

# RETAIL + 2ND FLOOR OFFICE SPACE AVAILABLE FOR LEASE



COMMERCIAL  
ASSET GROUP

10401 VENICE BLVD  
LOS ANGELES, CA 90034



- NW SIGNALIZED INTERSECTION OF VENICE BLVD AND MOTOR AVE
- SURROUNDED BY SUCCESSFUL BUSINESSES, SCHOOLS & EATERIES
- A FEW BLOCKS FROM SONY STUDIOS
- GROUND AND ADDITIONAL SUBTERRANEAN PARKING
- SEEKING: COFFEE, NAIL & HAIR, SKIN CARE, INSURANCE AND TAX SERVICES

- CULVER CITY & WEST LA ADJACENT
- HEAVY FOOT & AUTO TRAFFIC
- DENSE DEMOGRAPHICS
- 1-MILE AVERAGE HOUSEHOLD INCOME: \$110,000
- 1-MILE RADIUS POPULATION: 52,470
- OVER 400 APARTMENT UNITS UNDER CONSTRUCTION IN 0.5 MILE RADIUS



## SPACE SIZE

UNIT 107: ±1,150 SQFT

2ND FLOOR: ±1,000 TO ±7,000 SQFT

## CARS PER DAY

±60,000

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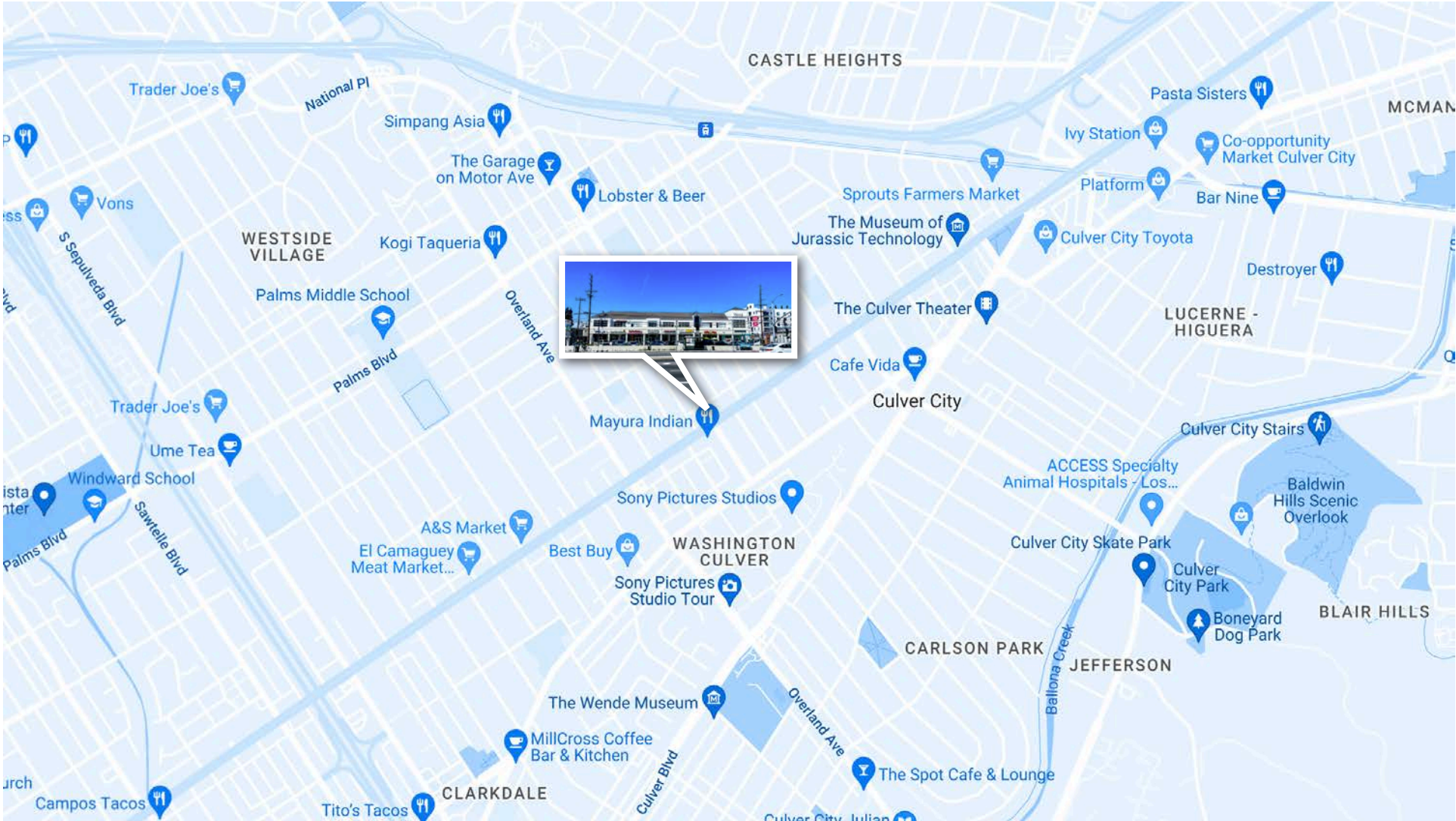


## ADDITIONAL PHOTOS





MAP







SONY PICTURES STUDIOS

CULVER CENTER

BEST BUY, Ralphs, LA FITNESS, RITE AID, Sixth Sleep

PARK WEST

7-ELEVEN

VENICE CENTER

Versailles

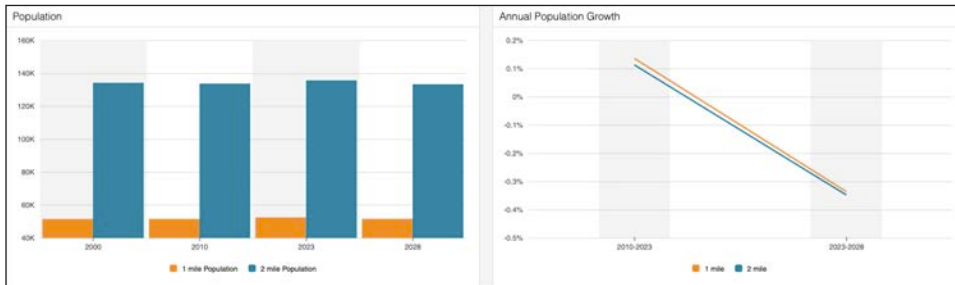
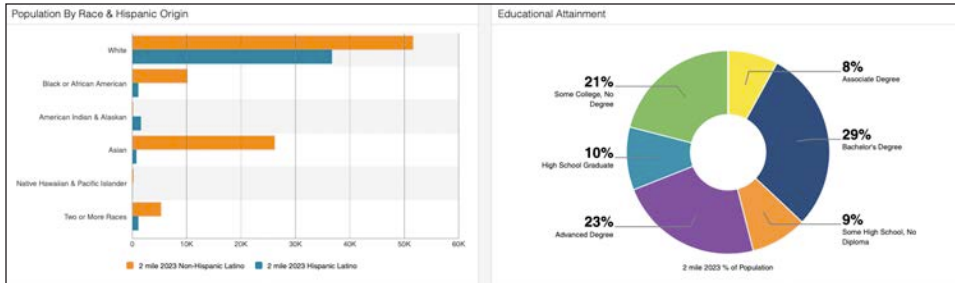
MCDONALD'S

Jack In the Box

Smart & Final

VENICE BLVD (60,000 VPD)

# DEMOGRAPHICS



Population	1 mile	2 mile
2010 Population	51,562	133,724
2023 Population	52,476	135,687
2028 Population Projection	51,594	133,332
Annual Growth 2010-2023	0.1%	0.1%
Annual Growth 2023-2028	-0.3%	-0.3%
Median Age	39.9	40.6
Bachelor's Degree or Higher	55%	52%
U.S. Armed Forces	9	16

Population By Race	1 mile	2 mile
White	31,374	88,455
Black	4,403	11,365
American Indian/Alaskan Native	624	1,862
Asian	13,242	27,066
Hawaiian & Pacific Islander	154	408
Two or More Races	2,678	6,531
Hispanic Origin	13,624	41,725

Households	1 mile	2 mile
2010 Households	24,503	57,307
2023 Households	24,719	57,371
2028 Household Projection	24,237	56,173
Annual Growth 2010-2023	0.5%	0.5%
Annual Growth 2023-2028	-0.4%	-0.4%
Owner Occupied Households	4,383	19,271
Renter Occupied Households	19,854	36,902
Avg Household Size	2.1	2.3
Avg Household Vehicles	1	2
Total Specified Consumer Spending (\$)	\$790M	\$2B

Income	1 mile	2 mile
Avg Household Income	\$110,677	\$120,649
Median Household Income	\$90,643	\$93,187
< \$25,000	2,873	6,669
\$25,000 - 50,000	3,522	7,471
\$50,000 - 75,000	3,555	8,816
\$75,000 - 100,000	3,849	7,875
\$100,000 - 125,000	3,399	6,799
\$125,000 - 150,000	1,887	4,228
\$150,000 - 200,000	2,838	6,240
\$200,000+	2,794	9,272



**SITE PLAN  
NOT TO SCALE**



VENICE BLVD

MOTOR

Howard Spurl Associates, Inc.

SCOTT ALLEN ARCHITECT

LEASE PLAN / FIRST FLOOR RETAIL

10401 VENICE BLVD

LOS ANGELES, CA 90034

6000 WASHINGTON AVE, WESTWOOD, CA, 91361  
PHONE (818) 592-0000 FAX (818) 592-4490

IDS/PAUL OHLMANN

6 SEPT. 01

SIZE FSCM NO.  
A

DMG NO.  
BULLETIN #0.0

SCALE 1/32"=1'-0"

SHEET 1 OF 3





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