

# 13,000 SF FOR LEASE

3650 Holdrege Avenue | Los Angeles, CA



## LIGHT INDUSTRIAL/FLEX BUILDING

# THE SPACE

Location	3650 Holdrege Avenue Los Angeles, CA 90016
County	Los Angeles
Square Feet	13,000
Rent PSF (Monthly)	\$2.90/SF
Lease Type	Industrial Gross

**Notes** Preferred Lease Term of 3-5 Years.

## HIGHLIGHTS

- ⇒ Perfect for a Variety of Flex, Light Industrial, Studio and Showroom Uses
- ⇒ Gated, Private Surface Parking Lot with 20 Parking Spaces at No Additional Cost
- ⇒ Additional Street Parking Available
- ⇒ Skylights Throughout – Great Natural Light
- ⇒ Combination of Open Warehouse Area and Private Offices
- ⇒ Kitchen/Break Area/Lounge Area
- ⇒ One 8' x 10' Dock High Loading Door
- ⇒ Beautiful Arched Bow Truss Roof
- ⇒ Fully Air Conditioned Warehouse Area
- ⇒ Clear Heights between 14' – 25'
- ⇒ 400 Amps of 3 Phase Power – (Subject to Verification)



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,714	304,526	917,113

### AVERAGE HOUSEHOLD INCOME

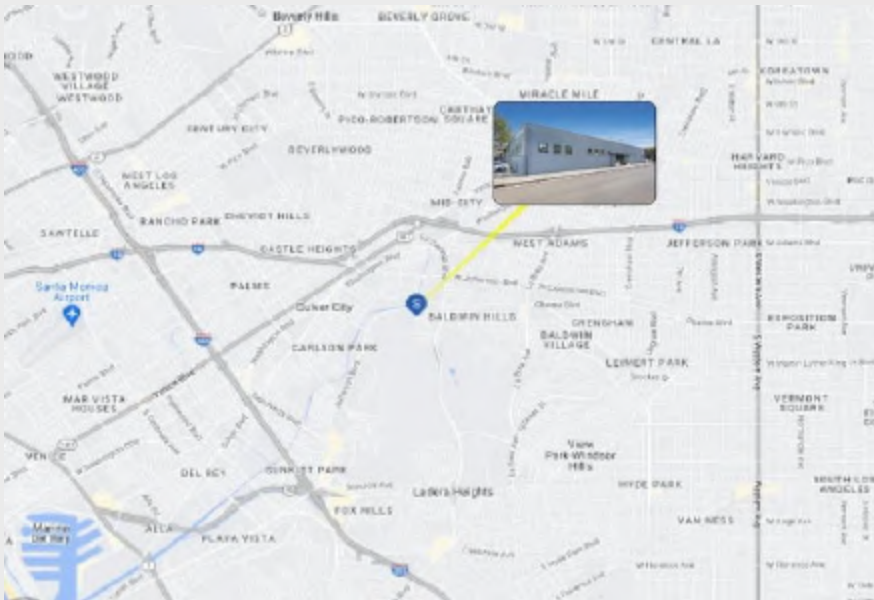
1.00 MILE	3.00 MILE	5.00 MILE
\$134,419	\$129,285	\$133,218

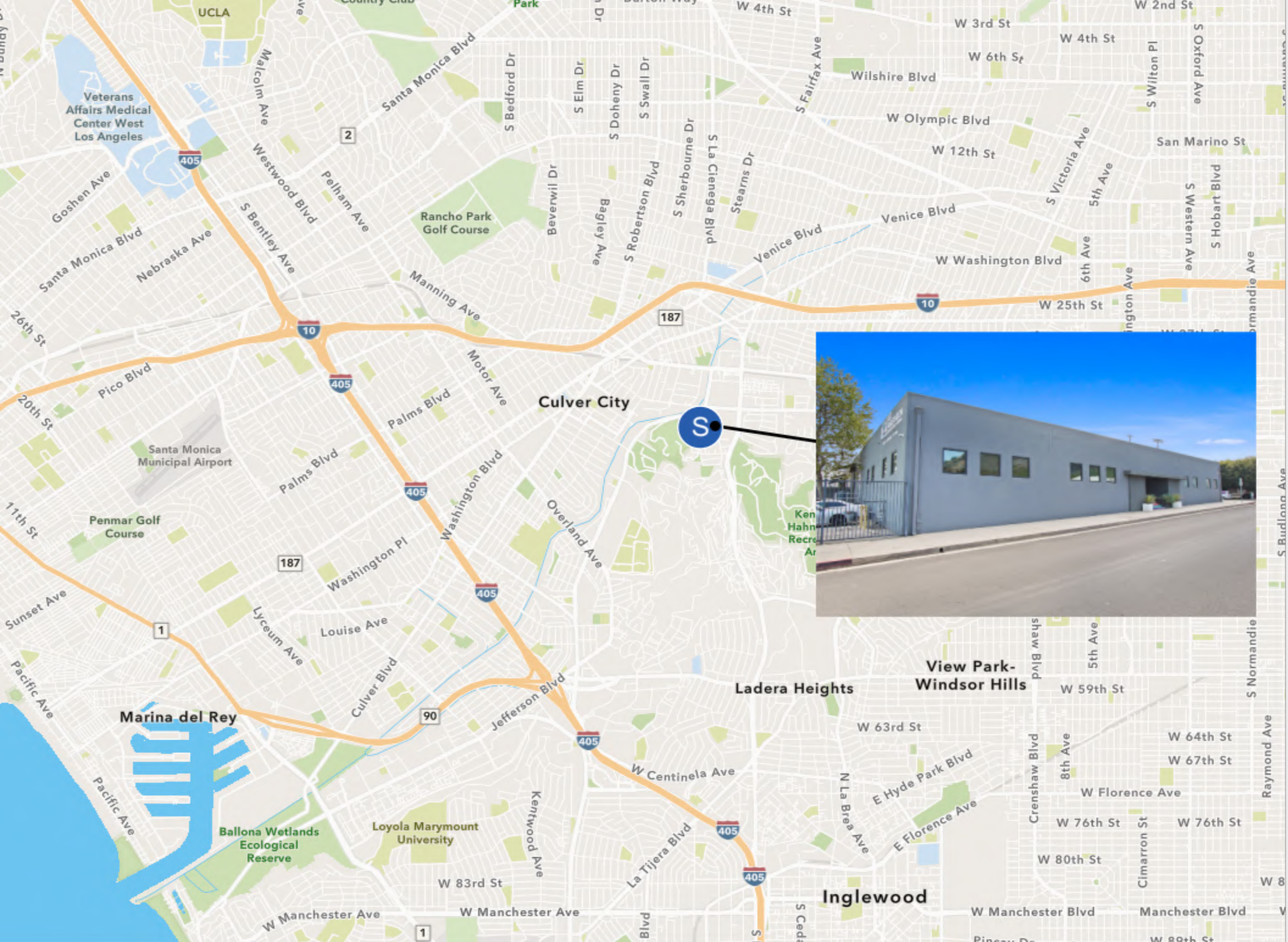
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,579	125,434	383,500

## AREA HIGHLIGHTS

- ⇒ Close Proximity to Downtown Culver City, the 10 Freeway and the Expo Light Rail
- ⇒ Prime Culver City/Hayden Tract Adjacent Location
- ⇒ Great Westside Flex/Light Industrial Building
- ⇒ Within Close Proximity to High Profile Tenants such as UCLA, Herman Miller, Adobe, Nike, Apple, Disney, HBO, Amazon, Sony and more.
- ⇒ In Close Proximity to the Culver City Steps and Ballona Creek Bike Path





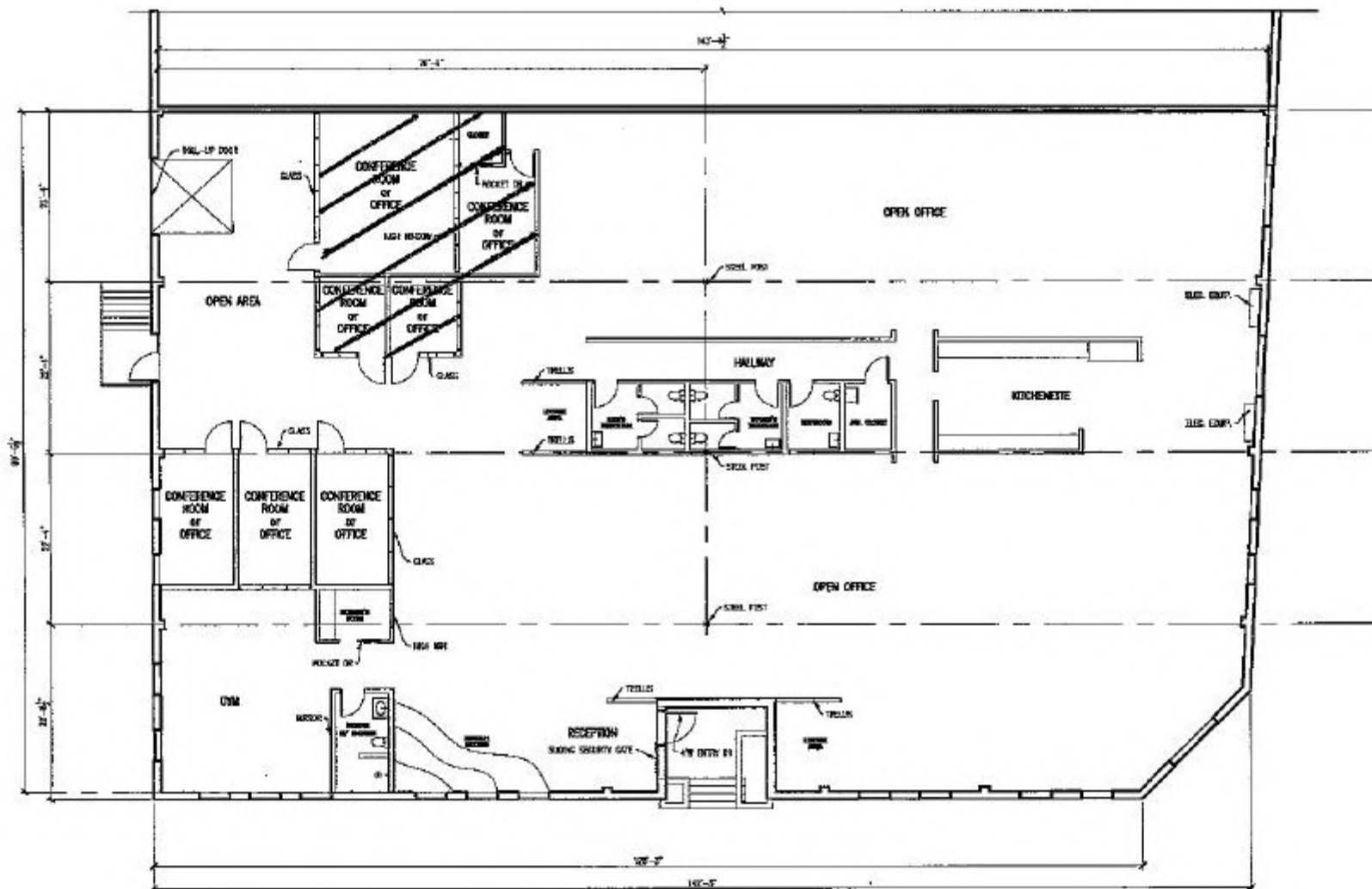




HOLDREGE AVE

3650 HOLDREGE AVE  
LOS ANGELES, CA

BOWCROFT ST



**PROPOSED DEMO  
OF OFFICE AREA**

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





## Warehouse



**Kitchen/Break Area**



## Warehouse



## Office Area



## Warehouse



## Warehouse and Kitchen



**Dock High Loading Door**



## Office Area



**Office Area**



**Loading Door / Gated Parking**

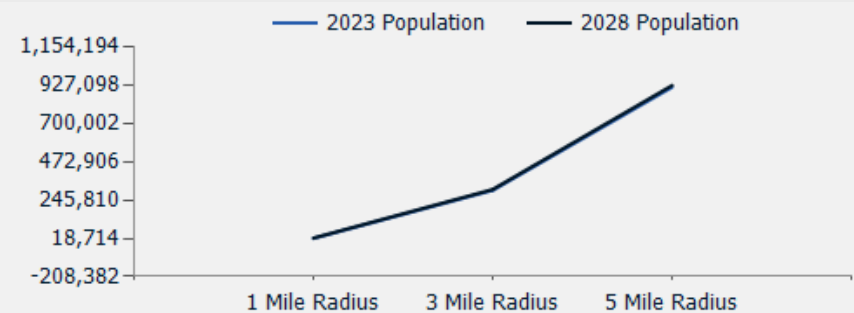


**Ample Parking**

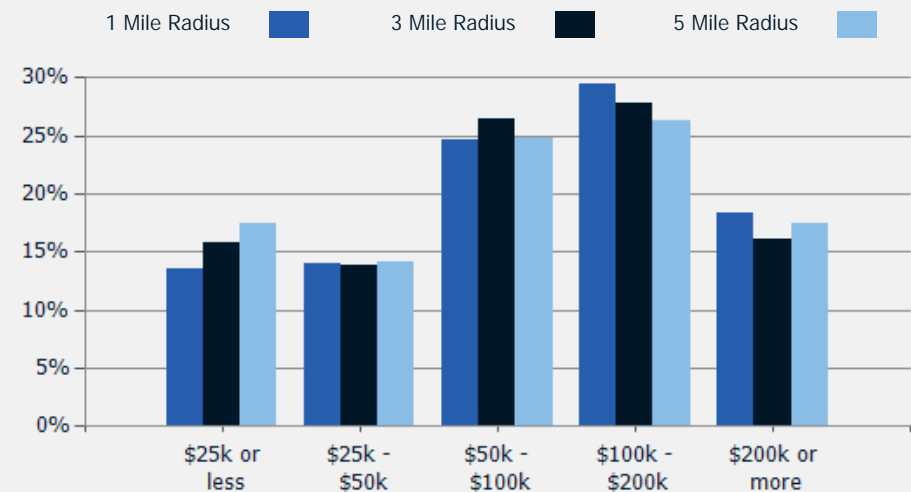
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,540	297,247	876,772
2010 Population	15,813	297,988	890,628
2023 Population	18,714	304,526	917,113
2028 Population	20,536	309,616	927,098
2023-2028: Population: Growth Rate	9.40%	1.65%	1.10%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	640	12,313	42,988
\$15,000-\$24,999	386	7,486	23,706
\$25,000-\$34,999	472	7,034	22,565
\$35,000-\$49,999	594	10,424	31,728
\$50,000-\$74,999	951	17,174	50,831
\$75,000-\$99,999	913	15,994	44,315
\$100,000-\$149,999	1,332	21,177	62,540
\$150,000-\$199,999	905	13,651	38,086
\$200,000 or greater	1,385	20,179	66,739
Median HH Income	\$94,395	\$86,258	\$84,656
Average HH Income	\$134,419	\$129,285	\$133,218

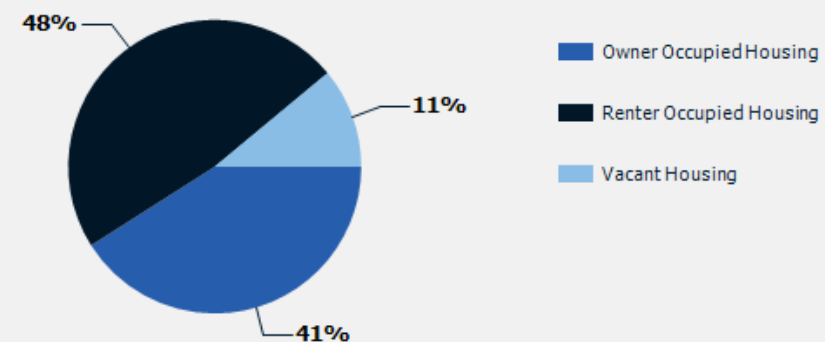
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,973	127,105	374,235
2010 Total Households	6,575	121,834	362,638
2023 Total Households	7,579	125,434	383,500
2028 Total Households	8,274	128,668	391,224
2023 Average Household Size	2.46	2.38	2.34
2023-2028: Households: Growth Rate	8.85%	2.55%	2.00%



2023 Household Income



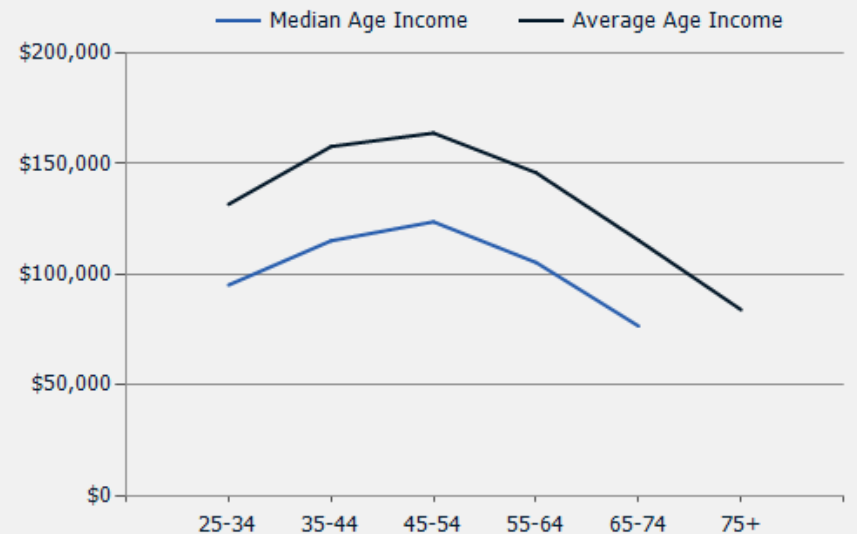
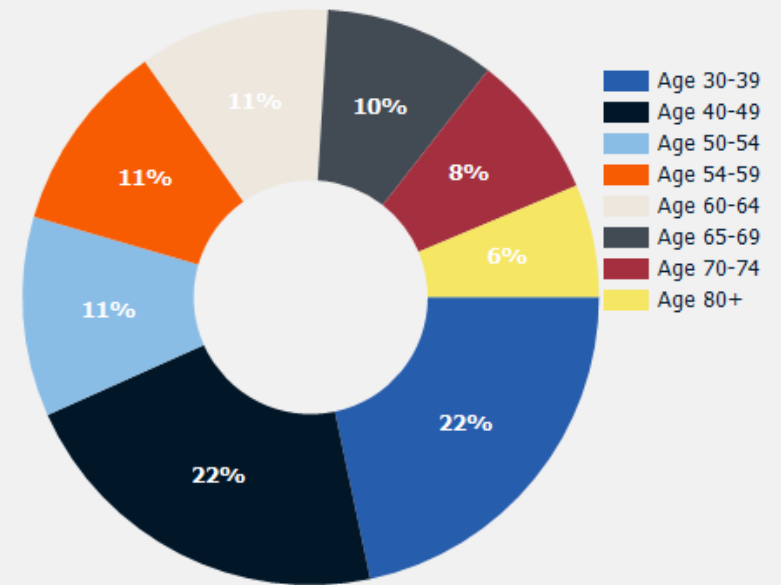
2023 Own vs. Rent - 1 Mile Radius



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,292	24,886	79,922
2023 Population Age 35-39	1,239	23,936	73,502
2023 Population Age 40-44	1,277	21,425	65,457
2023 Population Age 45-49	1,244	18,686	56,870
2023 Population Age 50-54	1,309	19,061	57,246
2023 Population Age 55-59	1,253	18,101	53,217
2023 Population Age 60-64	1,250	17,915	52,757
2023 Population Age 65-69	1,118	15,539	45,603
2023 Population Age 70-74	948	12,682	37,892
2023 Population Age 75-79	739	9,015	26,782
2023 Population Age 80-84	448	5,984	17,344
2023 Population Age 85+	389	6,306	18,815
2023 Population Age 18+	15,450	246,048	745,686
2023 Median Age	42	38	38
2028 Median Age	42	39	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,145	\$86,288	\$85,187
Average Household Income 25-34	\$131,723	\$116,308	\$120,742
Median Household Income 35-44	\$115,173	\$99,541	\$100,227
Average Household Income 35-44	\$157,821	\$145,463	\$151,982
Median Household Income 45-54	\$123,765	\$108,702	\$108,033
Average Household Income 45-54	\$163,918	\$156,154	\$161,257
Median Household Income 55-64	\$105,380	\$97,296	\$93,845
Average Household Income 55-64	\$145,991	\$144,801	\$147,457
Median Household Income 65-74	\$76,560	\$73,483	\$70,284
Average Household Income 65-74	\$115,399	\$114,180	\$117,498
Average Household Income 75+	\$83,997	\$89,935	\$93,412



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