

11170 WASHINGTON BOULEVARD, Culver City, CA 90232

RETAIL SPACE

FOR LEASE



GREG ECKHARDT
310.395.2663 x103
gecko@parcommercial.com
Lic#01255469



11170 Washington Boulevard, Culver City, CA 90232



SIZE: Approximately 1,700 square feet

RATE: \$2.95 per square foot per month, NNN

NNN: Estimated to be \$0.92 per square foot per month

TERM: 3 - 5 years

PARKING: 24 shared spaced

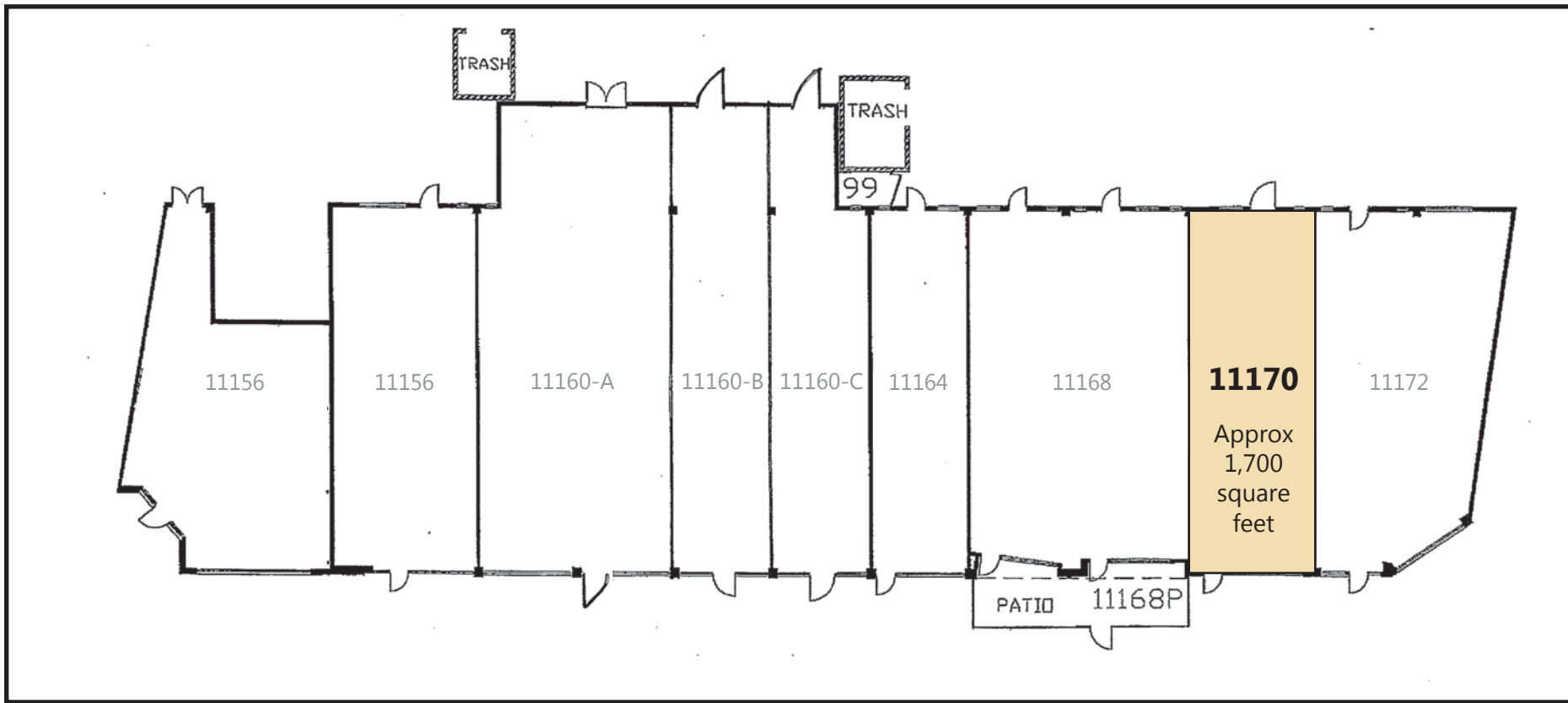
AVAILABLE IMMEDIATELY



- Building was remodeled in late 2010
- Great street visibility with signage available
- Ample shared parking for retail center
- One block east of Sepulveda Boulevard & the 405 Freeway
- Located in a dense population of Culver City with heavy foot and auto traffic



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POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	35,464	341,876	1,016,625
2018 Estimated Population	35,034	335,375	995,709
2010 Census Population	334,833	320,659	942,622
Growth 2018-2023	1.23%	1.94%	2.10%
Growth 2010-2018	0.58%	4.59%	5.63%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	16.53%	15.56%	15.03%
\$75,000-\$99,000	11.44%	12.21%	10.97%
\$100,000 +	25.78%	33.32%	31.04%

TOTAL

2018 Estimated Average HH Income	53.75% \$79,037	61.09% \$96,665	57.04% \$91,905
2018 Estimated Households	11,849	141,718	410,573



www.parcommercial.com

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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.

