

SIGNALIZED INTERSECTION OF LA CIENEGA BLVD. & WASHINGTON BLVD.

# Restaurant / Retail Spaces For Lease



2901 S. La Cienega Blvd., Culver City, CA 90232



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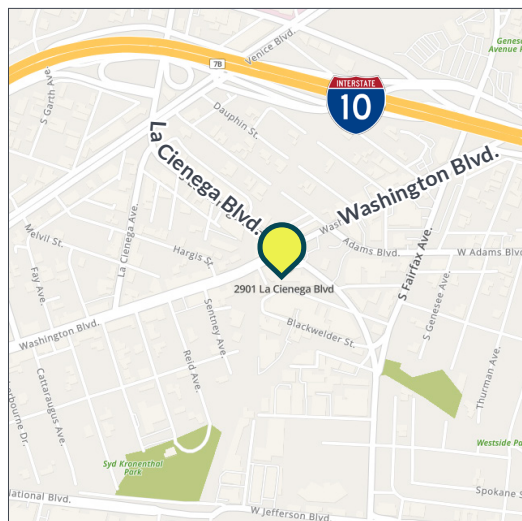
### AVAILABLE

	Size (RSF):	Rent (PSF/Mo., NNN):
2nd Gen. Restaurant:	±1,514 ±825 SF exclusive patio area	\$8.50
Retail:	±4,276 (divisible)	\$5.50
NNN:	Contact broker	
Land Size:	±18,988 SF	
Available:	Immediately	

### PROPERTY HIGHLIGHTS

- Freestanding, hard corner 2nd gen restaurant with hood and large outdoor patio; current restaurant has beer & wine license
- 28 customer parking spaces; Parking attendant can be added to increase capacity
- Tremendous hard-corner visibility
- Just off the 10 Freeway and strategically located between Downtown Culver City and booming West Adams neighborhood
- ±60,362 CPD at the intersection of La Cienega Blvd. and Washington Blvd.
- Strong demographics with ±\$135,337 HHI within 2 miles

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



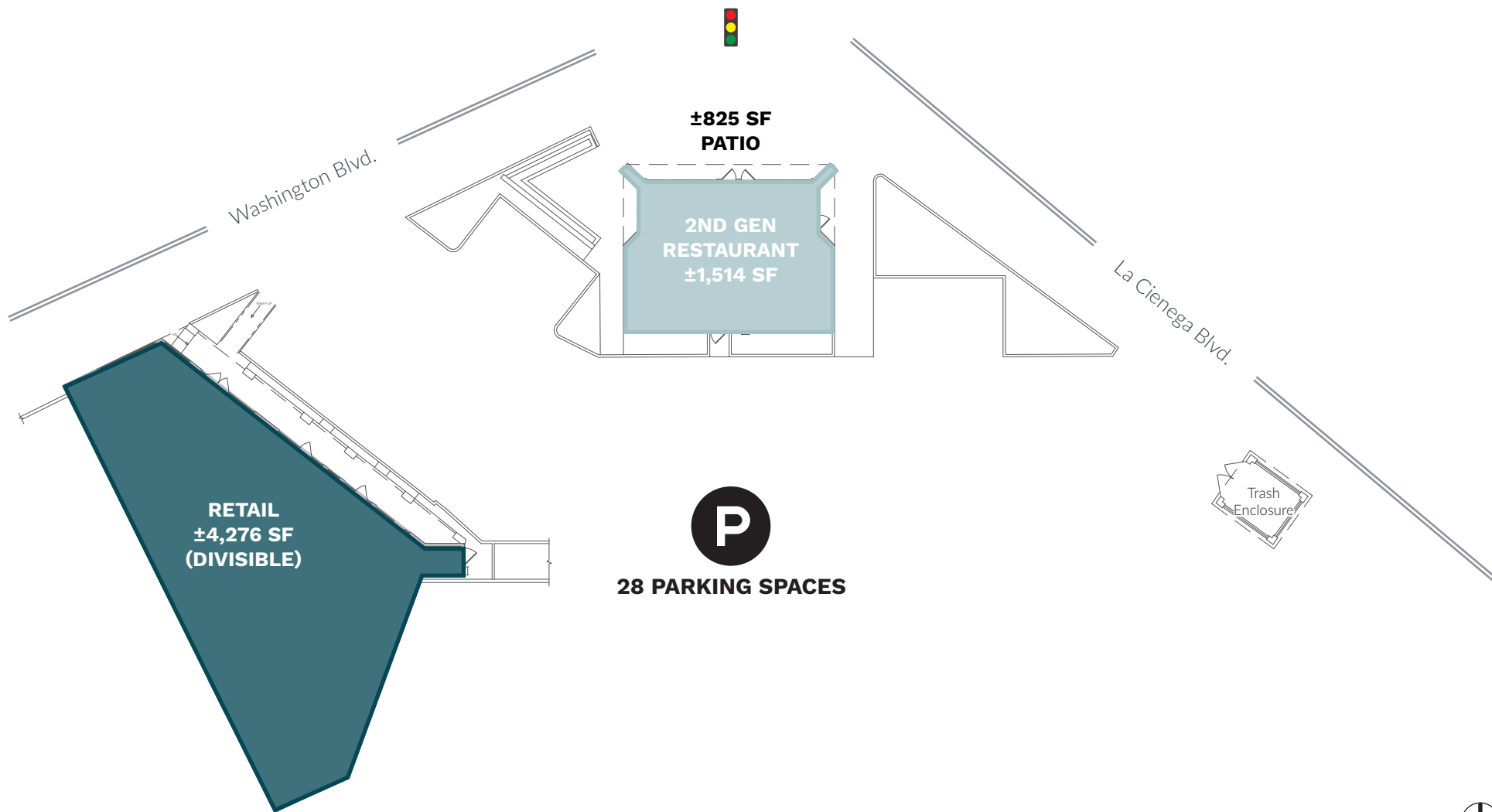
### TRADE AREA



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## SITE PLAN



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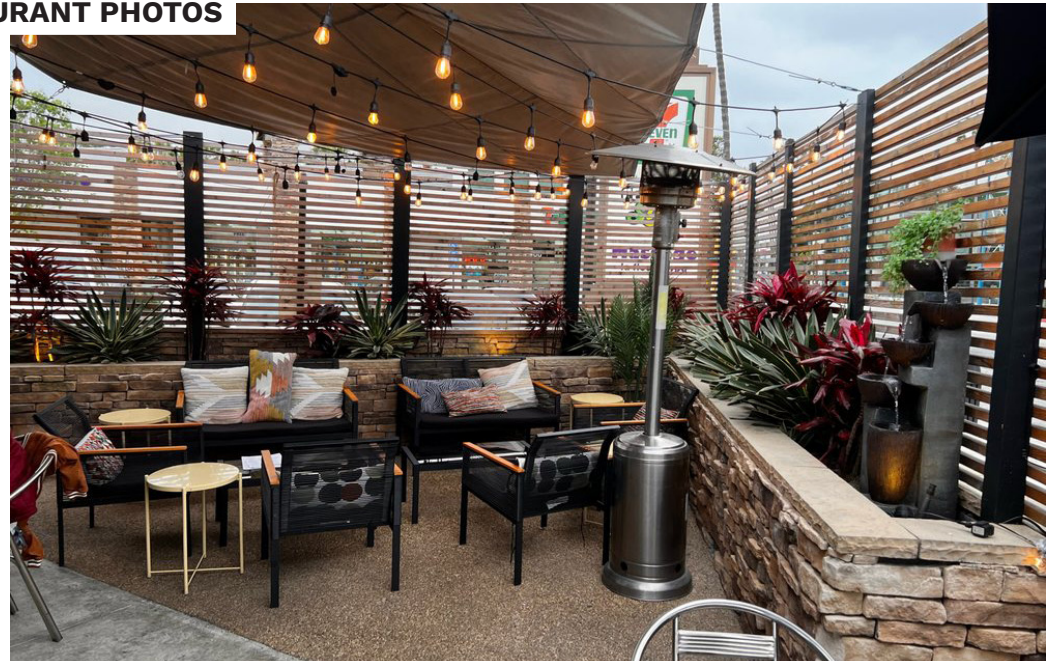
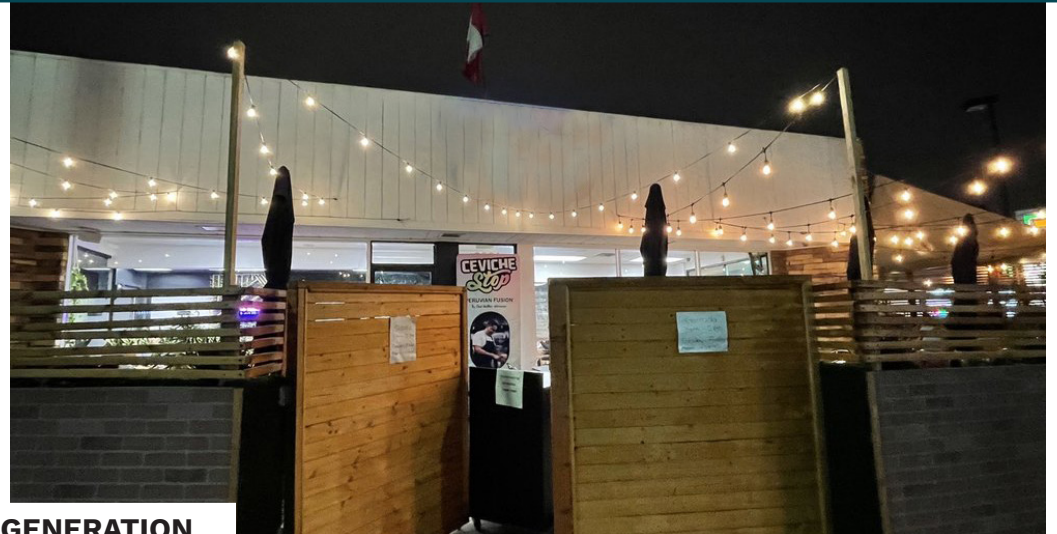
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**2ND. GENERATION  
RESTAURANT PHOTOS**

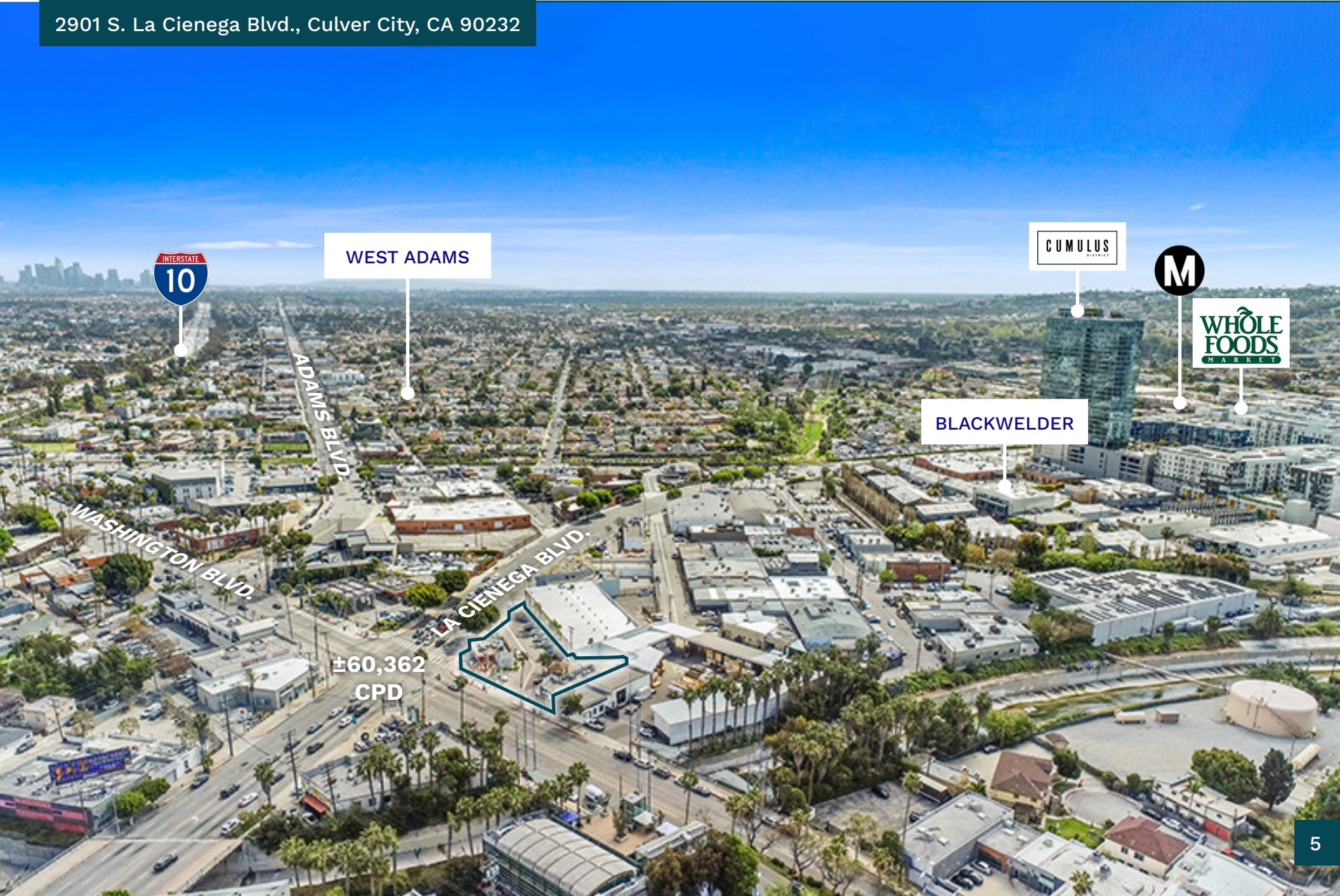


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WEST ADAMS

CUMULUS



BLACKWELDER

±60,362  
CPD

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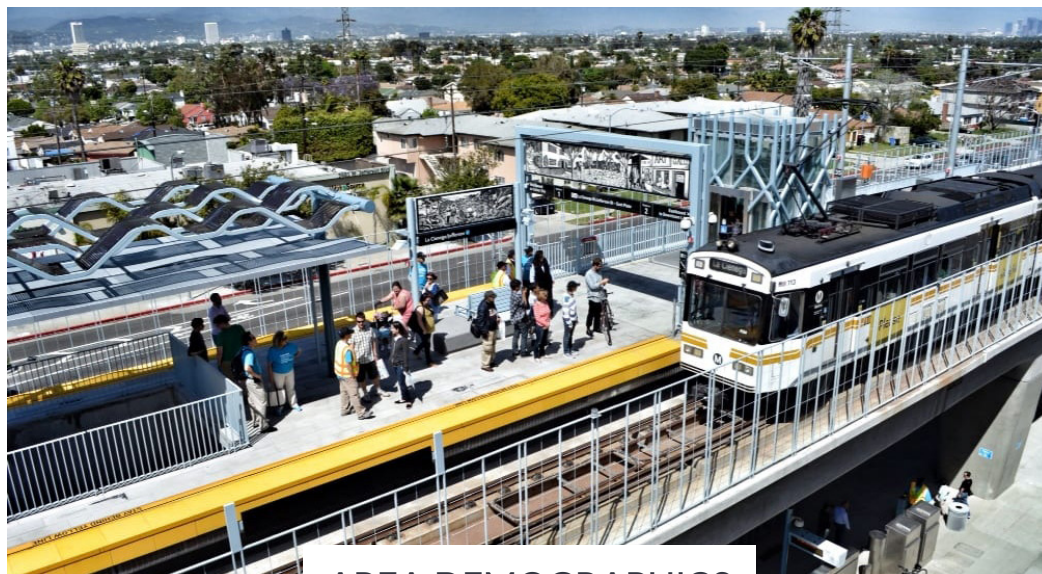


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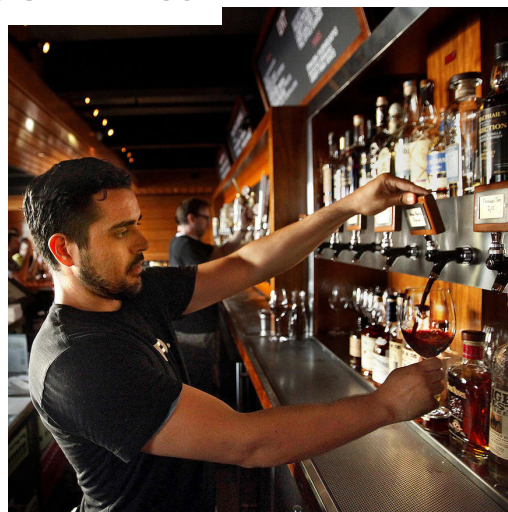
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### AREA DEMOGRAPHICS



0.5 Mile      1 Mile      2 Miles

#### POPULATION

<b>2023 Estimated Population</b>	<b>6,091</b>	<b>36,152</b>	<b>147,522</b>
2028 Projected Population	7,059	38,015	146,349
2020 Census Population	5,897	36,402	147,856
2010 Census Population	5,794	36,124	148,740
Projected Annual Growth 2023 to 2028	3.2%	1.0%	-0.2%
Historical Annual Growth 2010 to 2023	0.4%	-	-
2023 Median Age	36.7	35.8	36.8

#### HOUSEHOLDS

2023 Estimated Households	3,113	13,677	61,438
2028 Projected Households	4,107	15,049	62,254
2020 Census Households	2,070	12,743	60,707
2010 Census Households	1,981	12,233	59,099
Projected Annual Growth 2023 to 2028	6.4%	2.0%	0.3%
Historical Annual Growth 2010 to 2023	4.4%	0.9%	0.3%

#### RACE & ETHNICITY

2023 Estimated White	33.6%	27.7%	36.3%
2023 Estimated Black or African American	14.6%	18.8%	20.6%
2023 Estimated Asian or Pacific Islander	9.2%	8.1%	10.1%
2023 Estimated American Indian or Native Alaskan	1.6%	1.8%	1.3%
2023 Estimated Other Races	41.0%	43.6%	31.7%
2023 Estimated Hispanic	47.9%	51.4%	36.9%

#### INCOME

<b>2023 Estimated Average Household Income</b>	<b>\$86,746</b>	<b>\$122,527</b>	<b>\$135,337</b>
2023 Estimated Median Household Income	\$93,464	\$94,912	\$99,942
2023 Estimated Per Capita Income	\$44,488	\$46,474	\$56,496

#### EDUCATION

2023 Estimated High School Graduate	13.9%	17.2%	15.4%
2023 Estimated Some College	16.0%	16.9%	16.2%
2023 Estimated Associates Degree Only	8.3%	6.1%	6.1%
2023 Estimated Bachelors Degree Only	30.0%	26.0%	28.4%
2023 Estimated Graduate Degree	15.9%	14.3%	19.6%

#### BUSINESS

2023 Estimated Total Businesses	707	2,166	7,872
<b>2023 Estimated Total Employees</b>	<b>5,798</b>	<b>20,613</b>	<b>58,997</b>
2023 Estimated Employee Population per Business	8.2	9.5	7.5
2023 Estimated Residential Population per Business	8.6	16.7	18.7



REAL ESTATE

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