

*Culver City Adjacent* ▶ *Q3 Delivery*

# Boutique Retail/Restaurant Spaces



10801 Venice Blvd., Los Angeles, CA 90034



## *Available*

Size: ±935 - 4,226 SF  
Rent: \$3.75 - \$4.50 PSF/mo., NNN  
NNN: ±\$1.00 PSF/mo.  
Parking: 16 dedicated customer spaces  
Available: Q3 2026 Delivery

## *Features*

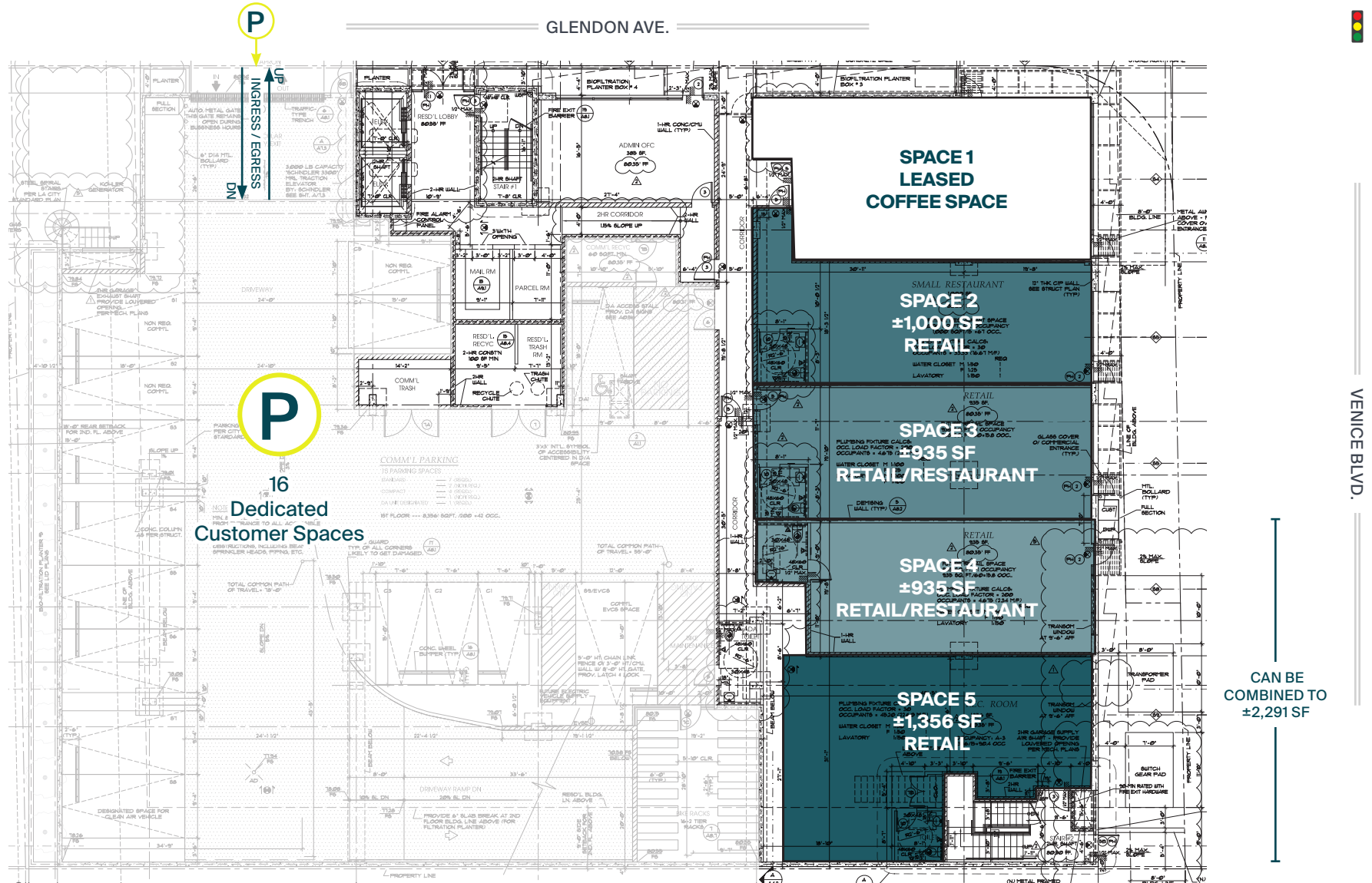
- ▶ Four new ground floor retail spaces under 86 residential units
- ▶ ±12' high ceilings
- ▶ Great access to 405 and 10-Freeway access
- ▶ In the heart of the Culver City media corridor
- ▶ Over 2 million square feet of office space in the immediate area
- ▶ Servicing Cheviot Hills, Mar Vista and Culver City customers
- ▶ ±78,112 CPD at Venice Blvd. and Overland Ave.
- ▶ Q3 2026 Delivery

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



Available

±935 - 4,226 SF

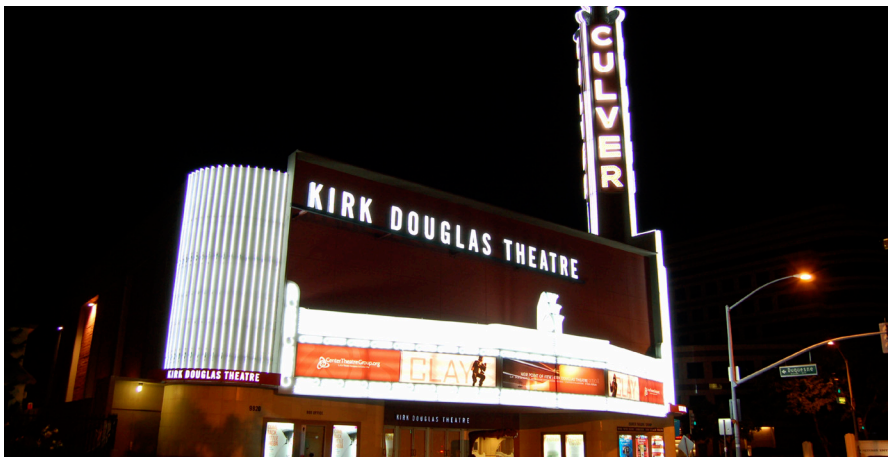


## Overland Corridor

10801 Venice Blvd. is located near the Overland Corridor neighborhood of Los Angeles, a West L.A. enclave undergoing rapid redevelopment and known for its understated but acclaimed local restaurants and nightlife



# West Los Angeles Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	18,017	53,585	142,459
2030 Projected Population	17,712	51,331	136,631
2020 Census Population	17,327	52,227	140,827
2010 Census Population	16,735	51,119	137,055
Projected Annual Growth 2025 to 2030	-0.3%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.3%
2025 Median Age	35.4	36.3	38.3
<b>HOUSEHOLDS</b>			
2025 Estimated Households	8,412	25,159	61,571
2030 Projected Households	8,561	24,960	60,953
2020 Census Households	7,983	24,845	61,043
2010 Census Households	7,506	23,984	59,395
Projected Annual Growth 2025 to 2030	0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.3%	0.2%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	43.2%	45.8%	47.6%
2025 Estimated Black or African American	7.3%	7.1%	6.4%
2025 Estimated Asian or Pacific Islander	23.4%	22.2%	19.5%
2025 Estimated American Indian or Native Alaskan	1.3%	0.9%	0.9%
2025 Estimated Other Races	24.9%	24.0%	25.6%
2025 Estimated Hispanic	30.2%	28.3%	29.9%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$138,809	\$151,967	\$179,879
2025 Estimated Median Household Income	\$103,345	\$114,479	\$125,374
2025 Estimated Per Capita Income	\$65,174	\$71,622	\$78,059
<b>EDUCATION</b>			
2025 Estimated High School Graduate	9.0%	8.3%	9.7%
2025 Estimated Some College	11.9%	12.1%	12.7%
2025 Estimated Associates Degree Only	5.2%	6.1%	5.6%
2025 Estimated Bachelors Degree Only	37.7%	38.0%	36.2%
2025 Estimated Graduate Degree	27.7%	27.9%	27.8%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,009	3,005	8,512
2025 Estimated Total Employees	9,304	22,677	61,394
2025 Estimated Employee Population per Business	9.2	7.5	7.2
2025 Estimated Residential Population per Business	17.9	17.8	16.7

# Your trusted *partners*

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