

# 12333 1/4 WASHINGTON BOULEVARD

Los Angeles, CA 90066



## FOR LEASE

## MEDICAL OFFICE/ OFFICE/RETAIL SPACE



**GREG ECKHARDT**  
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# Property Characteristics

# 12333 1/4 WASHINGTON BOULEVARD

## Los Angeles, CA 90066

**SUITE 12333 1/4 :** Approximately 600 square feet

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

- 2 offices/exam rooms
- Bathroom
- Parking: 1 parking space
- Tenant pays for own electricity and janitorial
- Hard to find small office
- Great centralized location on the corner of Washington Boulevard and Centinela Avenue in Culver City
- Excellent exposure from street frontage
- Easy access to the 405 freeway



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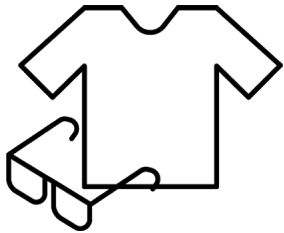
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# Demographics

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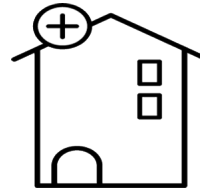
## WITHIN 1 MILE



Apparel, Food/Entertainment & Services

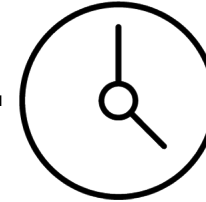
**\$485,239**

2022 yearly consumer spending



Median Home Value

**\$1,056,834**

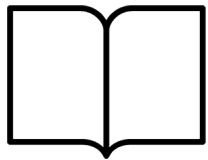


Estimated Population

**45,123**

3.08% growth 2010-2022

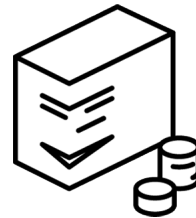
-0.97% growth 2022-2027



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%
<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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