

12477

W. WASHINGTON BLVD, SUITE C

HIGH TRAFFIC RETAIL / RESTAURANT | FOR LEASE



A DIVISION OF
LEE & ASSOCIATES



OFFERING SUMMARY

PROPERTY DETAILS:

Address:	12477 W. Washington Blvd, Culver City, CA 90066
Premises:	Suite B / C
Size:	±750 - 1500 SF
Rent:	\$4.95/SF, NNN
Occupancy:	Immediate
Term:	3 - 5 Years
Ceiling Height:	12 Ft
Frontage:	Along Wasatch
Parking:	1 Tandem (2 Cars) + Street Parking

LOCATION:

- Prime corner location at Washington Boulevard and Wasatch Avenue
- Just one block from the new Culver Commons Retail Restaurant development
- Directly across the street from Hatchet Hall Michelin Restaurant
- Located along the Washington Boulevard corridor, an emerging and increasingly desirable retail destination

FEATURES:

- Brand-new, quality construction
- 12-foot ceilings
- All new HVAC
- Retail, incidental food or office use
- One block from Culver Public Market
- Floor-to-ceiling glass storefront
- Three-phase electrical service
- Fully fire-sprinklered

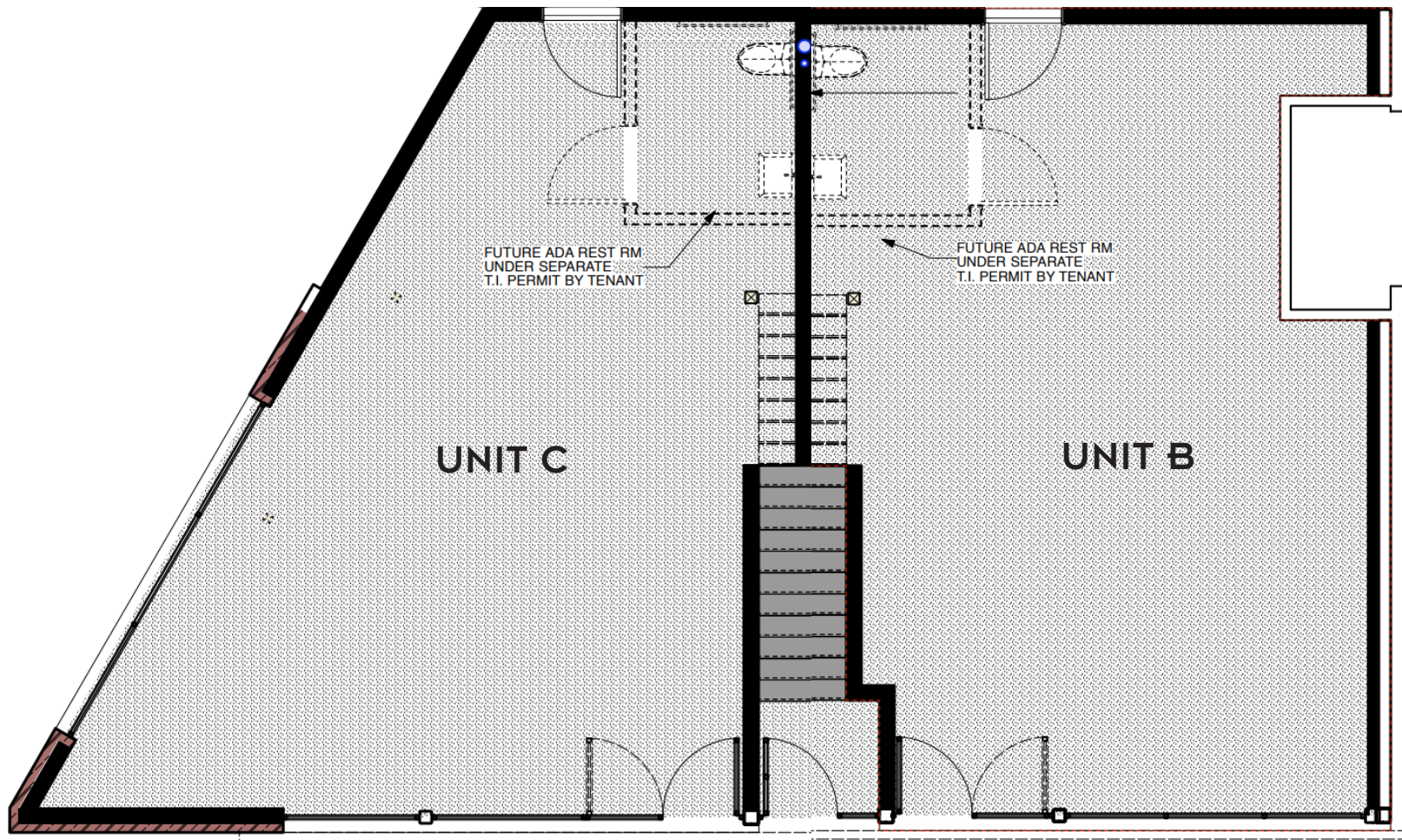
APPROVED USES:

- Food and beverage
- Health and wellness
- Beauty and personal care
- Specialty retail
- Professional and neighborhood-serving retail

INTERIOR PHOTOS



FLOOR PLAN





*reimagined use cases

COFFEE SHOP



*reimagined use cases

RETAIL

AREA SUMMARY

12477 W. Washington Boulevard is prominently positioned along an established and highly trafficked West Los Angeles commercial corridor, connecting Culver City, Mar Vista, Venice, and surrounding Westside neighborhoods. Washington Boulevard features a diverse mix of retail, dining, and service uses, supported by strong daily traffic and convenient access to nearby residential and employment centers.

The immediate area benefits from a dense residential base and proximity to major creative, technology, and professional employment hubs throughout Culver City and West Los Angeles. This combination creates consistent demand for neighborhood-serving retail, dining, fitness, wellness, and service-oriented businesses.

Located minutes from Downtown Culver City, Venice, Marina del Rey, and the 405 Freeway, the property offers excellent regional connectivity within one of Los Angeles' most desirable and supply-constrained submarkets. Washington Boulevard remains an important commercial spine supported by strong tenant demand and continued neighborhood investment.



NEARBY TENANTS



**CULVER
COMMONS**
EST. 2025

(COMING SPRING 2027)

SIGNED TENANTS:

VOX
kitchen
ASIAN
COMFORT
FOOD

wanderlust
CREAMERY

SMOG  CITY
Brewing Co.™

Churrería
EL MORO
DESDE 1935

HAND ROLL BAR

ROL

DEMOGRAPHICS

2025 POPULATION

133,369	644,656	2,198,584
2 MILES	5 MILES	10 MILES

AVERAGE HOUSEHOLD INCOME

\$154,356	\$145,344	\$120,859
2 MILES	5 MILES	10 MILES

2030 PROJECTION

132,902	647,435	2,194,587
2 MILES	5 MILES	10 MILES

INCOME OVER \$200k

17,484	78,035	167,295
2 MILES	5 MILES	10 MILES

MEDIAN AGE

40.3	40.3	39
2 MILES	5 MILES	10 MILES

MEDIAN HOME VALUE

\$1,119,998	\$1,097,521	\$1,044,852
2 MILES	5 MILES	10 MILES



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