

**3847 MAIN STREET • Culver City, CA 90232**

**UPPER CRUST  
PIZZERIA**



**FOR LEASE**

**FLAGSHIP RESTAURANT IN HIGH  
PROFILE LOCATION**



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# 3847 Main Street, Culver City, CA 90232

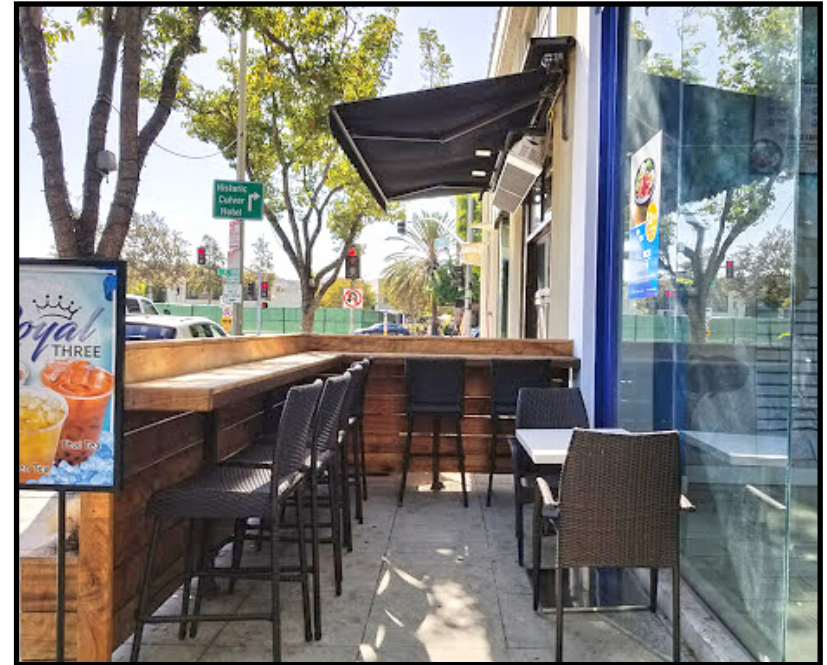
**SIZE:** Approximately 1,750 square feet

**RATE:** \$8.00 per square foot per month plus NNN  
(NNN estimated to be \$0.95 per square foot per month)

**TERM:** 5 - 10 years

**PARKING:** Public structure directly behind building with 389 spaces. A total of over 1,500 parking spaces located in the 3 parking structures in the area

**AVAILABLE:** Immediately



- Located at ground zero of Downtown Culver City
- Prior tenant had beer and wine license
- Across from:
  - The Culver steps, home of Amazon Studios' 280,000 square foot production office
  - The historic Culver Hotel
  - A 10,000 square foot Trader Joe's
- City Hall and the Fire department are both within walking distance

- The Culver Studios is also nearby
- Farmer's Market every Tuesday 2:00pm-7:00pm
- Convenient ingress and egress to Santa Monica Freeway (10)
- Adjacent to Helms Bakery
- Close proximity to Metro Expo Line's terminus at National and Washington
- Affluent trade area with heavy foot and auto traffic



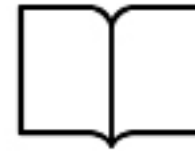




Within 1 Mile



Housing Units  
**20,487**



Educational Attainment  
**51%**  
with college or higher degree



Estimated Population  
**39,452**



Average Household Income  
**117,188**



Median Home Value  
**\$1,063,252**



Apparel, Food/Entertainment & Services  
**\$289,219**  
2023 yearly spending

**POPULATION**

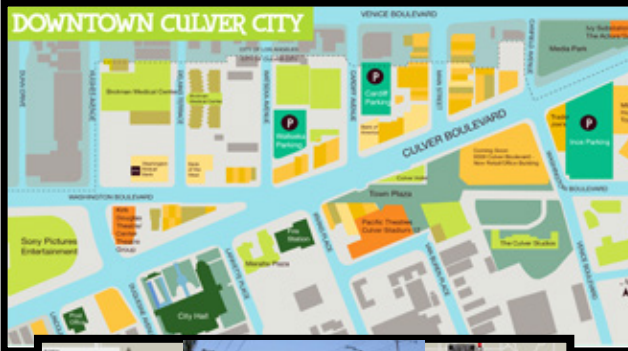
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2028 Projected Population	38,863	293,556	835,744
2023 Estimated Population	39,452	297,059	849,949
2010 Census Population	38,351	297,059	835,414
Growth 2023-2028	-1.48%	-1.88%	-1.67%
Growth 2010-2023	2.87%	0.71%	1.74%
<b>2020 HOUSEHOLDS BY HH INCOME \$50,000 +</b>			
\$50,000-\$74,999	2,607	17,923	49,047
\$75,000-\$99,000	2,605	14,649	37,832
\$100,000 +	8,775	56,448	164,367
TOTAL	13,987	89,060	251,246
2023 Estimated Average HH Income	\$117,188	\$118,011	\$118,823
2023 Estimated Households	18,337	125,081	362,350



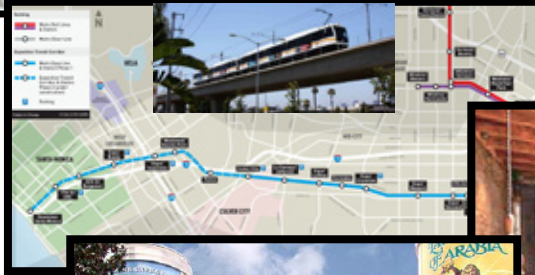


Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.

# CULVER CITY



Culver Hotel



Classic Car Show



City Tavern



Farmer's Market

