



4114

SEPULVEDA BLVD
CULVER CITY, CA

INTERSTATE
CALIFORNIA
405
310,971 VPD

19,059 VPD

32,150 VPD

WASHINGTON BLVD

SEPULVEDA BLVD

SIZE	TYPE
1,200 SF	Former Juice Restaurant
2,634 SF +500 SF 2ND FLOOR SPACE	2nd Gen Restaurant
3,000 SF +1,000 SF OUTDOOR PATIO	2nd Gen Restaurant

FOR LEASE

3 SPACES REMAINING
FOR RESTAURANT & CAFE

DESTINATION HIGHLIGHTS



Several Second-Generation Restaurant/ Café Spaces



Close Proximity to the 405 and Several Freeway
Onramp & Off ramps | **±310,971 VPD 405 Highway**



Close Distance to Studios, Schools, &
other Event/Catering Opportunities



±32,150 VPD Sepulveda Blvd
±19,059 VPD Washington Blvd

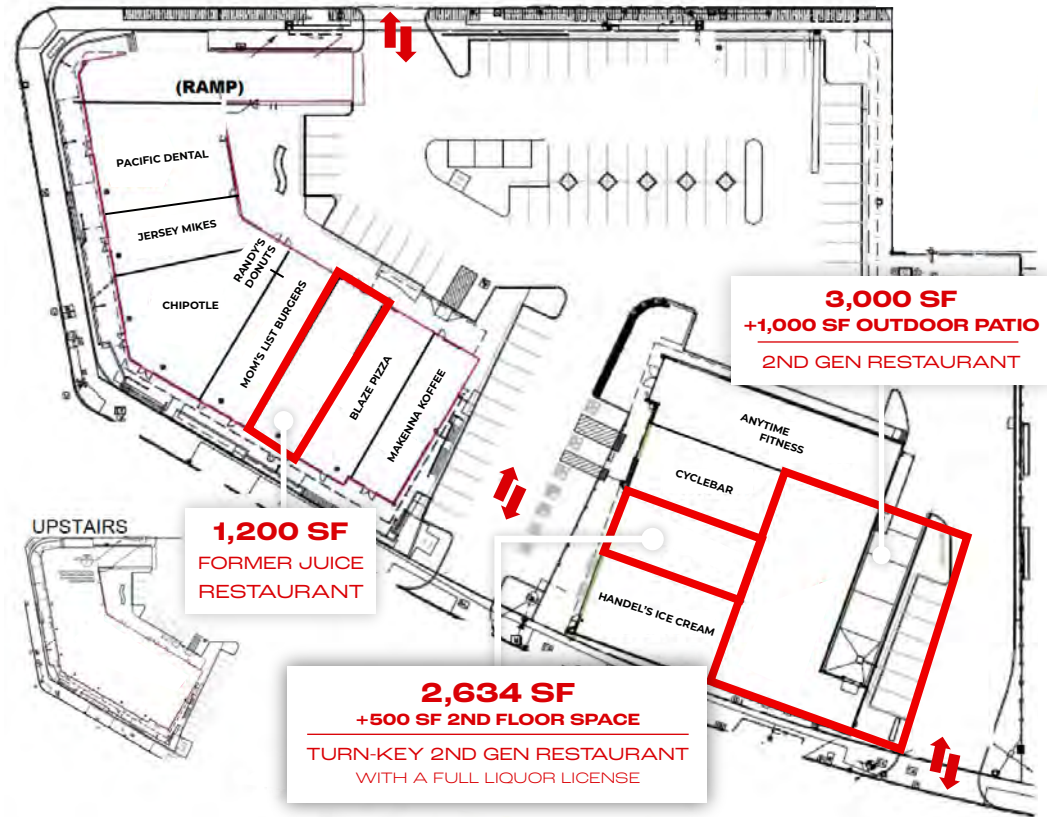


POPULATION	1 MILE	2 MILES
Estimated Population	44,709	256,097
Estimated Households	18,778	115,239
Median Age	36.7	38.4



HOUSEHOLD INCOME	1 MILE	2 MILES
Average Household Income	\$144,736	\$174,472
Median Household Income	\$97,659	\$121,915

SITE MAP



CHRIS ALIHEMMAT

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

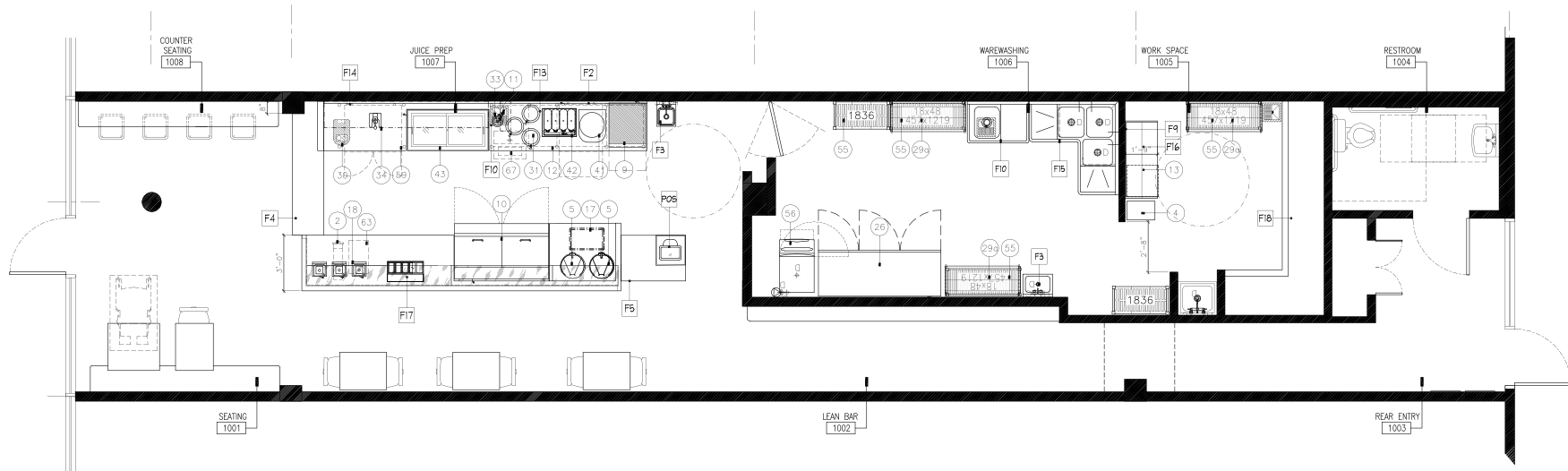
FORMER JUICE / 2ND-GEN RESTAURANT

1,200 SF

4114

SEPULVEDA BLVD

CULVER CITY, CA



HIGH-EXPOSURE TRAFFIC COUNTS

Positioned near strong daily vehicle traffic, including approximately 32,150 VPD on Sepulveda Blvd and 19,059 VPD on Washington Blvd.



EXCEPTIONAL HIGHWAY ACCESS

Located in close proximity to the 405 Highway (supporting roughly 310,971 VPD) with multiple freeway on-ramps and off-ramps.



SYNERGISTIC TENANT MIX

Situated near popular destination highlights and co-tenants like Handel's Ice Cream, CycleBar, Anytime Fitness, Blaze Pizza, Chipotle, and Jersey Mike's.



STRONG LOCAL DEMOGRAPHICS

Benefits from a dense, high-income local population within a 1-to-2-mile radius, ideal for a specialty juice, health food, or beverage concept.

CHRIS ALIHEMMAT

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

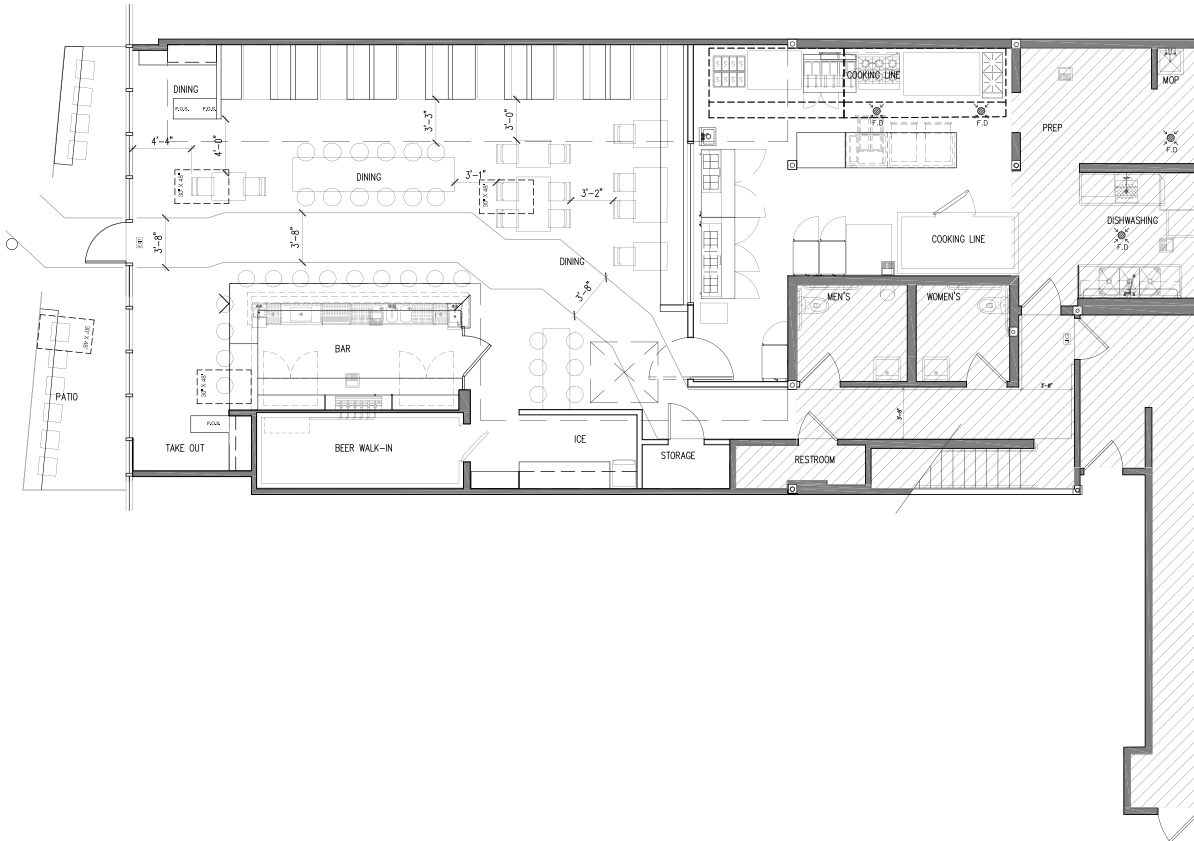
SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

4114

SEPULVEDA BLVD

CULVER CITY, CA

TURN-KEY 2ND GEN RESTAURANT SPACE**2,634 SF****ADDITIONAL 500 SF
OF 2ND FLOOR SPACE****CHRIS ALIHEMMAT**

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating vlookers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
 COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

2ND GEN RESTAURANT SPACE

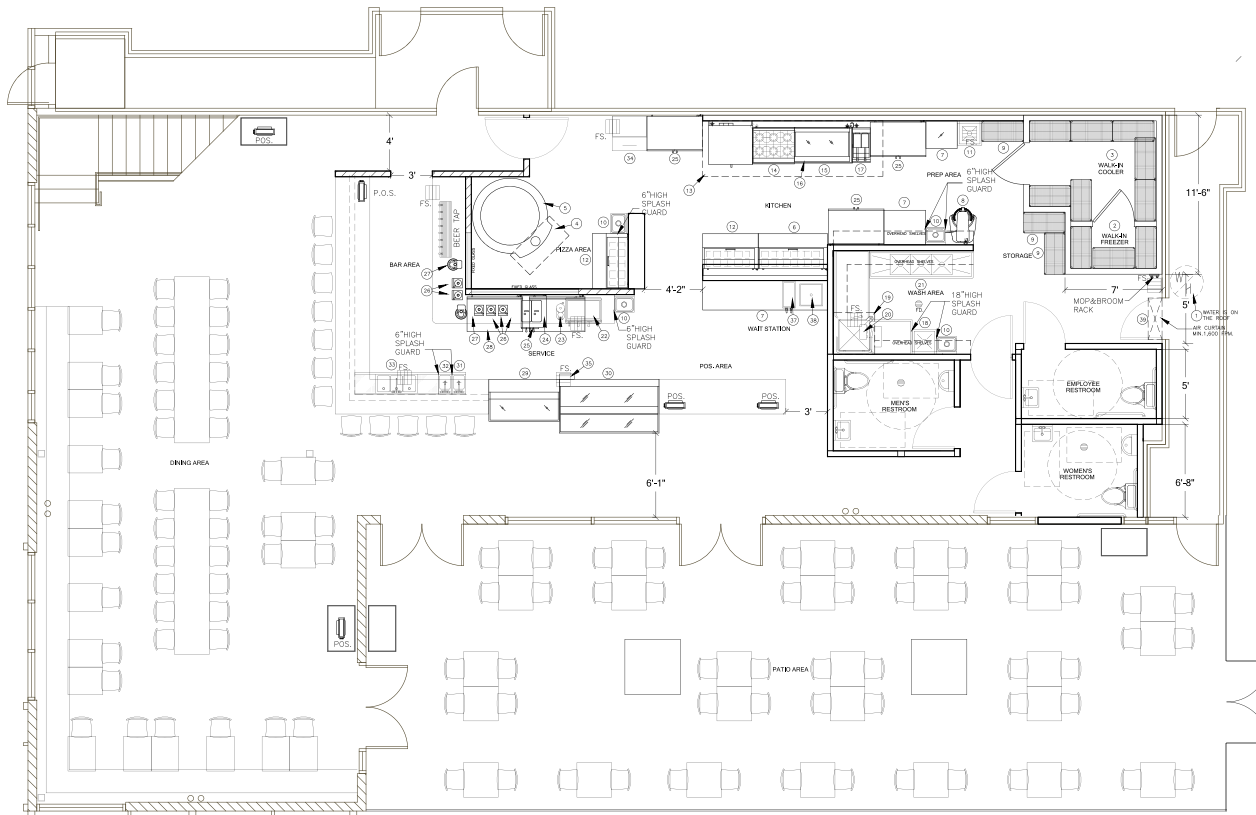
3,000 SF

+1,000 SF OUTDOOR PATIO

4114

SEPULVEDA BLVD

CULVER CITY, CA



CHRIS ALIHEMMAT

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900



CHRIS ALIHEMMAT

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
Estimated Population	44,709	256,097	725,613
Estimated Households	18,778	115,239	333,305
Median Age	36.7	38.4	38.2



HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
Average Household Income	\$144,736	\$174,472	\$158,358
Median Household Income	\$97,659	\$121,915	\$108,182



DAYTIME POPULATION

	1 MILE	2 MILES	3 MILES
Total Businesses	2,084	19,800	71,823
Total Employees	15,904	163,096	557,292



DRIVE TIMES

DESTINATIONS

Jerry Chabola Stadium (0.9m away)
 The Wende Museum (0.9m away)
 Sony Picture Studios (1.4m away)
 Westfield Culver City (2.1m away)
 Santa Monica Airport (3.3m away)

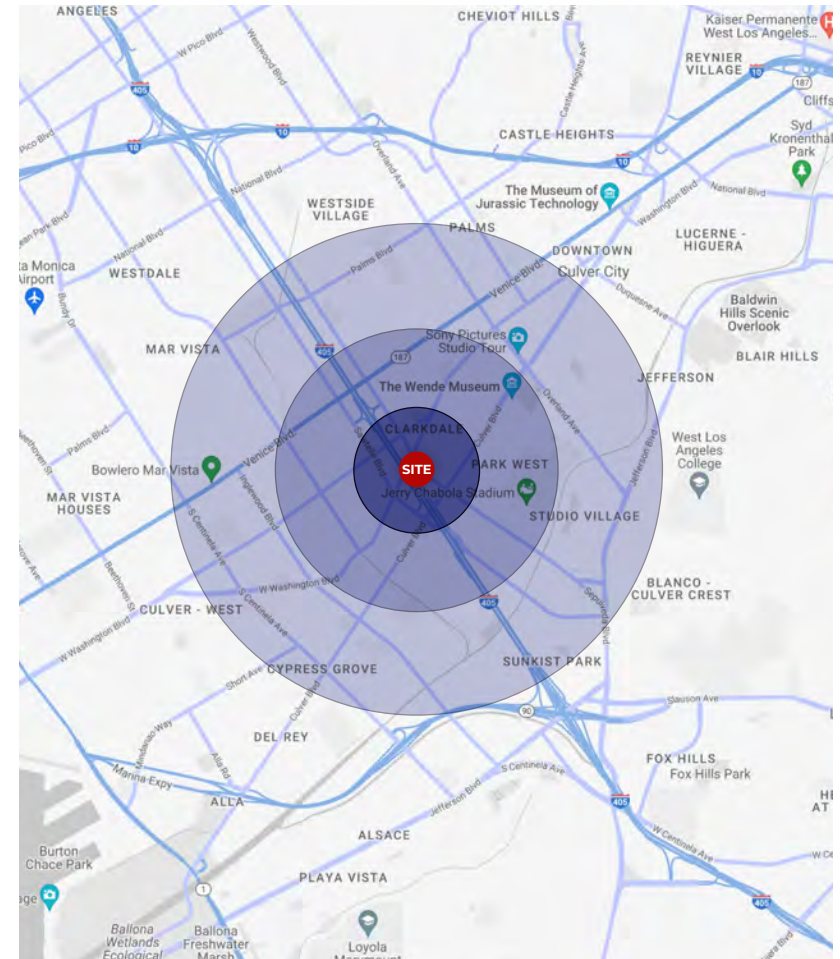
DISTANCE

4 Minute Drive
 4 Minute Drive
 6 Minute Drive
 7 Minute Drive
 15 Minute Drive

4114

SEPULVEDA BLVD

CULVER CITY, CA



CHRIS ALIHEMMAT

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
 COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

4114

SEPULVEDA BLVD

CULVER CITY, CA



CHRIS ALIHEMMAT

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805