

# RETAIL

9012 VENICE BLVD

9000 Venice Blvd Culver City, CA 90232



## PROPERTY DESCRIPTION

This high-potential retail space boasts heavy foot traffic and excellent visibility, positioning it as a strategic draw for customers from surrounding neighborhoods and beyond. Enjoy the convenience of easy access via public transportation, enhancing the property's accessibility for a diverse customer base. With its prime location in a thriving commercial district, this opportunity presents an unmatched chance to establish and elevate your brand. Seize this ideal setting to captivate customers and thrive in a dynamic retail environment.

## PROPERTY HIGHLIGHTS

- **24 Months Lease**
- Traffic count of approximately 66,000 VPD
- Anchor tenants include: Wendy's and Del Taco
- High-potential retail space with heavy foot traffic and excellent visibility
- Strategic location drawing customers from surrounding neighborhoods and beyond
- Convenient access via public transportation
- Establish your brand in a thriving commercial district

## OFFERING SUMMARY

Lease Rate:	<b>\$2.95 SF/month (NNN) nets are approx. \$1.45 psf</b>
Number of Units:	1
Available SF:	933
Lot Size:	69,000 SF
Building Size:	17,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,132	4,493	16,563
Total Population	2,182	8,991	35,238
Average HH Income	\$148,915	\$149,403	\$149,624

**Dave Maldonado**  
(310) 442-1624  
CalDRE #01949738



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

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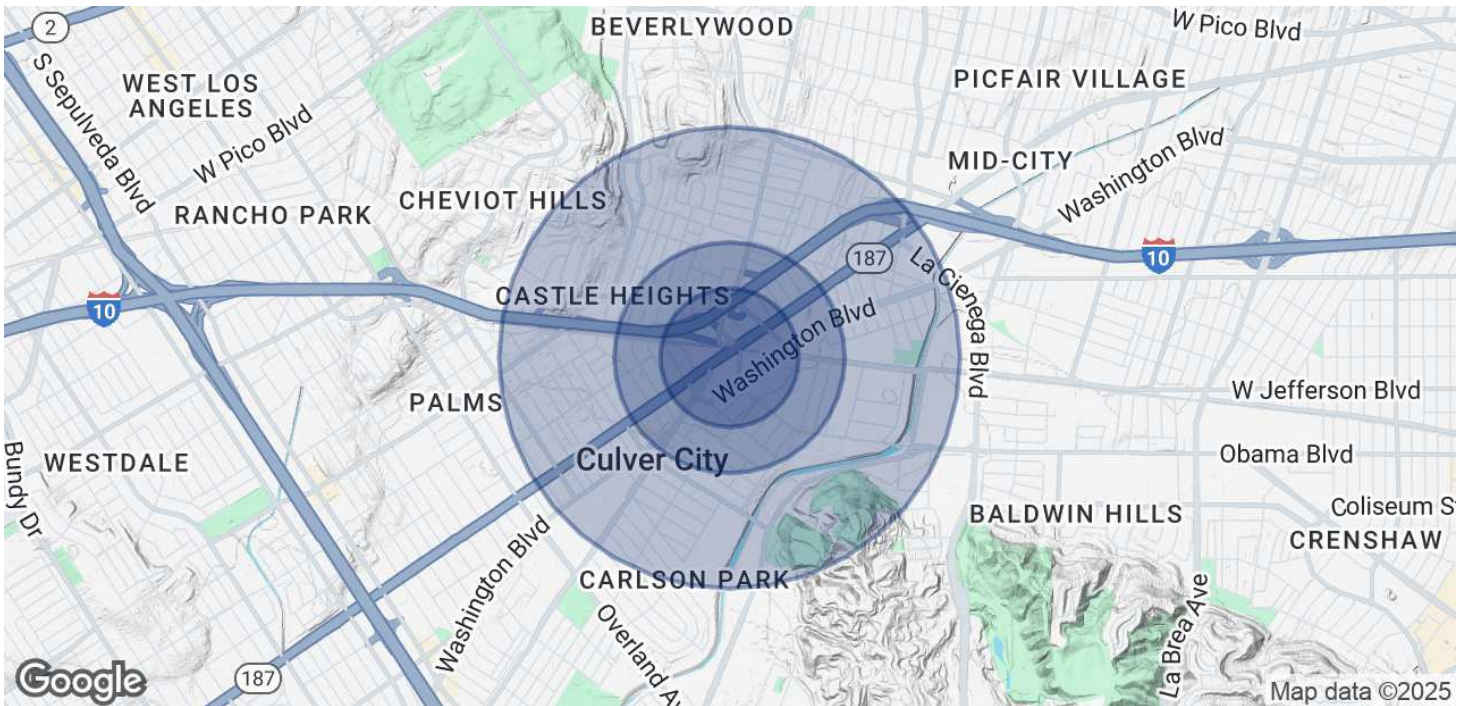
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,182	8,991	35,238
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,132	4,493	16,563
# of Persons per HH	1.9	2	2.1
Average HH Income	\$148,915	\$149,403	\$149,624
Average House Value	\$1,328,245	\$1,378,400	\$1,350,193

Demographics data derived from AlphaMap

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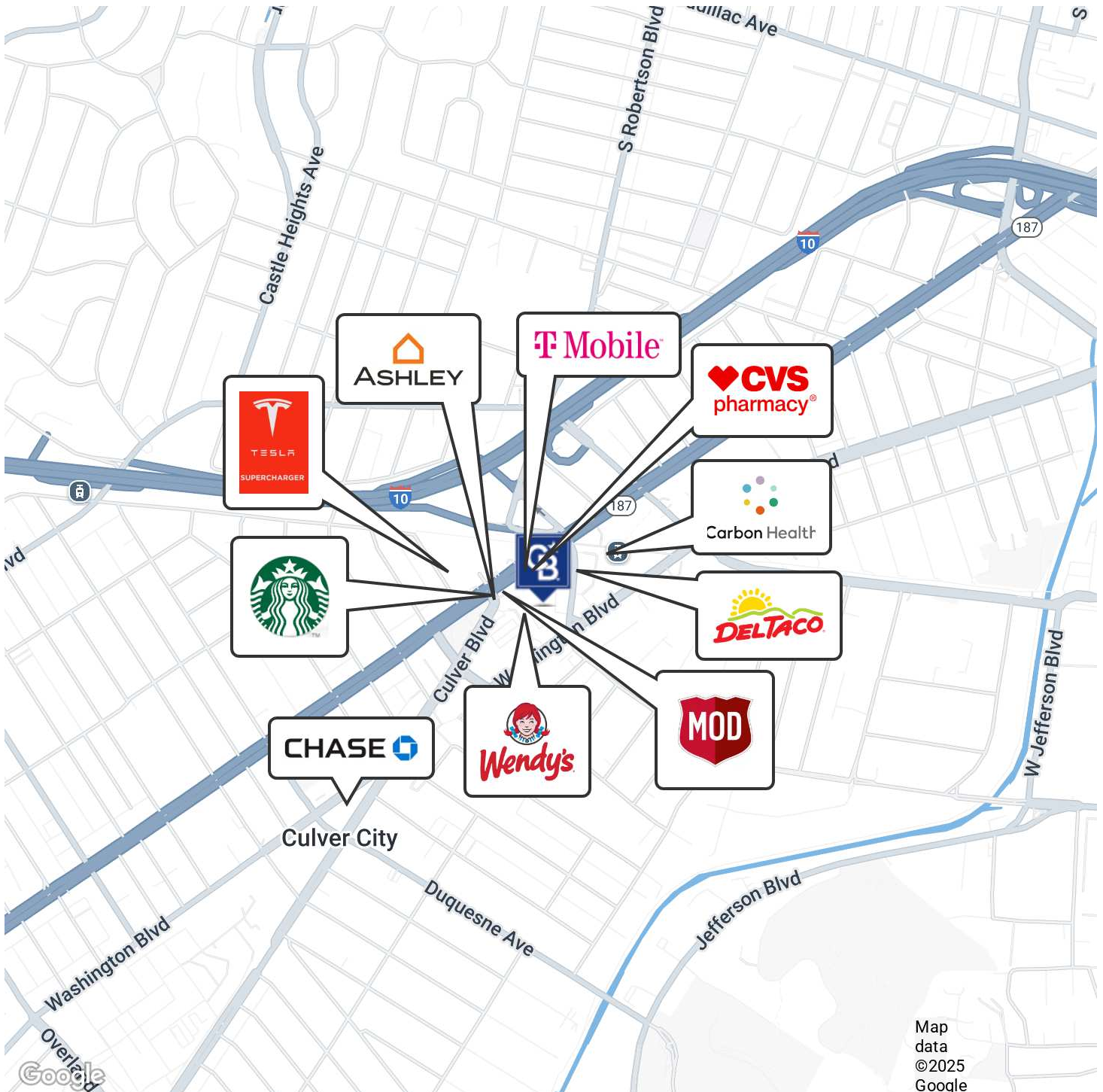


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