

12333 WASHINGTON BOULEVARD

Los Angeles, CA 90066



FOR LEASE

RETAIL AND OFFICE



GREG ECKHARDT
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Lic# 01068613

Property Characteristics

12333 WASHINGTON BOULEVARD
Los Angeles, CA 90066

SUITE 12333: Approximately 500 square feet

RATE: \$2,200 per month, MG

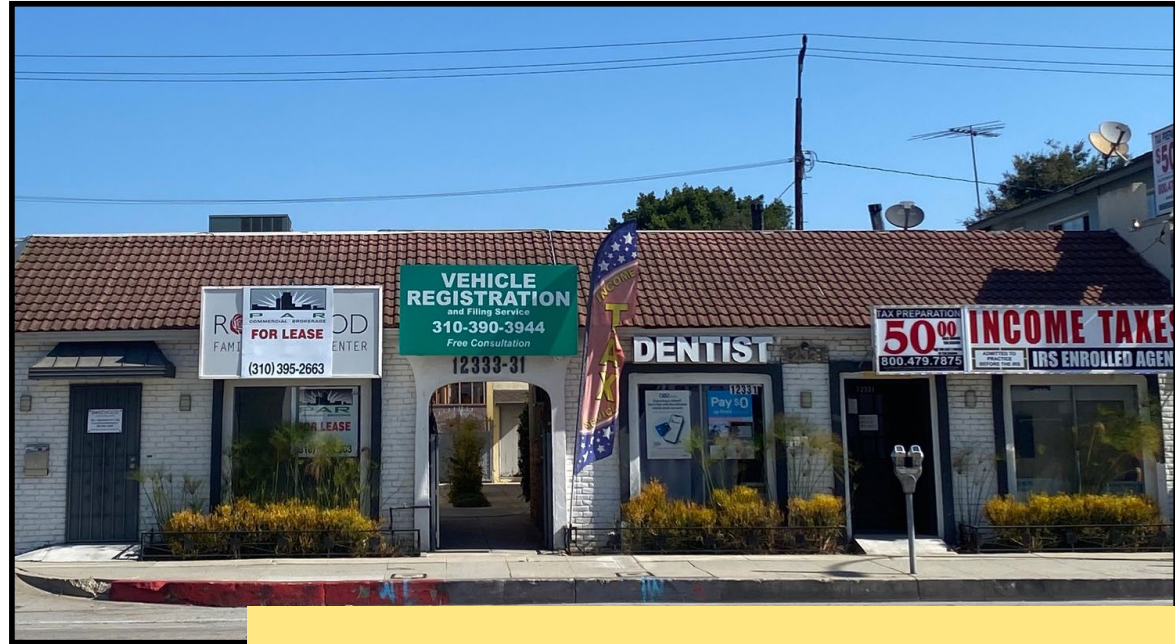
- Front waiting room / reception area
- 3 rooms
- Bathroom
- Parking: 1 parking space

SUITE 12333 1/2: Approximately 450 square feet

RATE: \$1,795 per month, MG

- Large interior open area
- Bathroom
- Parking: 1 parking space

PARKING: One garage available for \$100 per month



- Hard to find small offices
- Great centralized location in Culver City
- Excellent exposure from street frontage
- Easy access to the 405 freeway



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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.

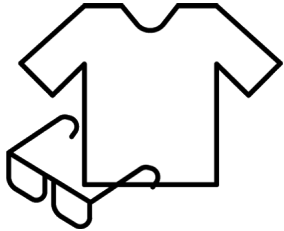
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Demographics

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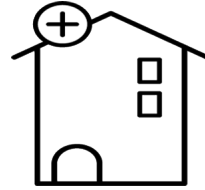
WITHIN 1 MILE



Apparel, Food/Entertainment & Services

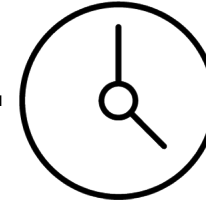
\$485,239

2022 yearly consumer spending



Median Home Value

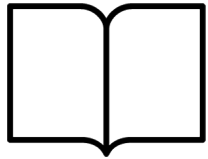
\$1,056,834



Estimated Population

45,123

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



Educational Attainment

73%

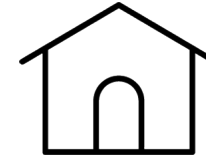
with college or higher degree



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%
2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$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%
TOTAL	40.16%	35.24%	34.61%
2022 Estimated Average HH Income	\$109,882	\$132,275	\$124,529
2022 Estimated Households	119,133	128,488	290,875



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