

12333 WASHINGTON BOULEVARD

Los Angeles, CA 90066



FOR LEASE

RETAIL AND OFFICE



GREG ECKHARDT
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Property Characteristics

12333 WASHINGTON BOULEVARD

Los Angeles, CA 90066

SUITE 12333: Approximately 500 square feet

RATE: \$1,995 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

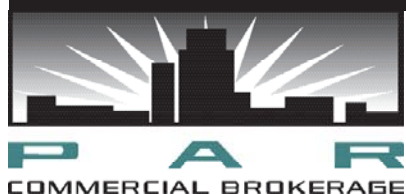
- Large interior open area
- Bathroom
- Parking: 1 parking space

LEASED

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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Demographics

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Los Angeles, CA 90066

WITHIN 1 MILE



Apparel, Food/Entertainment & Services

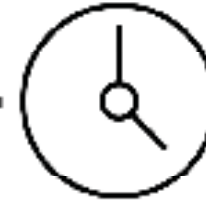
\$485,239

2022 yearly consumer spending



Median Home Value

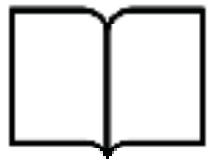
\$1,056,834



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

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
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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