

12821 WASHINGTON BOULEVARD
Culver City, CA 90066

FOR LEASE



New Restaurant/Retail/Medical/Fitness Space

**Landlord-provided restaurant infrastructure in place, including
Grease Interceptor and Exhaust Shaft**

THE LUCKY RETAIL



GREG ECKHARDT
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Property Characteristics

12821 Washington Boulevard, Culver City, CA 90066

THE LUCKY RETAIL: New mixed-use project with approximately 7,200 square feet of restaurant/retail space and 37 luxury apartments (100% leased)

SIZE: Approximately 1,205 - 1,661 square feet

RENT: \$3.50 - \$3.95 per square foot per month, NNN (NNN estimated to be \$1.65 per square foot per month)

PARKING: 42 spaces for retail customers (includes on site metered parking)

TERM: 5 years

AVAILABLE: Immediately

- **Landlord-provided restaurant infrastructure in place, including Grease Interceptor and Exhaust Shaft**
- **Block to Block Restaurant / Retail space with 240' of frontage on Washington Boulevard**
- **Located in Culver City, home to Apple, Amazon, HBO, Sony and more**
- **Proximate to Marina Del Rey and Venice Silicon Beach**
- **Clear heights of 13'2" (12'6" at columns)**
- **Traffic count of 38,826 CPD at Washington Boulevard and Moore Street**

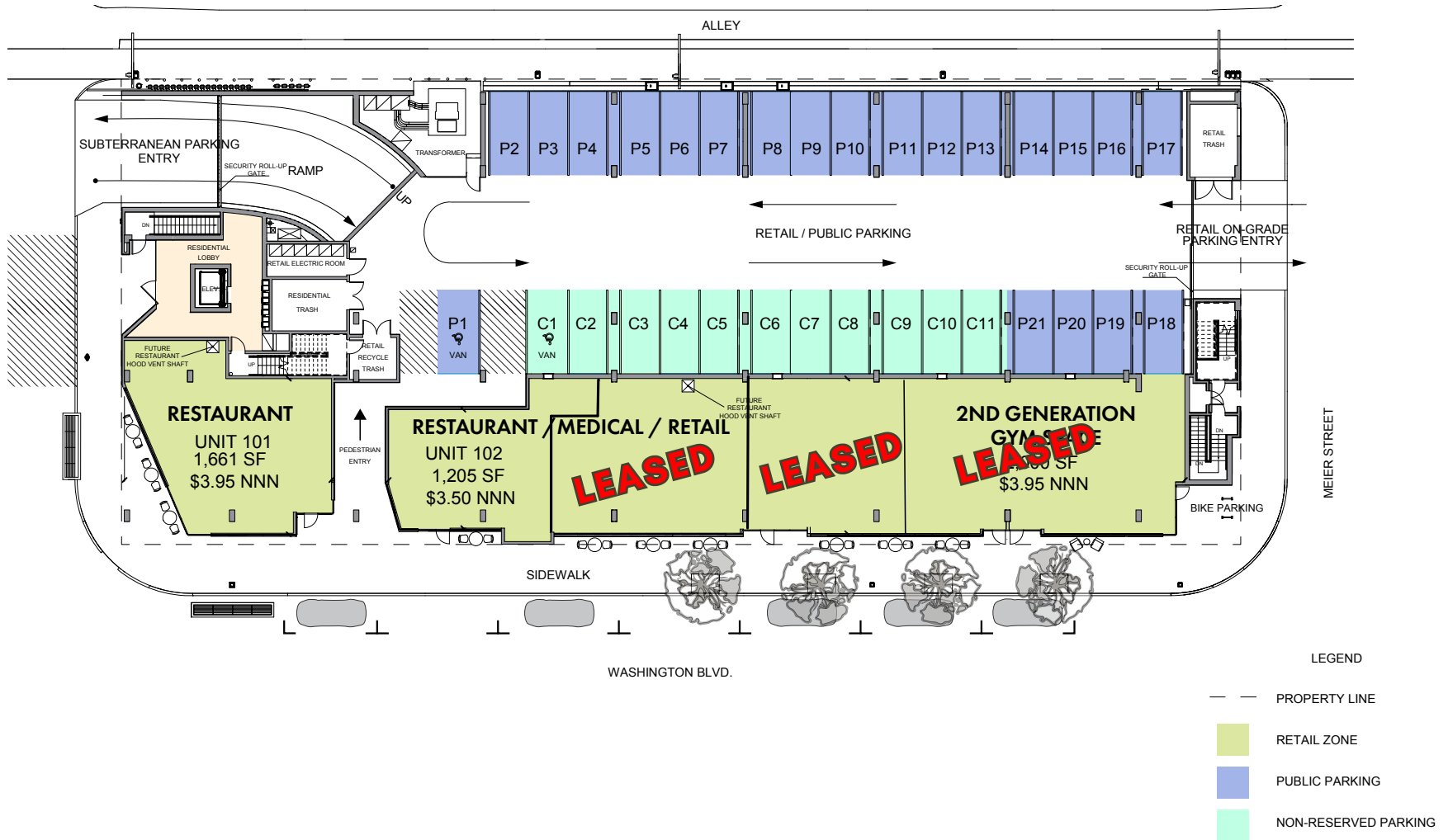


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GROUND FLOOR, RETAIL & PARKING



*Demising plan for illustration only; spaces can be demised to suit tenant's specific size requirements

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Demographics

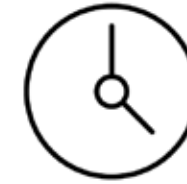
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Median Home Value
\$710,079



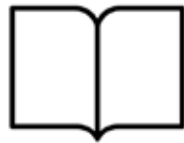
Apparel, Food/Entertainment & Services
\$269,397
2019 yearly consumer spending



Estimated Population
35,034
0.58% growth 2010-2019
1.23% growth 2019-2024



Housing Units
11,849
38.91% owner occupied



Educational Attainment
35%
with college or higher degree



Average Household Income
\$79,0378
26% earn more than \$100k

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2024 Projected Population	35,464	341,876	1,016,625
2019 Estimated Population	35,034	335,375	995,709
2010 Census Population	334,833	320,659	942,622
Growth 2019-2024	1.23%	1.94%	2.10%
Growth 2010-2019	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	53.75%	61.09%	57.04%
2019 Estimated Average HH Income	\$79,037	\$96,665	\$91,905
2019 Estimated Households	11,849	141,718	410,573



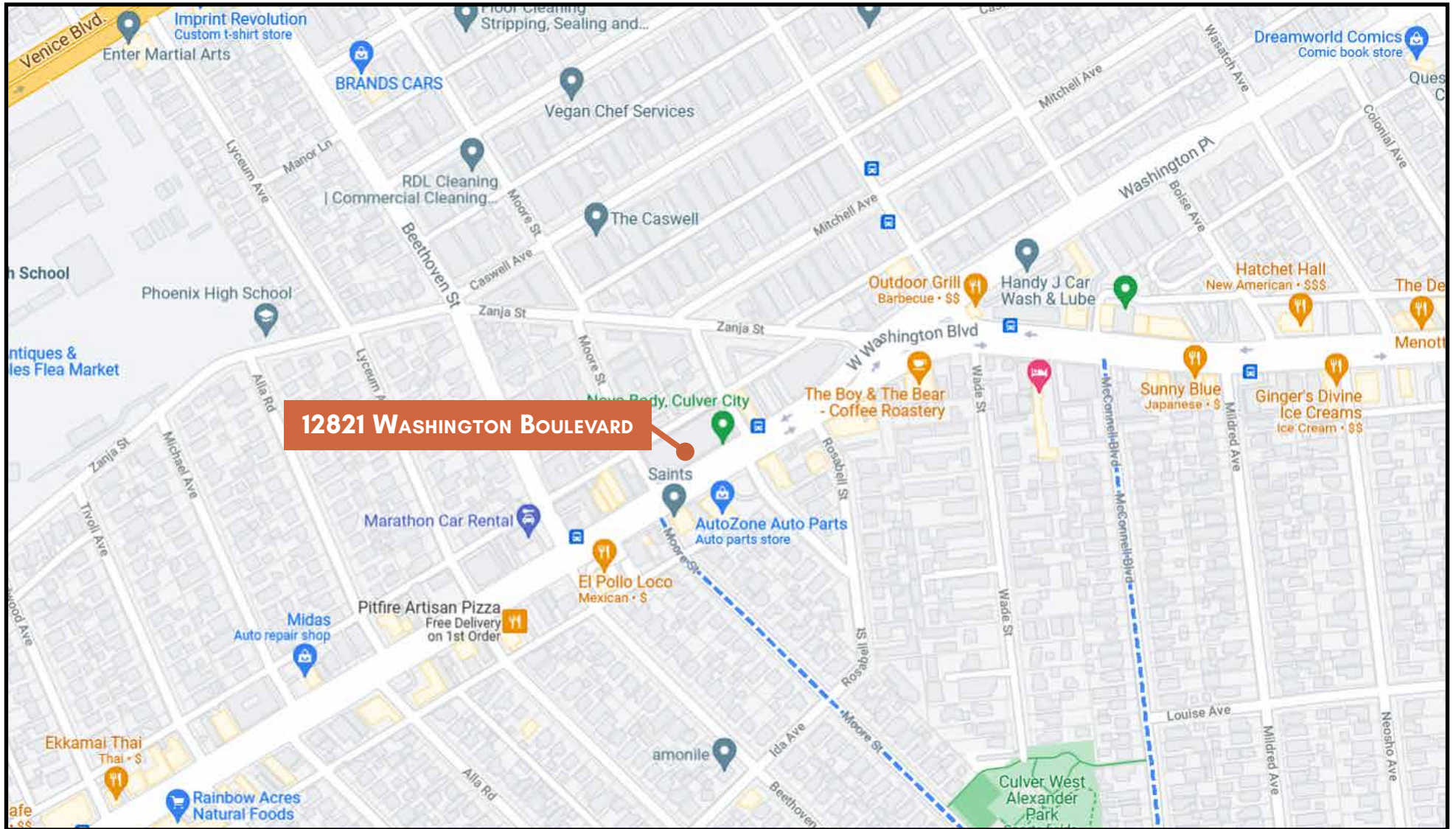
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Area Map

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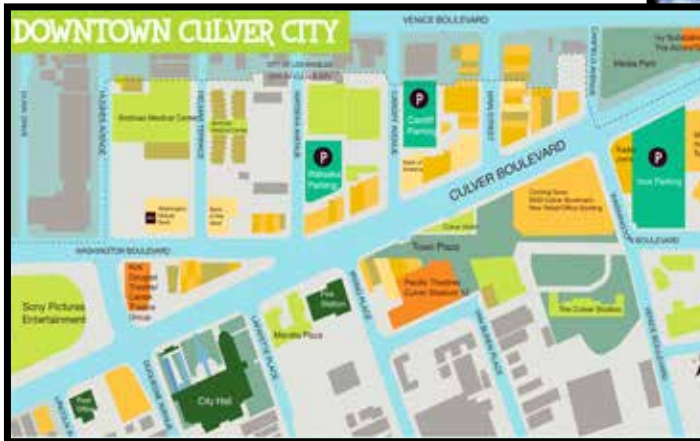
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Neighborhood Highlights

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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.



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