



**FOR LEASE**

**6118 Venice Blvd,  
Los Angeles CA 90034**

**Laura Alice Scaturro**

Founder

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# THE SPACE

Location	<b>6118 Venice Blvd Los Angeles, CA 90034</b>
County	<b>Los Angeles</b>
APN	<b>5065-01-7044</b>
Cross Street	<b>Comey</b>
Traffic Count	<b>42055</b>
Square Feet	<b>5,212</b>
Total Monthly Rent	<b>\$10,163.40</b>
Rental Rate PSF	<b>\$1.95 /SF/MO</b>
Lease Type	<b>NNN</b>



## HIGHLIGHTS

- Nestled in the Heart of Los Angeles' Mid-City Area
- Prominent Intersection for Great Visibility
- Connectivity to Major Freeway
- Versatile Open Floor Plan for Customization
- Bright with Natural Light
- Ideal for Diverse Business Uses
- Private Parking Lot for Added Convenience

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
<b>36,847</b>	<b>324,849</b>	<b>939,306</b>

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
<b>\$135,750</b>	<b>\$143,772</b>	<b>\$136,095</b>

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
<b>13,546</b>	<b>144,353</b>	<b>415,851</b>



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## PROPERTY FEATURES

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TOTAL TENANTS	<b>1</b>
GLA (SF)	<b>5,212</b>
LAND SF	<b>5,495</b>
LAND ACRES	<b>0.124</b>
YEAR BUILT	<b>1960</b>
ZONING TYPE	<b>C2</b>
NUMBER OF STORIES	<b>2</b>
NUMBER OF BUILDINGS	<b>1</b>
NUMBER OF PARKING SPACES	<b>10</b>

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## NEIGHBORING PROPERTIES

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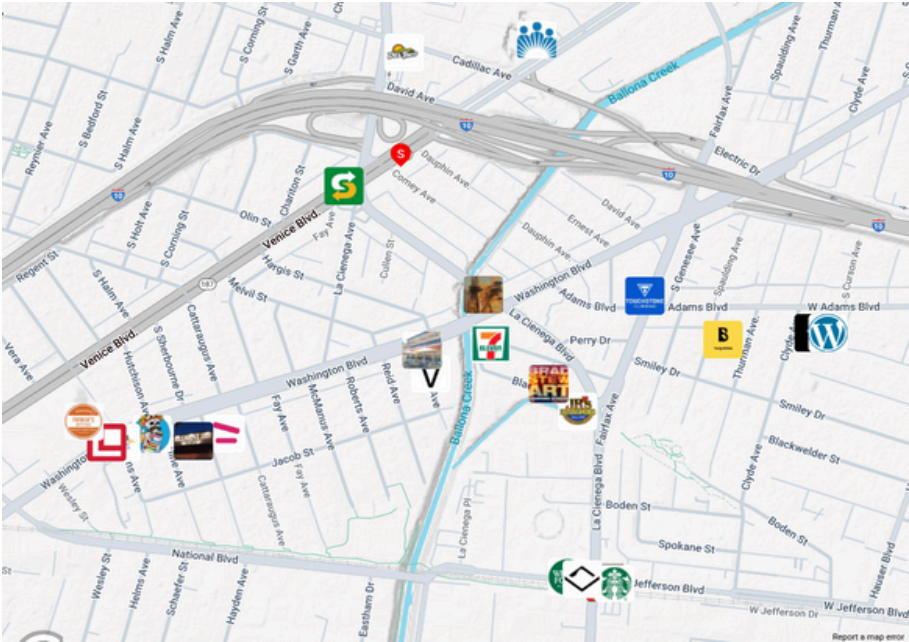
NORTH	<b>Auto</b>
SOUTH	<b>Residential</b>
EAST	<b>Office</b>
WEST	<b>Auto repair</b>

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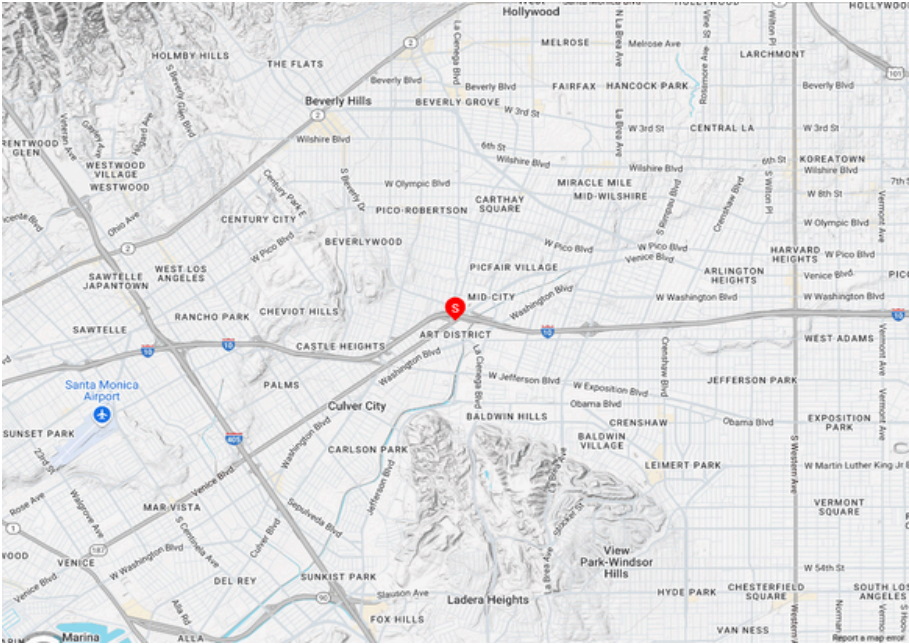


## LOCATION HIGHLIGHTS

- This property is perfectly positioned for those looking to be near the creative and commercial epicenter of Culver City. This vibrant locale is renowned for its innovative businesses and thriving cultural scene.
- Situated at the highly visible corner of Venice Boulevard and Comey Avenue, the building commands attention from both pedestrians and motorists.
- The property's proximity to the 10 freeway facilitates easy and convenient commuting for both employees and customers.
- Featuring a spacious open floor plan, the property offers flexibility for customization. The open layout provides a blank canvas for creative and functional arrangements.
- Abundant windows ensure that the interior spaces are bathed in sunlight, fostering a positive and productive atmosphere.
- With its highly adaptable space, the property is perfectly suited for a range of business types, including creative offices, production studios, and flexible workspaces.
- A private parking lot is included with the property, providing an added layer of convenience for both tenants and visitors.



## Regional Map









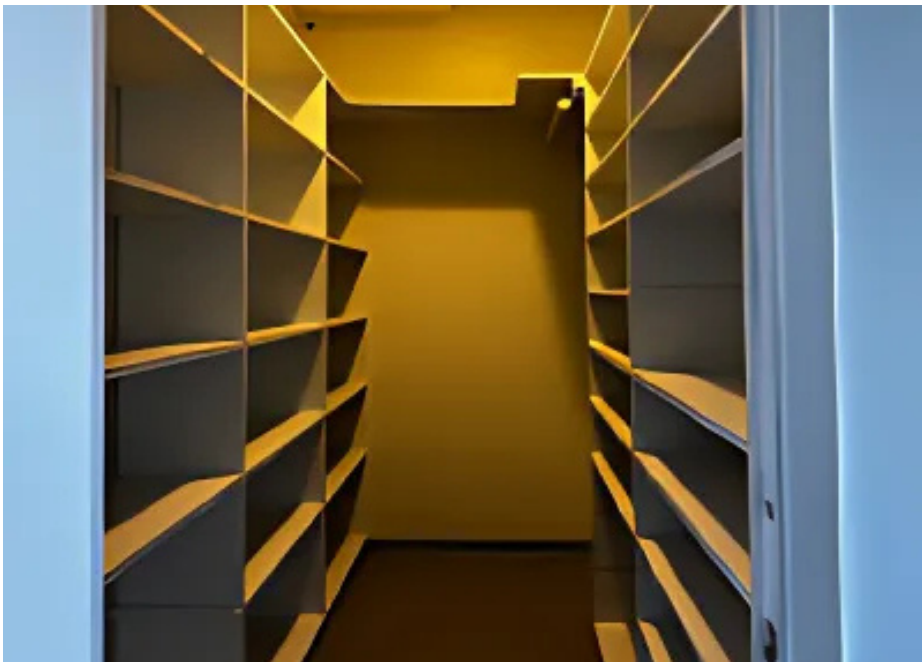




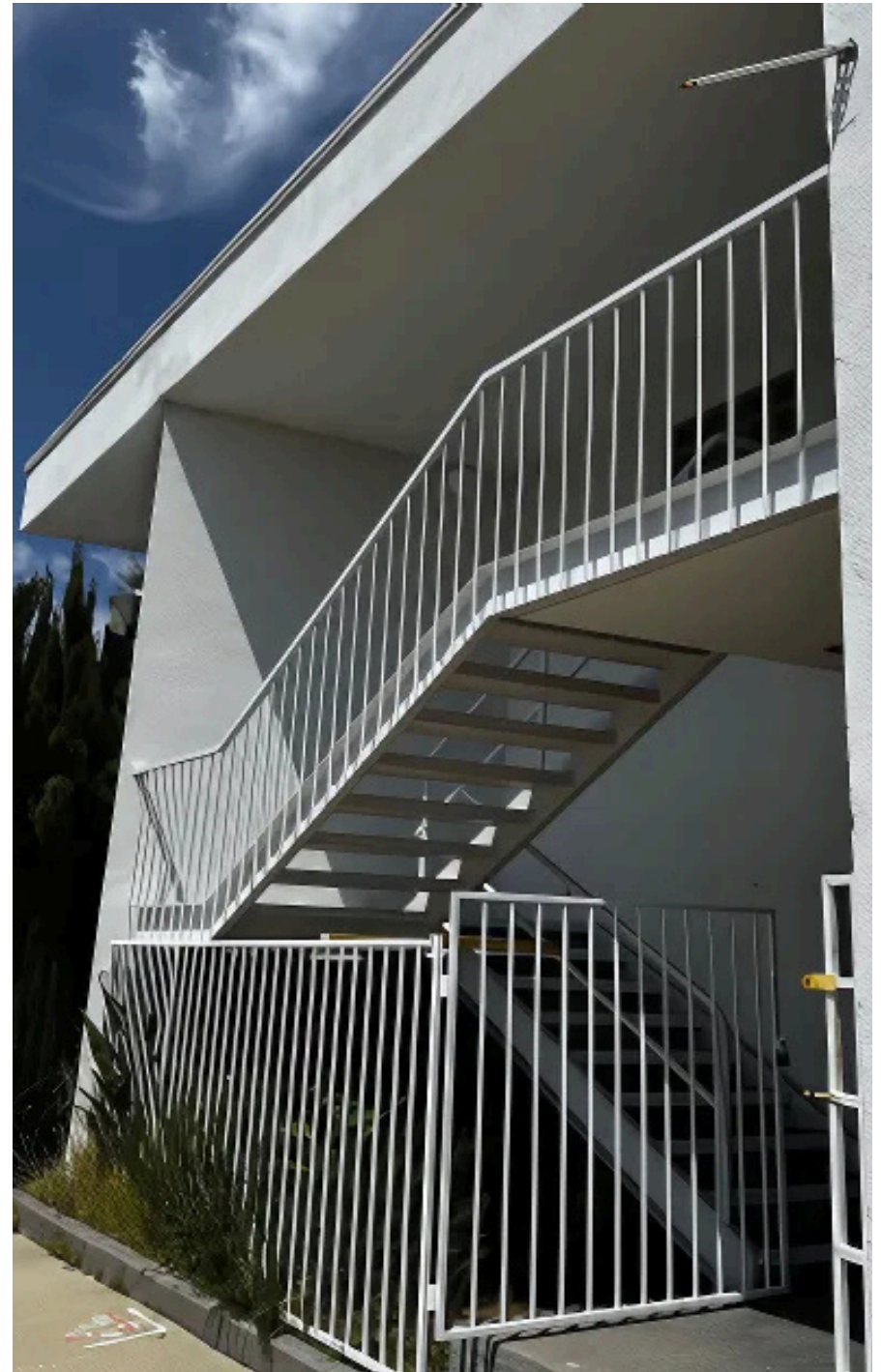


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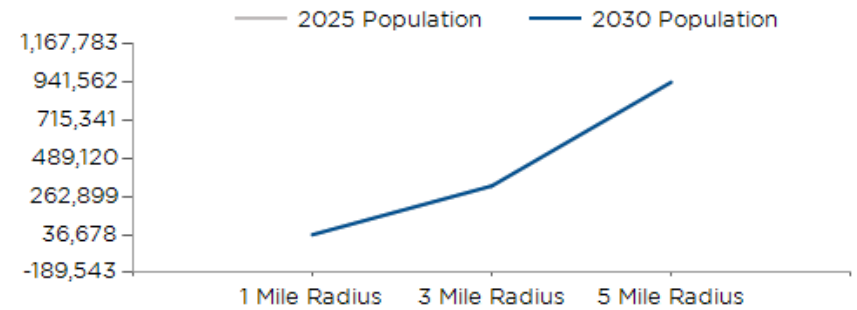




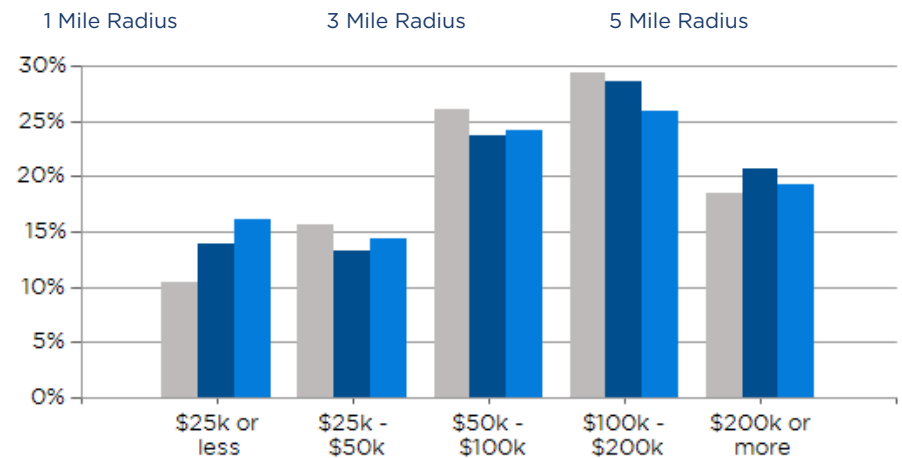
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,259	316,637	930,441
2010 Population	34,981	322,282	928,535
2025 Population	36,847	324,849	939,306
2030 Population	36,678	326,010	941,562
2025-2030: Population: Growth Rate	-0.45%	0.35%	0.25%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	771	12,615	41,894
\$15,000-\$24,999	638	7,427	25,293
\$25,000-\$34,999	944	7,689	25,094
\$35,000-\$49,999	1,165	11,445	34,560
\$50,000-\$74,999	1,985	17,546	54,061
\$75,000-\$99,999	1,552	16,572	46,584
\$100,000-\$149,999	2,534	24,816	66,106
\$150,000-\$199,999	1,450	16,430	41,861
\$200,000 or greater	2,507	29,811	80,396
Median HH Income	\$94,453	\$97,879	\$87,931
Average HH Income	\$135,750	\$143,772	\$136,095

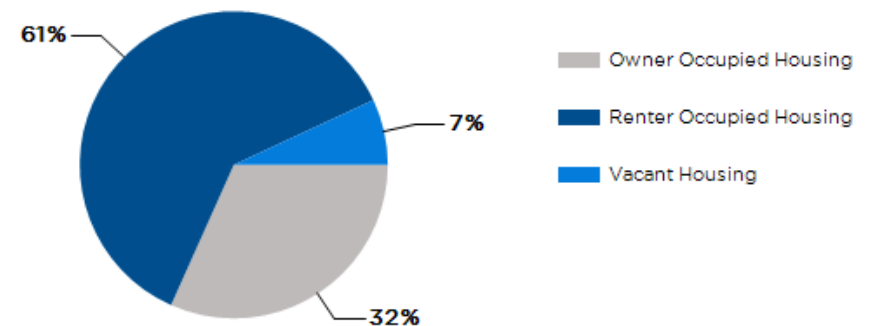
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,421	143,533	406,452
2010 Total Households	11,987	138,230	391,672
2025 Total Households	13,546	144,353	415,851
2030 Total Households	13,928	149,034	429,568
2025 Average Household Size	2.70	2.21	2.21
2025-2030: Households: Growth Rate	2.80%	3.20%	3.25%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

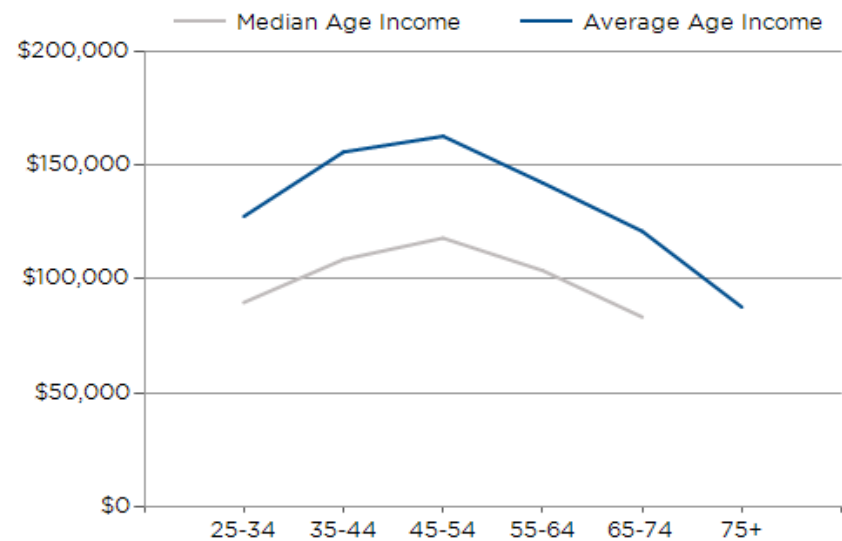
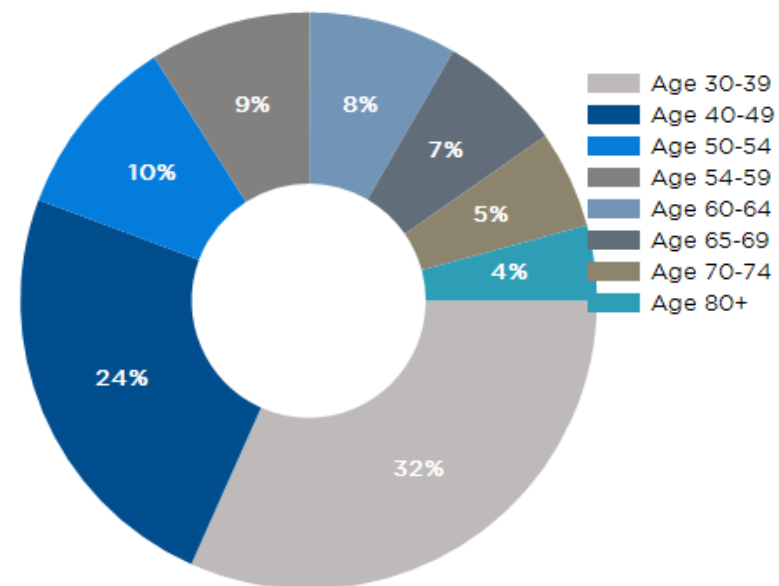


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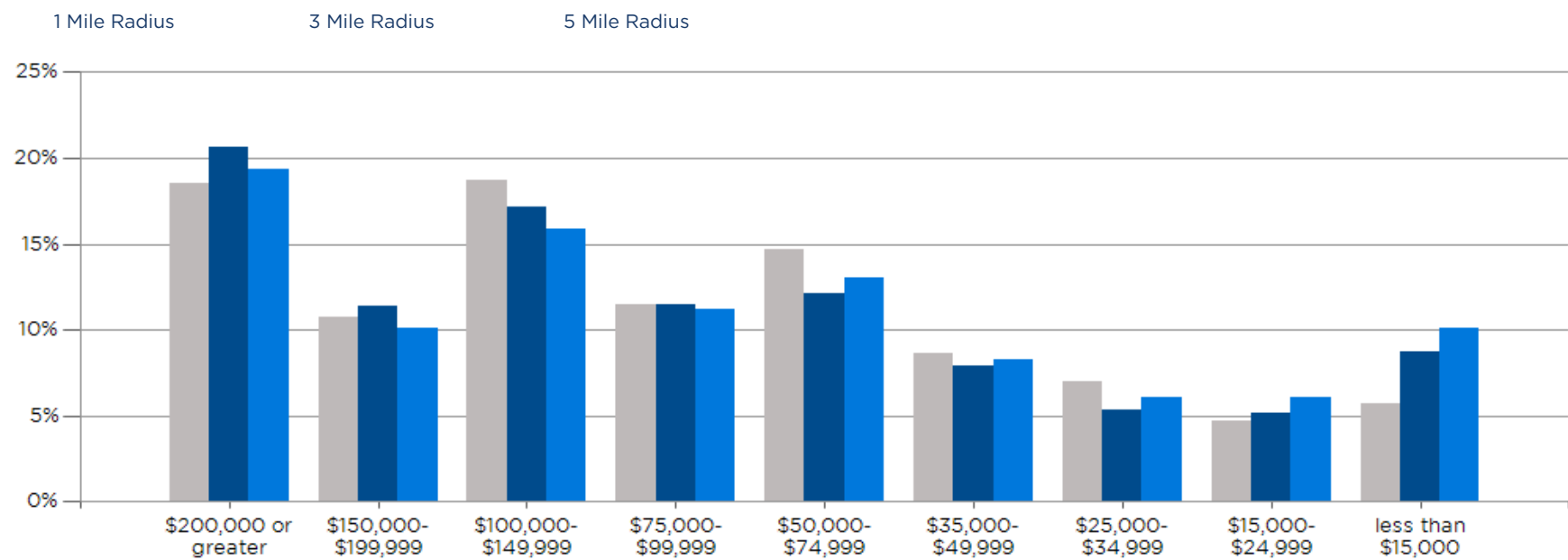


2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,801	37,084	104,977
2025 Population Age 35-39	3,339	29,682	83,629
2025 Population Age 40-44	2,954	25,095	70,951
2025 Population Age 45-49	2,456	20,248	58,339
2025 Population Age 50-54	2,325	19,965	58,199
2025 Population Age 55-59	2,044	17,805	52,522
2025 Population Age 60-64	1,868	17,014	50,275
2025 Population Age 65-69	1,571	14,793	43,553
2025 Population Age 70-74	1,231	12,672	35,642
2025 Population Age 75-79	949	9,791	27,535
2025 Population Age 80-84	563	6,342	17,941
2025 Population Age 85+	533	7,328	20,280
2025 Population Age 18+	30,120	273,711	798,784
2025 Median Age	37	38	38
2030 Median Age	39	40	40

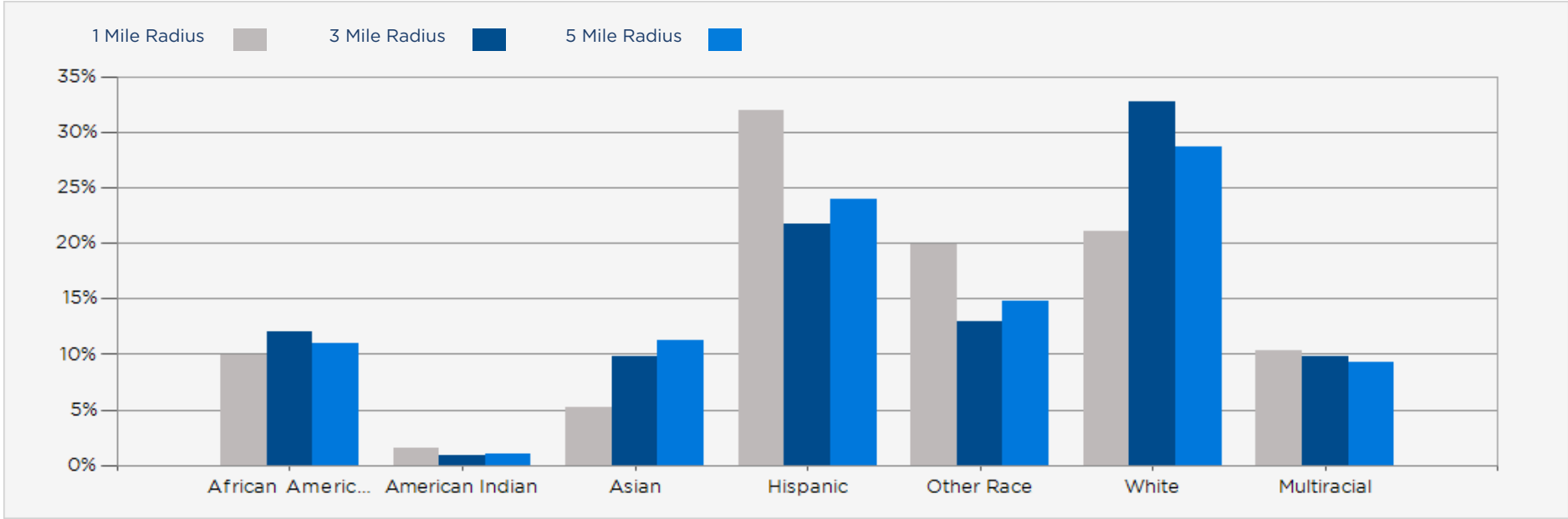
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,724	\$97,447	\$89,510
Average Household Income 25-34	\$127,620	\$134,610	\$128,799
Median Household Income 35-44	\$108,665	\$115,057	\$105,838
Average Household Income 35-44	\$155,998	\$164,471	\$156,703
Median Household Income 45-54	\$118,091	\$124,573	\$112,712
Average Household Income 45-54	\$162,943	\$175,444	\$164,927
Median Household Income 55-64	\$103,772	\$105,364	\$94,950
Average Household Income 55-64	\$142,409	\$155,723	\$147,101
Median Household Income 65-74	\$83,305	\$79,522	\$71,907
Average Household Income 65-74	\$121,078	\$125,711	\$119,826
Average Household Income 75+	\$87,659	\$98,206	\$94,547



2025 Household Income

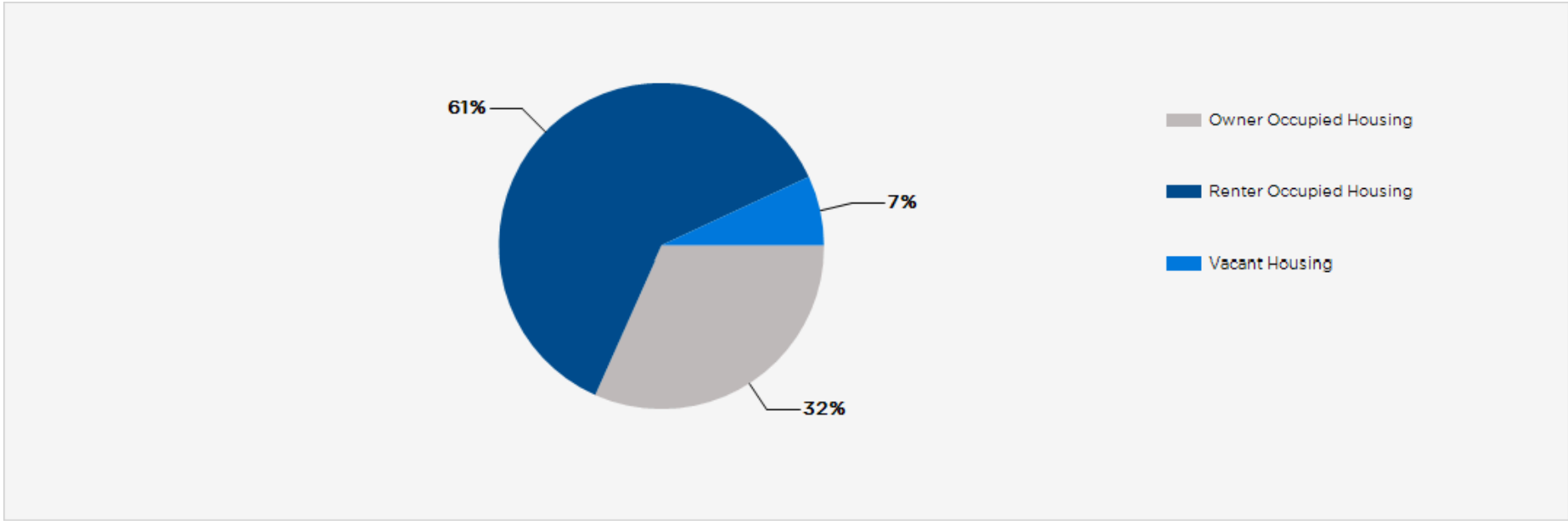


2025 Population by Race

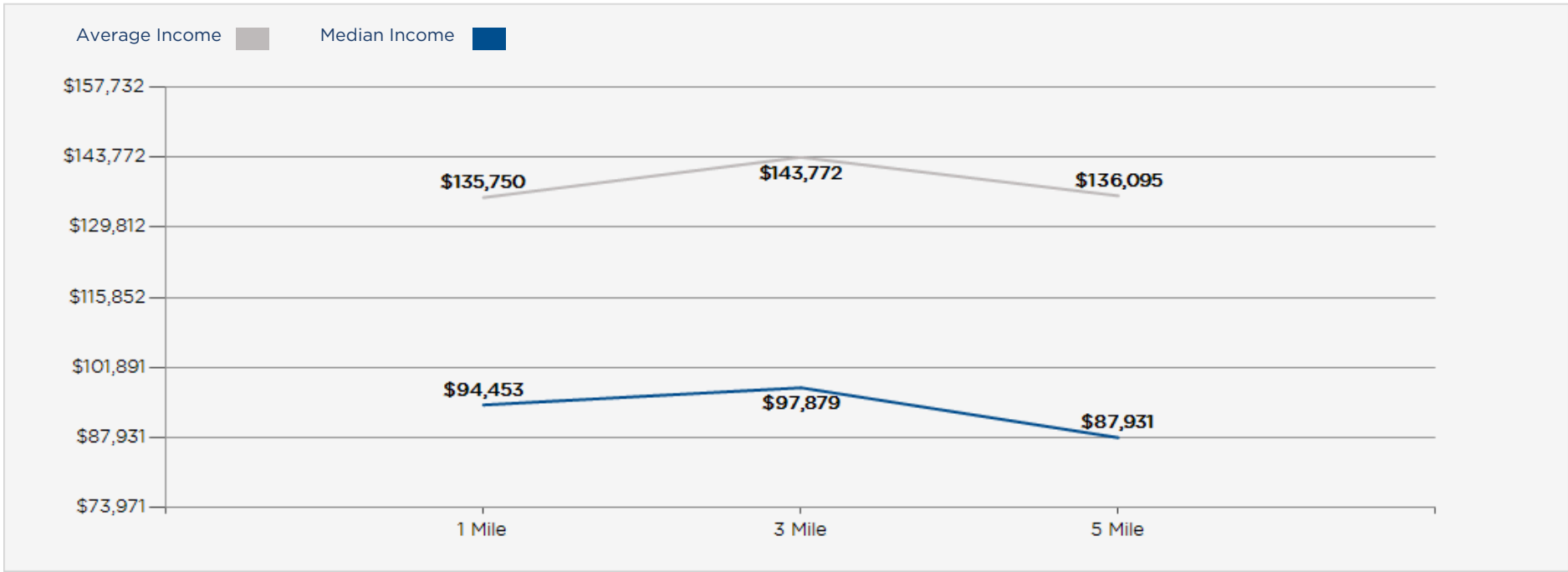




2025 Household Occupancy - 1 Mile Radius



2025 Household Income Average and Median





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