

NON-VENTED FOOD USE FOR LEASE IN ROSS ANCHORED CENTER



10818 JEFFERSON BOULEVARD

Culver City, CA 90230



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UNIT A

SIZE: Approximately 1,400 square feet

SPACE FEATURES:

- Prior tenant sold ice cream, cookies and desserts
- Approximately 50 feet of frontage facing the main entrance to the shopping center
- Built for non-vented food use
- Sinks for food service
- No grease trap or hood
- Heavily trafficked retail center with great tenant mix
- Ideal for coffee, cookies, cupcakes, ice cream, bagels, crepes etc.

RENT: \$5.00 per square foot per month, NNN

NNN: Estimated to be \$1.25 per square foot per month

TERM: 5 years

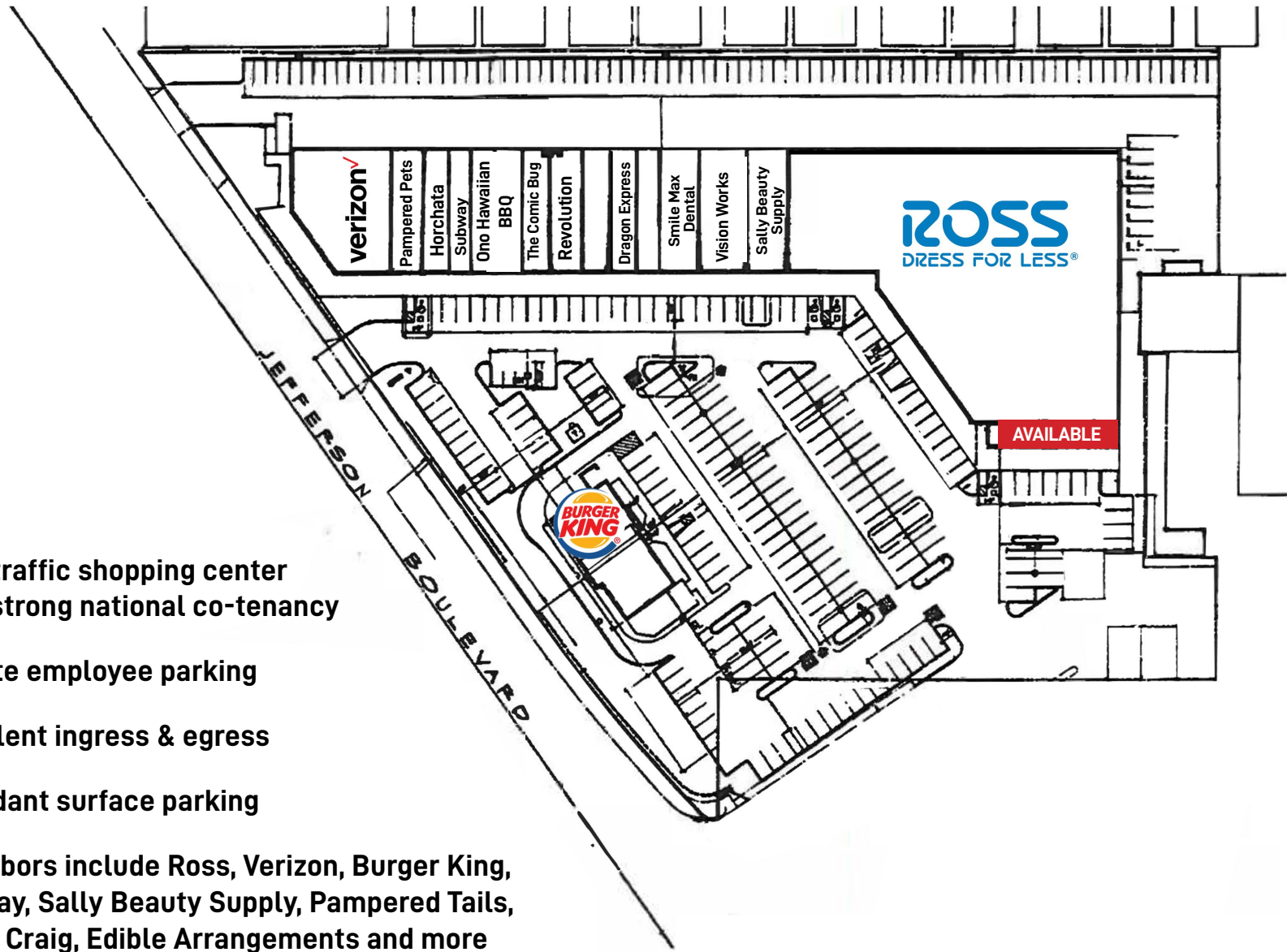
PARKING: 170 surface parking spaces provided
Abundant parking for customers & employees

AVAILABLE: Immediately



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- High traffic shopping center with strong national co-tenancy
- On-site employee parking
- Excellent ingress & egress
- Abundant surface parking
- Neighbors include Ross, Verizon, Burger King, Subway, Sally Beauty Supply, Pampered Tails, Jenny Craig, Edible Arrangements and more



www.parcommercial.com

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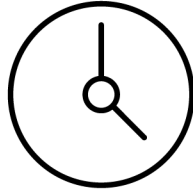
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

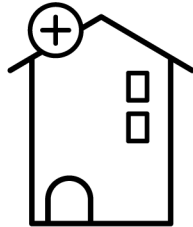
Within 1 Mile



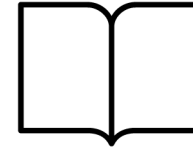
Housing Units
8,490



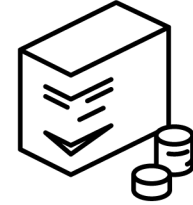
Estimated Population
19,272



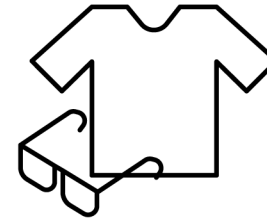
Median Home Value
\$975,846



Educational Attainment
52%
with college or higher degree



Average Household Income
\$138,049
79% earn more than \$100k



Apparel, Food/Entertainment & Services
\$144,211
2023 yearly spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2028 Projected Population	18,844	281,392	758,075
2023 Estimated Population	19,272	284,709	771,928
2010 Census Population	19,473	272,124	763,118
Growth 2023-2028	-2.22%	-1.17	-1.79%
Growth 2010-2023	-1.03%	4.62%	1.15%

2023 HOUSEHOLD BY HH INCOME \$50,000 +

\$50,000-\$74,999	921	16,569	44,245
\$75,000-\$99,000	1,124	13,642	34,018
\$100,000 +	4,306	54,761	141,103
TOTAL	6,351	84,972	115,849
2023 Estimated Average HH Income	\$138,049	\$119,865	\$219,366
2023 Estimated Households	7,716	118,652	318,595



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

