



## STUDIO VILLAGE

10900-11096 Jefferson Blvd., Culver City, CA 90230



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DRE#01356621



RETAIL SPACE  
CULVER CITY, CA

**EXCLUSIVELY LISTED BY**

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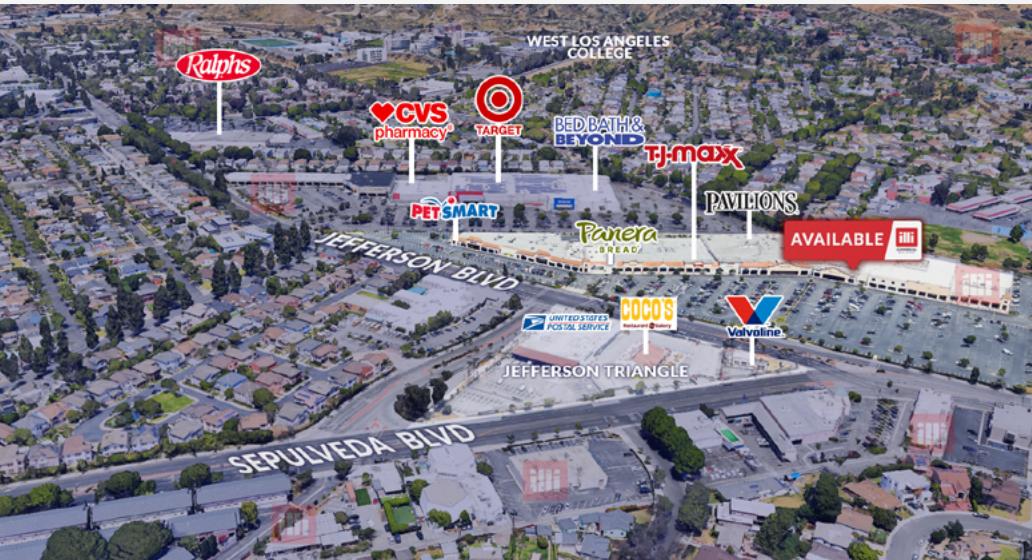


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# PROPERTY FEATURES

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## APPROX. 1,477 - 17,756 SF

RETAIL SPACE AVAILABLE

- ✓ Neighboring tenants include Pavilions, Panera Bread, TJ Maxx, and PetSmart
- ✓ Parking ratio 6.93/1000

## AREA AMENITIES

- ✓ Studio Village historically has seen 100% occupancy on a continual basis
- ✓ This is a rare opportunity to capture a space in one of Culver City's hottest centers sitting on a main corridor

## RATE

UNIT 10960 | ±1,477 SF | \$4.00 + 0.72 NNN PSF

UNIT 11096 | ±17,756 SF | \$3.20 + 0.72 NNN PSF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,573	277,333	754,601
Avg. HH Income	\$134,876	\$120,055	\$115,646
Daytime Pop	16,413	277,788	619,507
Traffic Count	± 27,571 CPD ON JEFFERSON BLVD		

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# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AERIAL MAP**



**COMMERCIAL**  
REAL ESTATE

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