



INTERSTATE
CALIFORNIA
405
310,971 VPD

4114
SEPULVEDA BLVD
CULVER CITY, CA

19,059 VPD

32,150 VPD

WASHINGTON BLVD

SEPULVEDA BLVD

SIZE	TYPE
2,634 SF +500 SF 2ND FLOOR SPACE	2nd Gen Restaurant
3,000 SF +1,000 SF OUTDOOR PATIO	2nd Gen Restaurant

FOR LEASE

**2 SPACES REMAINING
FOR RESTAURANT & CAFE**

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

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CHRIS ALIHEMMAT
Vice President
419.280.3361
calihemmat@spectrumcre.com
CA DRE Lic. #02105695

DESTINATION HIGHLIGHTS



Several Second-Generation Restaurant/ Café Spaces



Close Proximity to the 405 and Several Freeway
Onramp & Off ramps | **±310,971 VPD 405 Highway**



Close Distance to Studios, Schools, &
other Event/Catering Opportunities



±32,150 VPD Sepulveda Blvd
±19,059 VPD Washington Blvd

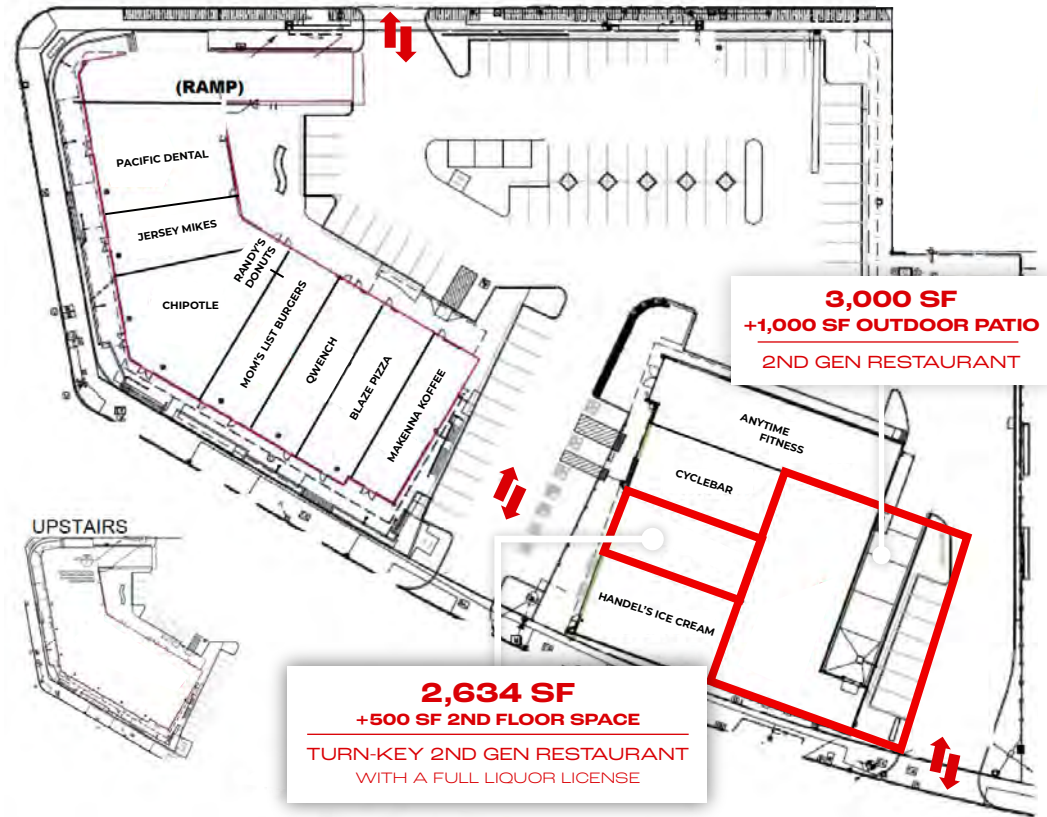


POPULATION	1 MILE	2 MILES
Estimated Population	44,709	256,097
Estimated Households	18,778	115,239
Median Age	36.7	38.4



HOUSEHOLD INCOME	1 MILE	2 MILES
Average Household Income	\$144,736	\$174,472
Median Household Income	\$97,659	\$121,915

SITE MAP



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TURN-KEY 2ND GEN RESTAURANT SPACE

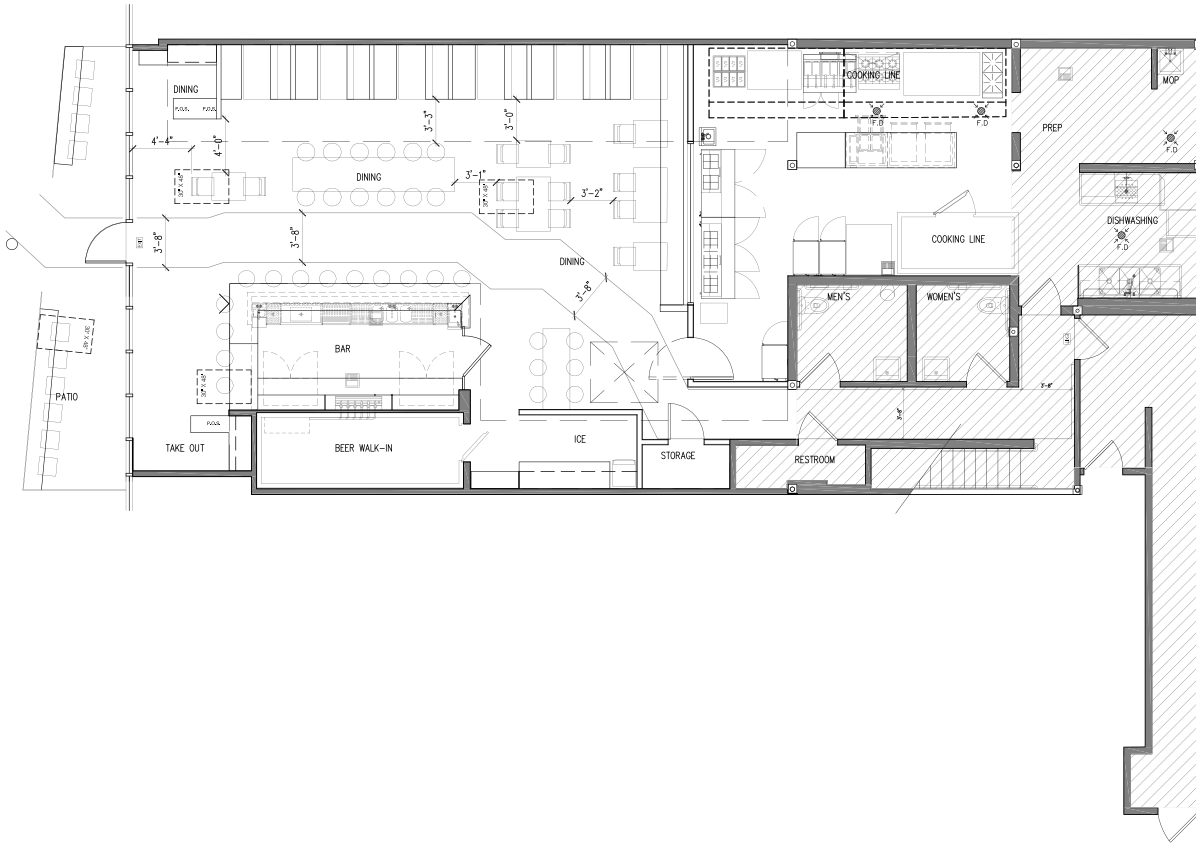
2,634 SF

ADDITIONAL 500 SF
OF 2ND FLOOR SPACE

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2ND GEN RESTAURANT SPACE

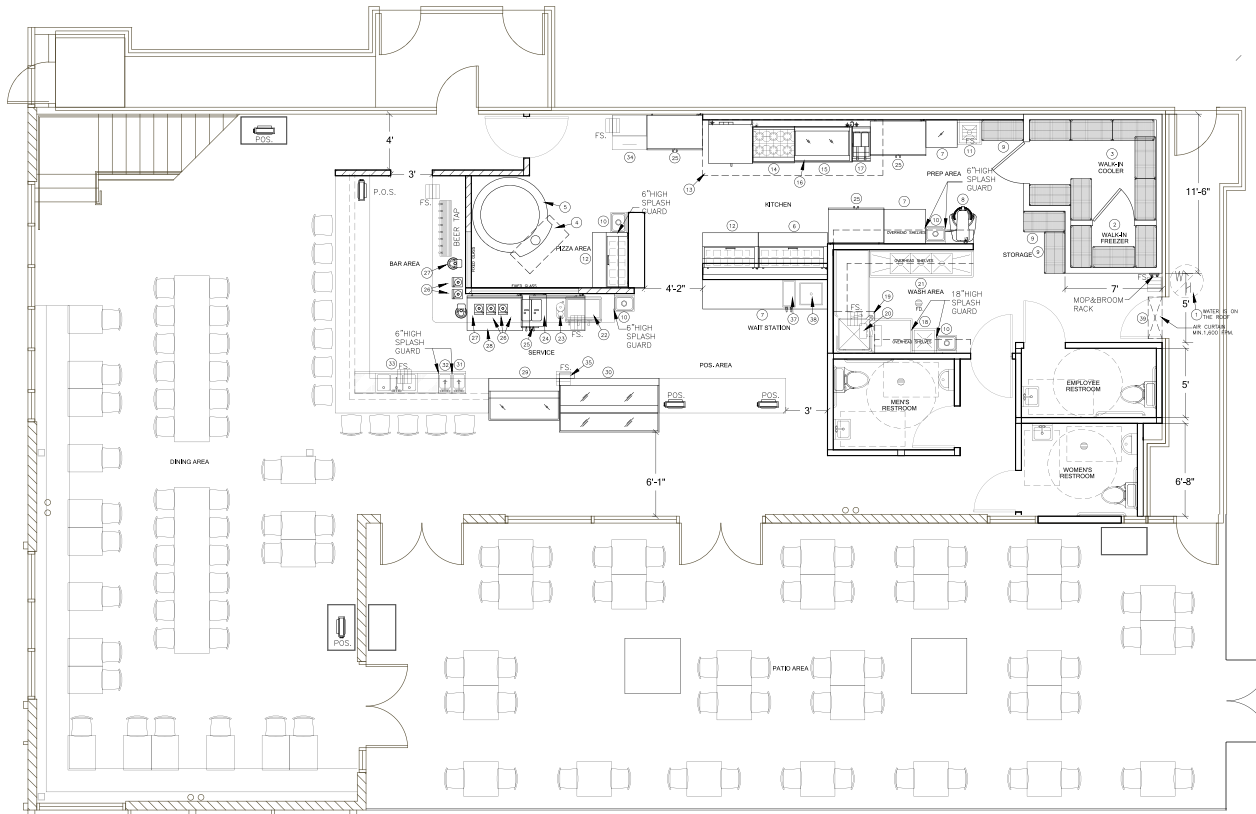
3,000 SF

+1,000 SF OUTDOOR PATIO

4118

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usbank
99¢ only STORES
YOSHINOYA
CHASE
BASKIN BR ROBBINS
MCDONALD'S
STARBUCKS
SUBWAY

SMAA
SANTA MONICA AIRPORT ASSOCIATION

WINGS OUTPOST
ROBEKS
STARBUCKS
Bank of America
MCDONALD'S
CHOPPE
CHASE
Pollo Loco
RITE AID
IHOP
SUBWAY
CVS pharmacy
ROSS DRESS FOR LESS

Ritas
STARBUCKS
THE COFFEE BEAN & TEA LEAF
BURGER KING
WELLS FARGO
CVS pharmacy
Pizza Hut

HARBOR FREIGHT
BLAZE PIZZA
STARBUCKS
JAMMY MEX
CHOPPE
PAPA JOHN'S
Carls Jr.
TACO BELL
MCDONALD'S
BASKIN BR ROBBINS
DOMINO'S

SONY PICTURES STUDIOS

Peets Coffee
MCDONALD'S
STARBUCKS
True Value
CHASE
SUBWAY
Smart & Final
Pollo Loco
Pizza Hut
99¢ only STORES

TACO BELL
WINGS OUTPOST
STARBUCKS
SUBWAY
CHASE
RITE AID
Pollo Loco
CVS pharmacy
Little Caesars

DOMINO'S
THE VITAMIN SHOPPE
DUNKIN'
JAMMY MEX
COSTCO WHOLESALE
IN-N-OUT BURGER
MCDONALD'S
WELLS FARGO
Walgreens

Westfield
CENTURY CITY

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DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
Estimated Population	44,709	256,097	725,613
Estimated Households	18,778	115,239	333,305
Median Age	36.7	38.4	38.2



HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
Average Household Income	\$144,736	\$174,472	\$158,358
Median Household Income	\$97,659	\$121,915	\$108,182



DAYTIME POPULATION

	1 MILE	2 MILES	3 MILES
Total Businesses	2,084	19,800	71,823
Total Employees	15,904	163,096	557,292



DRIVE TIMES

DESTINATIONS

Jerry Chabola Stadium (0.9m away)
 The Wende Museum (0.9m away)
 Sony Picture Studios (1.4m away)
 Westfield Culver City (2.1m away)
 Santa Monica Airport (3.3m away)

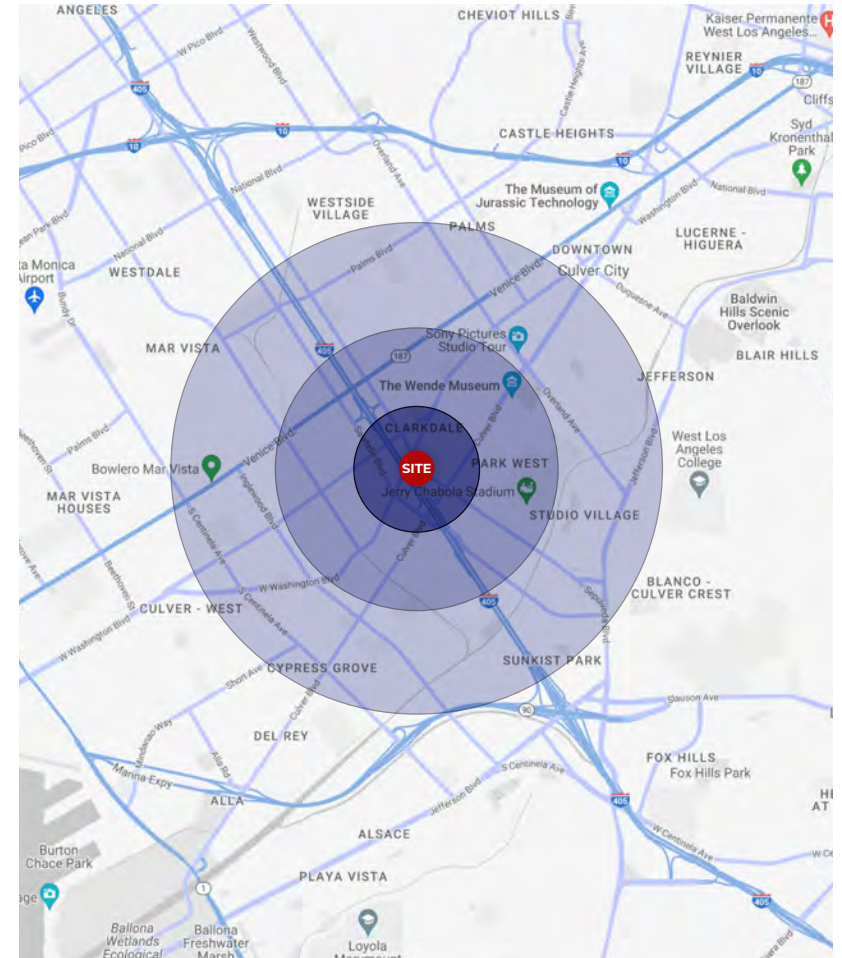
DISTANCE

4 Minute Drive
 4 Minute Drive
 6 Minute Drive
 7 Minute Drive
 15 Minute Drive

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