

Geneva At Venice ▶ *Only One Space Remaining!*



Retail Space For Lease

9900 Venice Blvd., Culver City, CA 90232

▶ INCENTIVES ◀

Tenant Bonus = \$10 PSF

Broker Bonus = \$10 PSF

(See details on page 2)



Available

- Size: ±1,640 SF
- Rent: \$5.35 PSF/mo., NNN
- NNN: ±\$1.00 PSF/mo.
- Parking: 22 spaces on-site

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Bonus due on LOIs received by May 31, 2026, which result in a fully executed lease.

Features

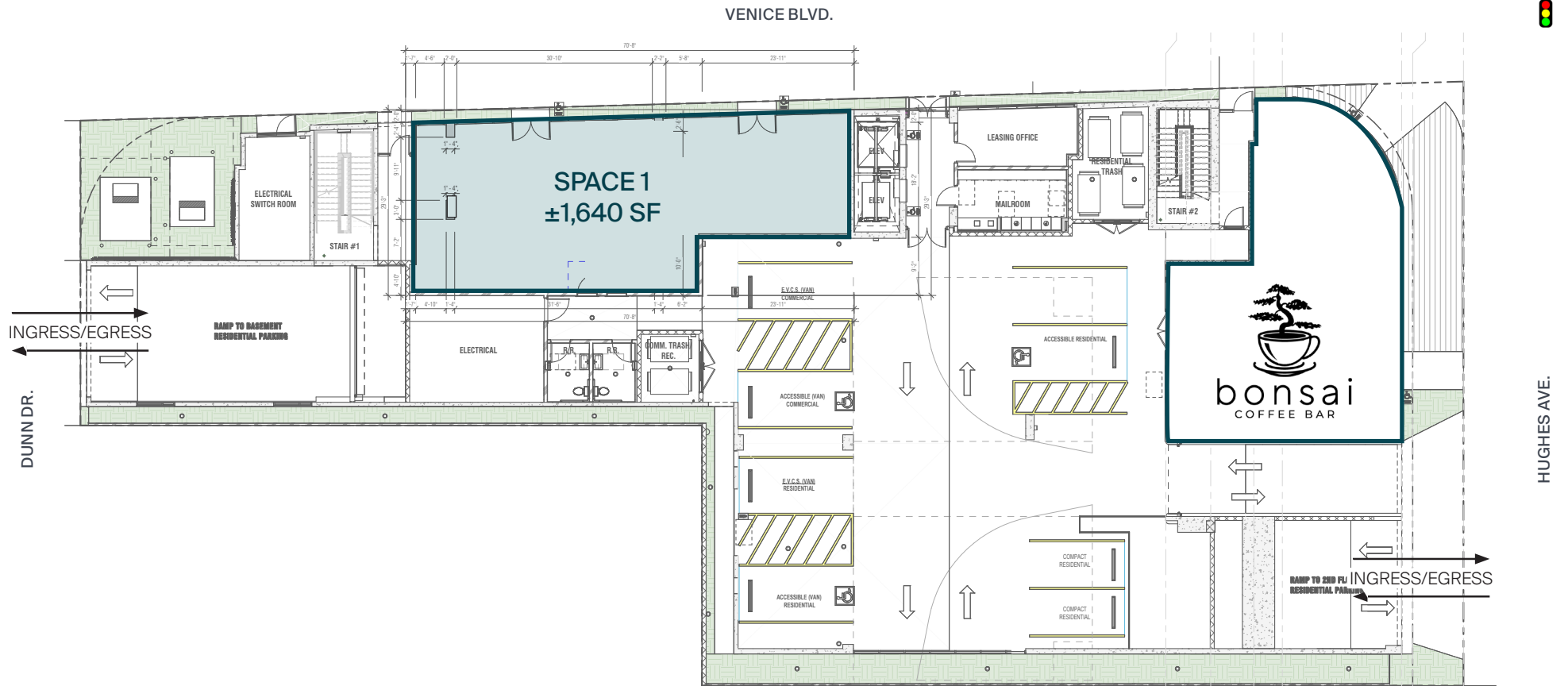
- ▶ Retail space below 54 new units with great frontage on Venice Blvd.
- ▶ Join Bonsai Coffee Bar - coming soon!
- ▶ Within one block of over 290 apartments
- ▶ ±Four million SF of office space within one mile
- ▶ At the entrance to Culver City's Media District
- ▶ Adjacent to Southern California Hospital at Culver City and new ±66,000 SF Apple office
- ▶ Strong demographics with an average HHI of \$179,609 within two miles
- ▶ ±54,528 cars per day at Venice Blvd. and Hughes Ave.
- ▶ Available immediately

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



Ground Floor Availability

±1,640 SF with incredible frontage and visibility along Venice Blvd.



NORTH

Culver City Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	16,738	46,586	131,781
2030 Projected Population	16,157	45,110	128,208
2020 Census Population	16,464	45,216	128,651
2010 Census Population	15,673	44,379	126,368
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.3%
2025 Median Age	34.3	36.0	38.1
HOUSEHOLDS			
2025 Estimated Households	8,653	22,424	55,785
2030 Projected Households	8,689	22,484	55,945
2020 Census Households	8,612	21,855	54,713
2010 Census Households	8,042	21,052	53,669
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.3%
RACE & ETHNICITY			
2025 Estimated White	46.7%	47.6%	47.1%
2025 Estimated Black or African American	8.3%	7.9%	9.1%
2025 Estimated Asian or Pacific Islander	21.4%	20.4%	18.1%
2025 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.9%
2025 Estimated Other Races	22.6%	23.3%	24.7%
2025 Estimated Hispanic	27.4%	27.8%	28.8%
INCOME			
2025 Estimated Average Household Income	\$159,070	\$163,824	\$179,609
2025 Estimated Median Household Income	\$118,545	\$116,751	\$124,266
2025 Estimated Per Capita Income	\$82,463	\$79,100	\$76,357
EDUCATION			
2025 Estimated High School Graduate	6.1%	7.7%	9.9%
2025 Estimated Some College	11.9%	13.1%	13.1%
2025 Estimated Associates Degree Only	4.9%	5.5%	5.5%
2025 Estimated Bachelors Degree Only	40.7%	39.3%	34.7%
2025 Estimated Graduate Degree	30.8%	28.3%	28.2%
BUSINESS			
2025 Estimated Total Businesses	1,137	3,053	8,002
2025 Estimated Total Employees	11,855	28,259	62,606
2025 Estimated Employee Population per Business	10.4	9.3	7.8
2025 Estimated Residential Population per Business	14.7	15.3	16.5

Your trusted *partners*

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