

ON NEC OF OVERLAND AVE. & WASHINGTON BLVD.

# Retail & Restaurant Spaces For Lease



10601 Washington Blvd., Los Angeles, CA 90232



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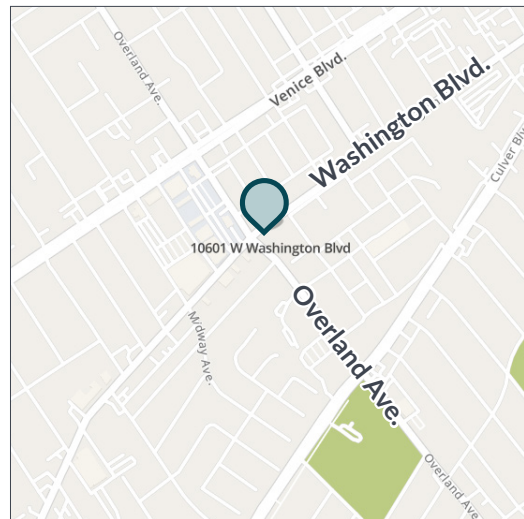
## AVAILABLE

- Size: ±1,110 - 4,317 RSF
- Rent: \$5.25 - 5.75 PSF/Mo., NNN
- NNN: ±\$1.50 PSF/Mo.
- Parking: 86 on-site parking spaces - one hour free

## PROPERTY HIGHLIGHTS

- Premier “Main and Main” intersection in Culver City submarket
- Join Lemon Shark Poke and True Jewel Cosmetic Center
- Below 135 new apartments at [Cobalt](#)
- Across from Sony Studios Entertainment and busy Culver Center anchored by Best Buy, LA Fitness, and Ralphs
- Ease of access to/from I-10 and I-405 freeways
- Strong demographics - estimated average household income within two miles \$177,573
- Population of ±51,300 within one mile
- ±59,393 cars per day at Washington Blvd. & Overland Ave.
- **Do not disturb existing tenants**

*\* Prospective tenants are hereby advised that all uses are subject to City approval*



## TRADE AREA



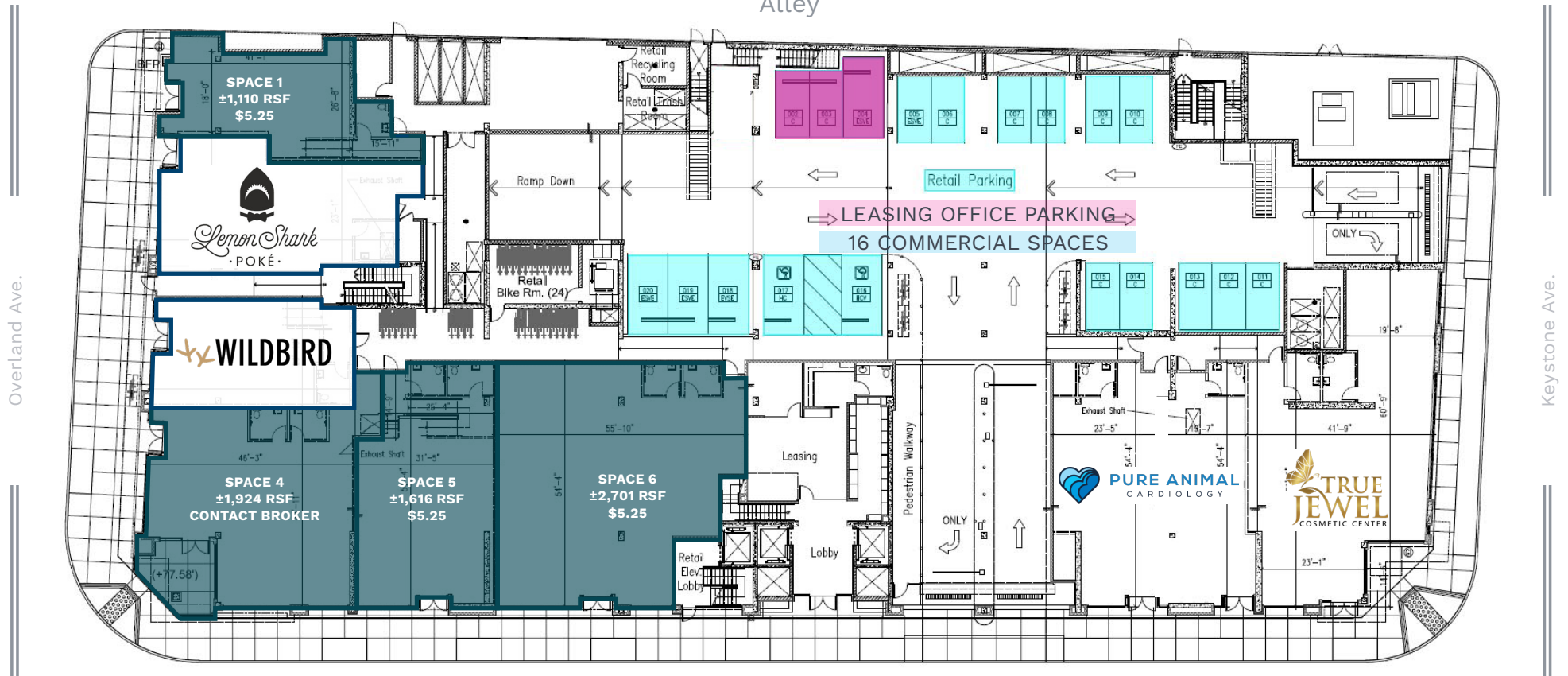
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## SITE PLAN



All rents are PSF/Mo., NNN



2nd Gen Coffee Space ——— CAN BE COMBINED TO ±4,317 RSF ———

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## SUBTERRANEAN PARKING PLAN



Overland Ave.



Keystone Ave.

Washington Blvd.



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**CULVER CENTER**

**3688 OVERLAND AVE.**  
204 UNITS

**3800 MENTONE AVE.**  
153 UNITS

**10375 WASHINGTON BLVD.**  
139 UNIT

**10401 WASHINGTON BLVD.**  
170 UNIT

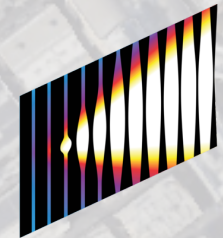
**10525 WASHINGTON BLVD.**  
190 UNITS UNDER CONSTRUCTION

**ONE CULVER**

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HomeState EQUINOX  
one medical

**±1,110 - 4,317 RSF AVAILABLE**

Washington Blvd.



**SONY PICTURES**

Overland Ave.

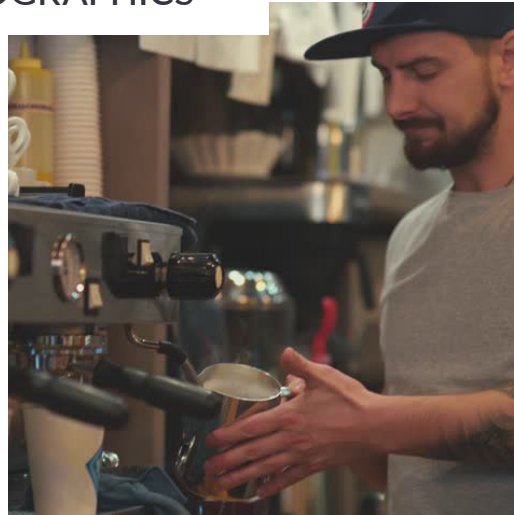
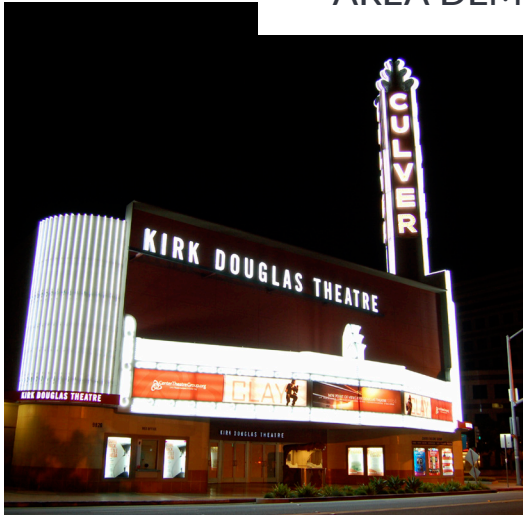
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## AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2025 Estimated Population</b>	<b>15,763</b>	<b>51,300</b>	<b>138,272</b>
2030 Projected Population	15,376	49,257	133,141
2020 Census Population	15,499	50,001	135,568
2010 Census Population	14,672	48,925	131,893
Projected Annual Growth 2025 to 2030	-0.5%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.3%
2025 Median Age	35.1	36.1	38.1
<b>HOUSEHOLDS</b>			
2025 Estimated Households	7,536	24,327	59,606
2030 Projected Households	7,618	24,199	59,269
2020 Census Households	7,305	23,996	58,516
2010 Census Households	6,816	23,069	56,996
Projected Annual Growth 2025 to 2030	0.2%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2025	0.7%	0.4%	0.3%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	44.5%	46.5%	47.2%
2025 Estimated Black or African American	7.5%	7.3%	7.6%
2025 Estimated Asian or Pacific Islander	22.8%	21.3%	18.8%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
2025 Estimated Other Races	24.1%	23.9%	25.5%
2025 Estimated Hispanic	29.4%	28.2%	29.8%
<b>INCOME</b>			
<b>2025 Estimated Average Household Income</b>	<b>\$150,338</b>	<b>\$151,933</b>	<b>\$177,573</b>
2025 Estimated Median Household Income	\$106,395	\$112,984	\$122,332
2025 Estimated Per Capita Income	\$72,249	\$72,267	\$76,863
<b>EDUCATION</b>			
2025 Estimated High School Graduate	7.9%	8.3%	9.9%
2025 Estimated Some College	12.1%	12.2%	13.0%
2025 Estimated Associates Degree Only	4.9%	6.1%	5.6%
2025 Estimated Bachelors Degree Only	40.1%	37.5%	35.8%
2025 Estimated Graduate Degree	27.7%	28.7%	27.3%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,077	2,925	8,061
<b>2025 Estimated Total Employees</b>	<b>10,253</b>	<b>24,320</b>	<b>60,736</b>
2025 Estimated Employee Population per Business	9.5	8.3	7.5
2025 Estimated Residential Population per Business	14.6	17.5	17.2



REAL ESTATE

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