

# 12331 WASHINGTON BOULEVARD

Los Angeles, CA 90066

SMALL DENTAL OFFICE



# FOR LEASE

# SMALL DENTAL OFFICE



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# Property Characteristics

12331 WASHINGTON BOULEVARD  
Los Angeles, CA 90066

## DENTAL OFFICE

**SUITE 12331:** Approximately 650 square feet

**RATE:** \$1,995 per month, MG

- 2 exam rooms
- Kitchen and bathroom
- Parking: 1 parking space
- Tenant pays own electricity and janitorial

## RETAIL/OFFICE SPACE

**SUITE 12333 1/2:** Approximately 650 square feet

**RATE:** \$1,995 per month, MG

**LEASED**

- Front waiting room / reception area / large open area / bull pen
- 1 office
- Bathroom
- Parking: 1 parking space
- Tenant pays own electricity and janitorial



- Hard to find small dental office
- Great centralized location in Culver City
- Excellent exposure from street frontage
- Easy access to the 405 freeway and Marina del Rey and Downtown Culver City



[www.parcommercial.com](http://www.parcommercial.com)

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# Demographics

**12331 WASHINGTON BOULEVARD**  
**Los Angeles, CA 90066**

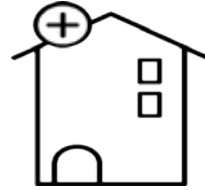
## WITHIN 1 MILE



Apparel, Food/Entertainment & Services

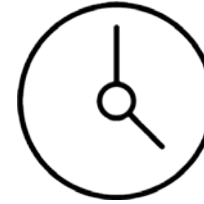
**\$485,239**

2022 yearly consumer spending



Median Home Value

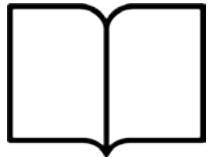
**\$1,056,834**



Estimated Population

**45,123**

3.08% growth 2010-2022  
 -0.97% growth 2022-2027



Educational Attainment

**73%**

with college or higher degree



Average Household Income

**\$109,882**

45% earn more than \$100k



Housing Units

**19,133**

36.45% owner occupied

### POPULATION

|   | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---|---------------|---------------|---------------|
| 2027 Projected Population                         | 44,687        | 280,776       | 640,829       |
| 2022 Estimated Population                         | 45,123        | 281,972       | 645,244       |
| 2010 Census Population                            | 43,775        | 265,414       | 616,270       |
| Growth 2022-2027                                  | -0.97%        | -0.42%        | -0.68%        |
| Growth 2010-2022                                  | 3.08%         | 6.24%         | 4.70%         |
| <b>2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b> |               |               |               |
| \$50,000-\$74,999                                 | 15.31%        | 12.65%        | 12.98%        |
| \$75,000-\$99,000                                 | 14.00%        | 12.17%        | 11.51%        |
| \$100,000 +                                       | 10.85%        | 10.42%        | 10.12%        |
| <b>TOTAL</b>                                      | <b>40.16%</b> | <b>35.24%</b> | <b>34.61%</b> |
| 2022 Estimated Average HH Income                  | \$109,882     | \$132,275     | \$124,529     |
| 2022 Estimated Households                         | 119,133       | 128,488       | 290,875       |



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