

# MARINA PLAZA SHOPPING CENTER

RETAIL/ SALON SPACE

# FOR LEASE



**12740 CULVER BOULEVARD, Los Angeles, CA 90066**

**RAFAEL PADILLA**

**310.395.2663 X102**

**RAFAEL@PARCOMMERCIAL.COM**

**LIC# 00960188**

**ARTHUR PETER**

**310.395.2663 X101**

**ARTHUR@PARCOMMERCIAL.COM**

**LIC# 010686613**





**UNIT G:** Approximately 1,260 square feet  
 Former chiropractic office, waiting area, 3 treatment areas, private office and bathroom

**RATE:** \$3.50 per square foot per month, NNN  
 (NNN estimated to be \$1.00 per square foot per month)

**UNIT C:** Approximately 1,260 square feet  
 Open retail floor plan with bathroom

**RATE:** \$3.70 per square foot per month, NNN  
 (NNN estimated to be \$1.00 per square foot per month)

**PARKING:** Shared surface parking

**TERM:** 3 - 5 years

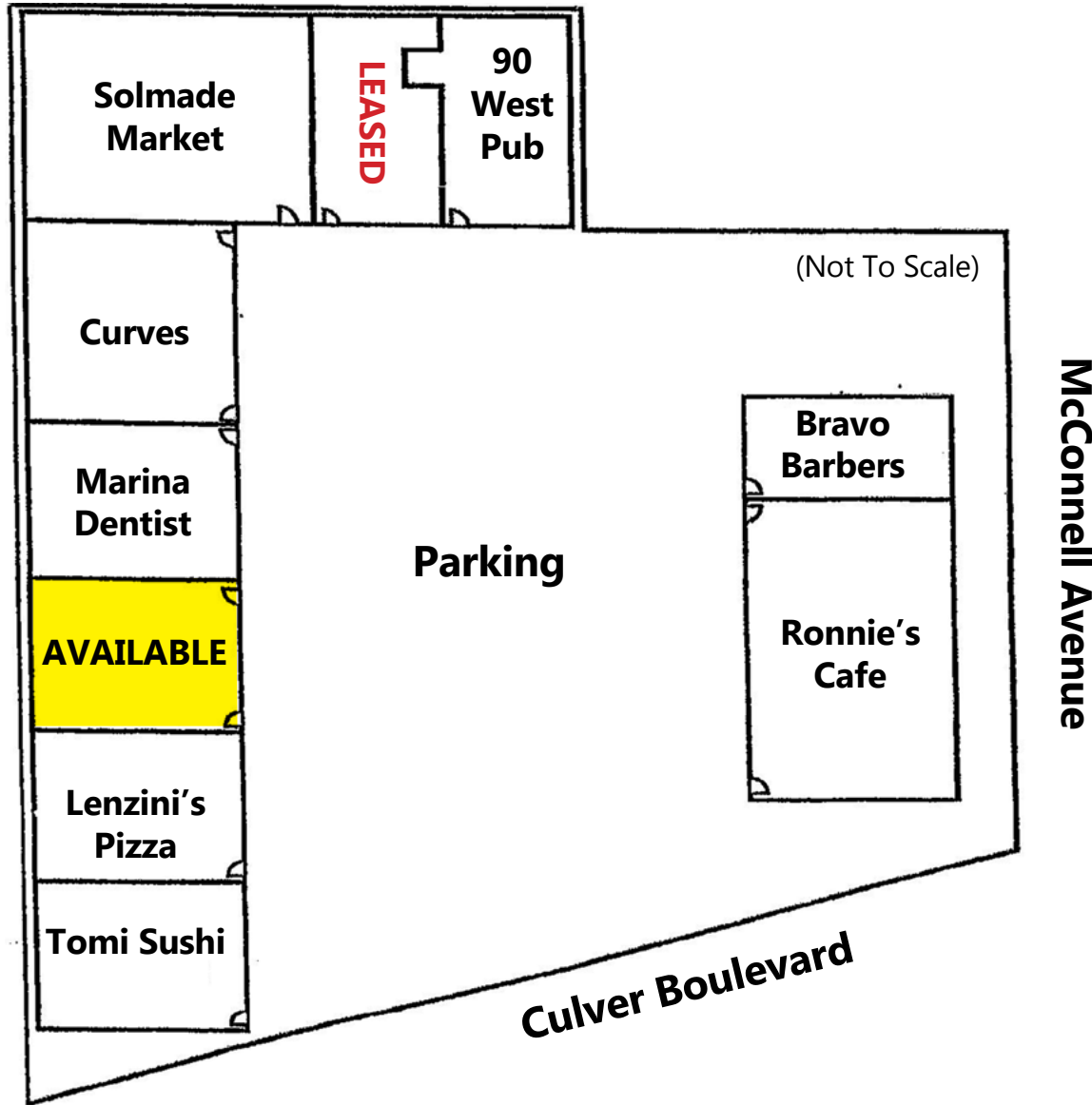
**AVAILABLE:** Immediately

The property is a single-story corner shopping center located within 2 blocks of the Marina Freeway. It is near the on/off ramp at Culver Boulevard which is a major thoroughfare between the beach communities and West Los Angeles. It is also located directly across from the 20,000 square foot Direct TV office on a signalized intersection.

- **Signalized corner of Culver and McConnell**
- **2 blocks east of Marina freeway**
- **Walking distance from 124,000 sf of office at Media Works and 166,000 sf of office from Del Rey Campus**
- **Major east / west thoroughfare from beach to west LA; Minutes from Marina Del Rey, Playa Vista and Culver City**



# SITE PLAN



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# AREA MAP



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# DEMOGRAPHICS

## POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2029 Projected Population	36,647	244,159	585,614
2024 Estimated Population	37,574	250,058	599,022
2020 Census Population	37,657	249,246	593,387
Growth 2024-2029	-2.47%	-2.36%	-2.24%
Growth 2020-2024	-0.22%	0.33%	0.95%

## 2024 HOUSEHOLDS BY HH INCOME \$50,000+

\$50,000-\$74,999	1,760	12,718	33,461
\$75,000-\$99,999	1,734	13,200	29,392
\$100,000-\$200,000 +	9,472	38,178	104,292
<b>TOTAL \$50,000-\$200,000+</b>	<b>12,966</b>	<b>64,096</b>	<b>167,145</b>
2024 Estimated Average HH Income	\$144,986	\$142,692	\$128,821
2020 Estimated Households	17,184	114,108	264,131



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