POPULATION	49,134	307,117	886,826
2030 POPULATION PROJECTION	47,740	297,378	853,084
PROJECTED ANNUAL GROWTH 2025-2030	-0.6%	-0.6%	-0.8%
HISTORICAL ANNUAL GROWTH 2020-2025	---	0.6%	0.7%

HOUSEHOLD SIZE

	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYEES	33,765	195,950	623,548

INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$165,010	\$176,845	\$172,241
PROJECTED HH INCOME	\$165,346	\$177,051	\$172,276





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