



STUDIO VILLAGE

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



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DRE#01356621



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
CULVER CITY, CA

EXCLUSIVELY LISTED BY

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SENIOR ASSOCIATE

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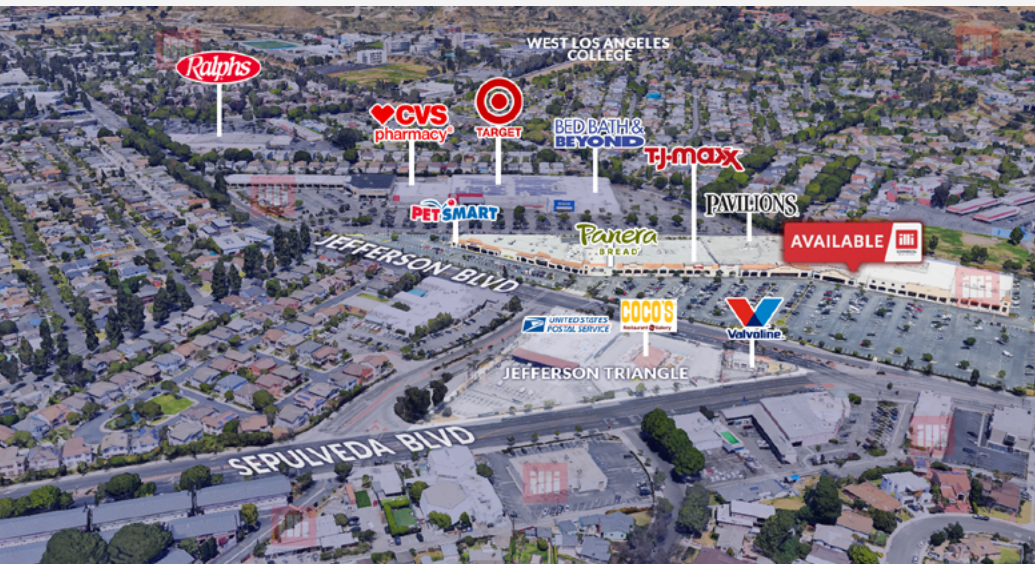
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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RETAIL SPACE
CULVER CITY, CA

PROPERTY FEATURES

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



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 center 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		

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.



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cheesecake
Factory

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COMMERCIAL
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