



## 4219-A Sepulveda Blvd

Culver City, California 90230

### Lease Description

Ideal small storefront retail space. High traffic West LA corridor along Sepulveda Blvd. in Culver City, between Washington Blvd. and Culver Blvd. Great for salons, fitness, wellness studio, yoga, tutoring, creative services, lots of potential! The space features a contemporary finish with a full facade glass window line. Rear alley access with a ground-level loading door and parking.

### Space Highlights

- Prime location on busy Sepulveda Blvd.
- Great exposure, high daily traffic count (+26,000 CPD)
- Strong demographics – dense residential, desirable income
- Minutes to Downtown Culver City, easy access to the 405 and the 10
- Walkable amenities including coffee, restaurants, fitness & more

### Offering Summary

**Lease Rate:** \$3.45 SF/month (NNN)

**Available SF:** 700 SF

### For More Information

**Kevin Lachoff**

Vice President

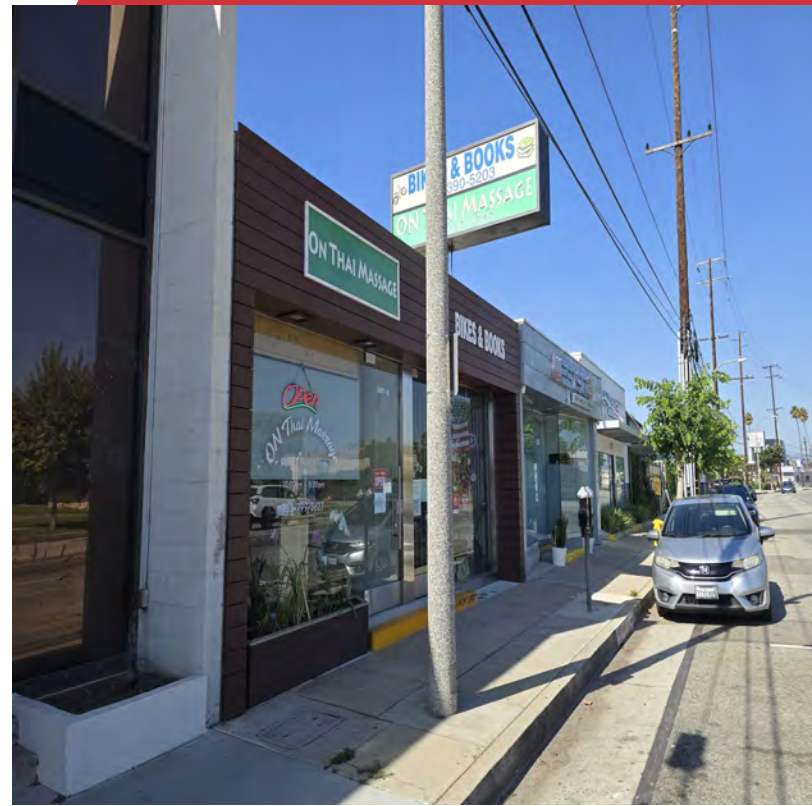
C: 310 845 6255

klachoff@naicapital.com | CalDRE #01481846

For Lease

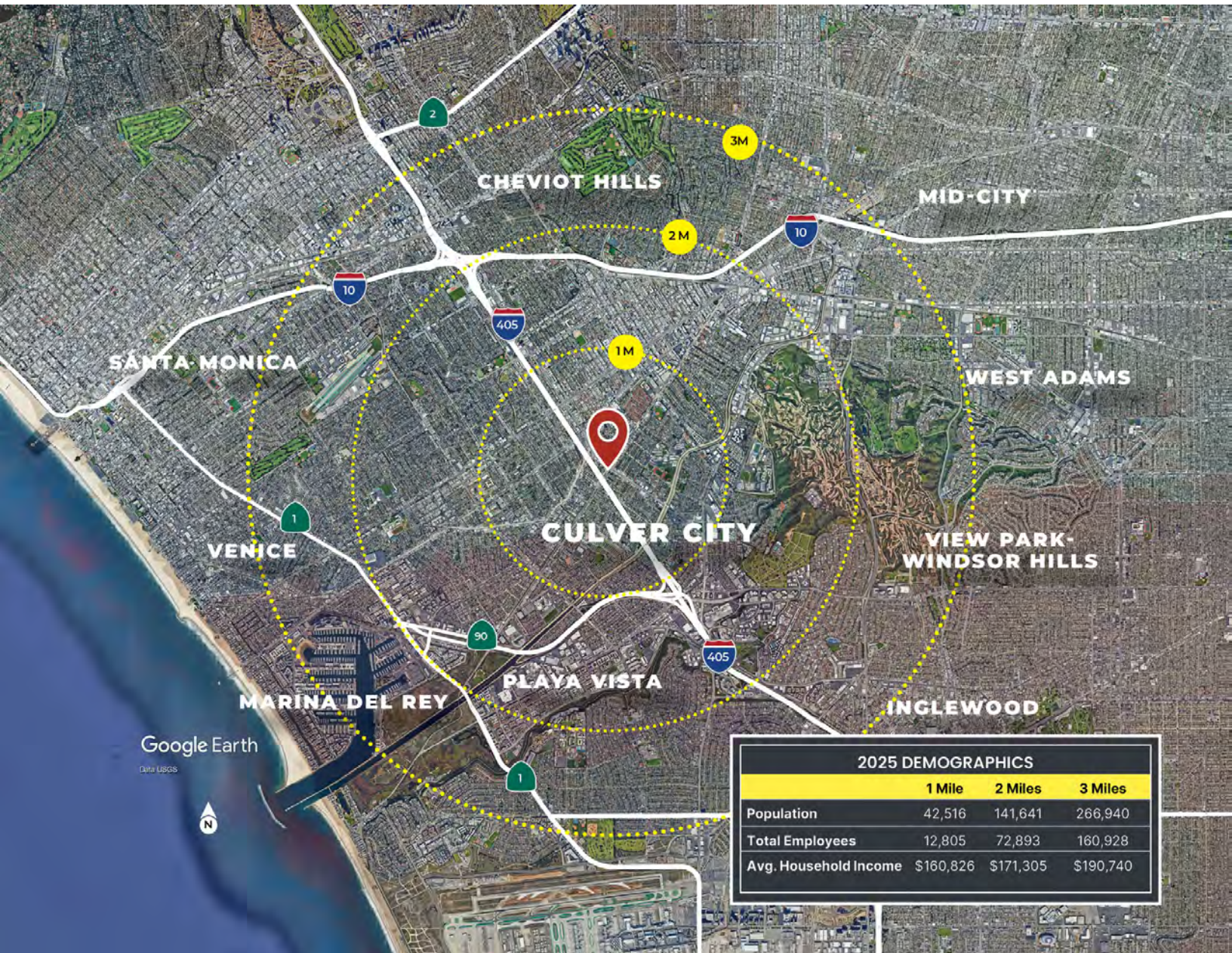
700 SF | \$3.45 SF/month

Retail Space



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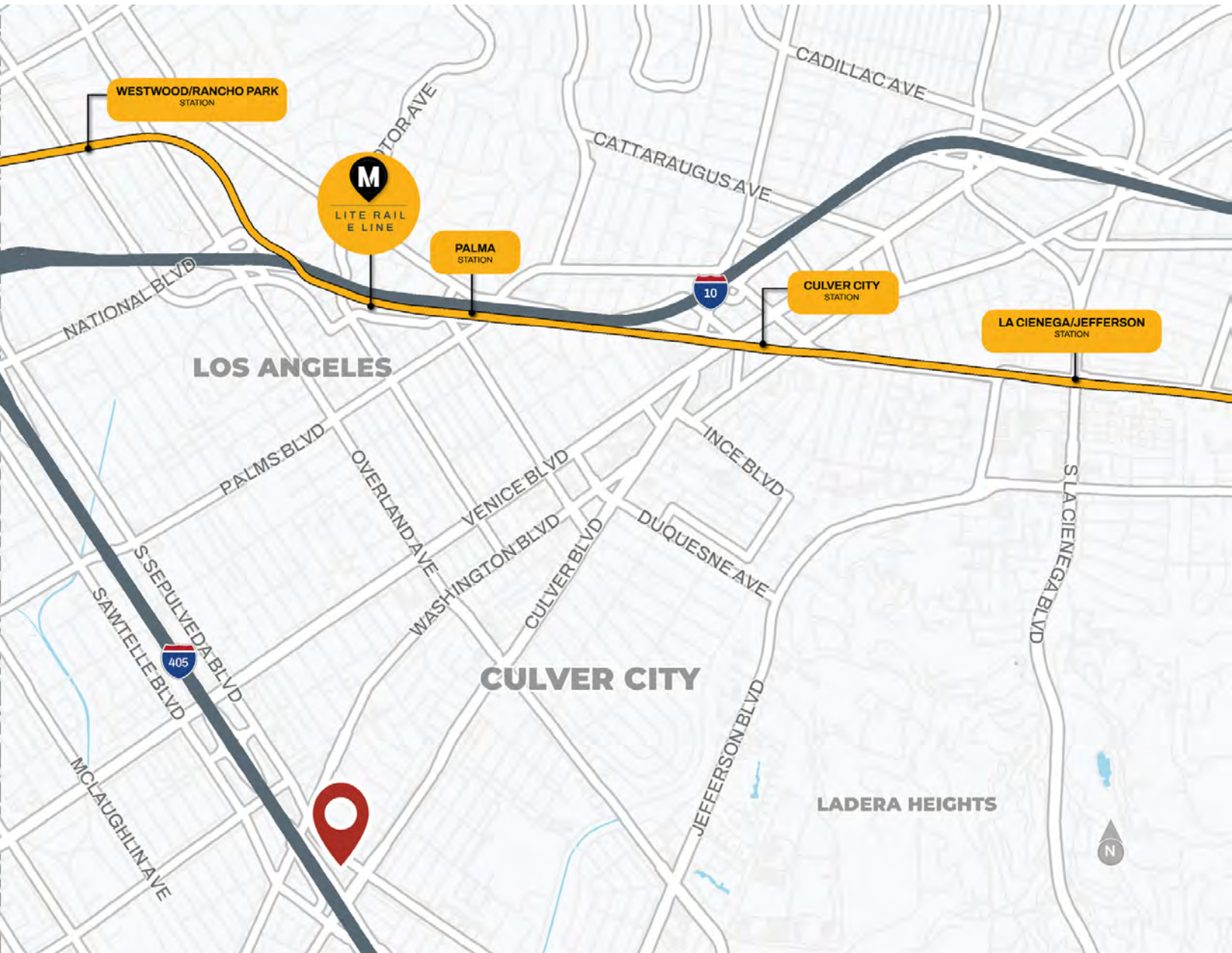
11150 Santa Monica Blvd., Suite 1550  
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2025 DEMOGRAPHICS			
	1 Mile	2 Miles	3 Miles
Population	42,516	141,641	266,940
Total Employees	12,805	72,893	180,928
Avg. Household Income	\$160,826	\$171,305	\$190,740

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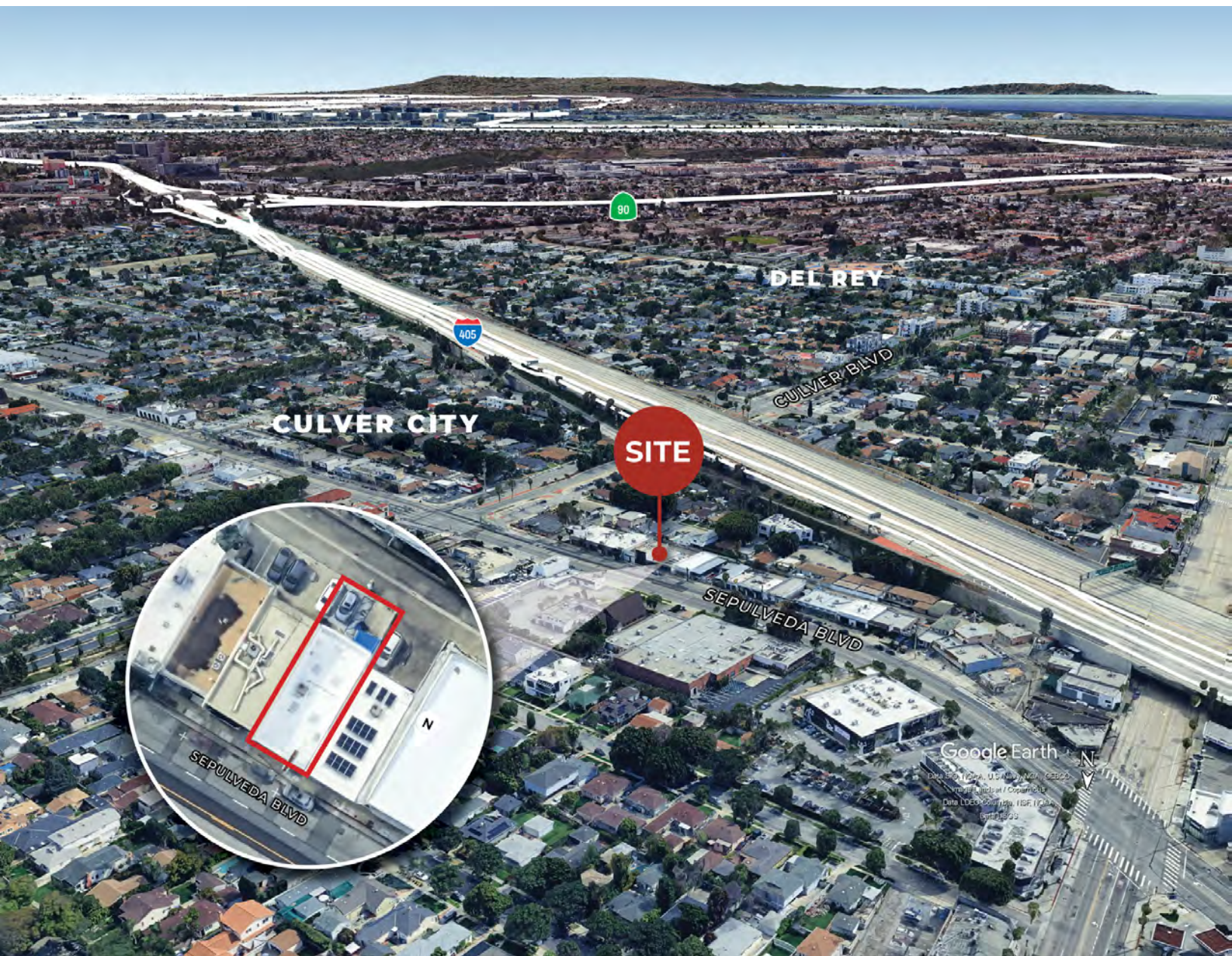
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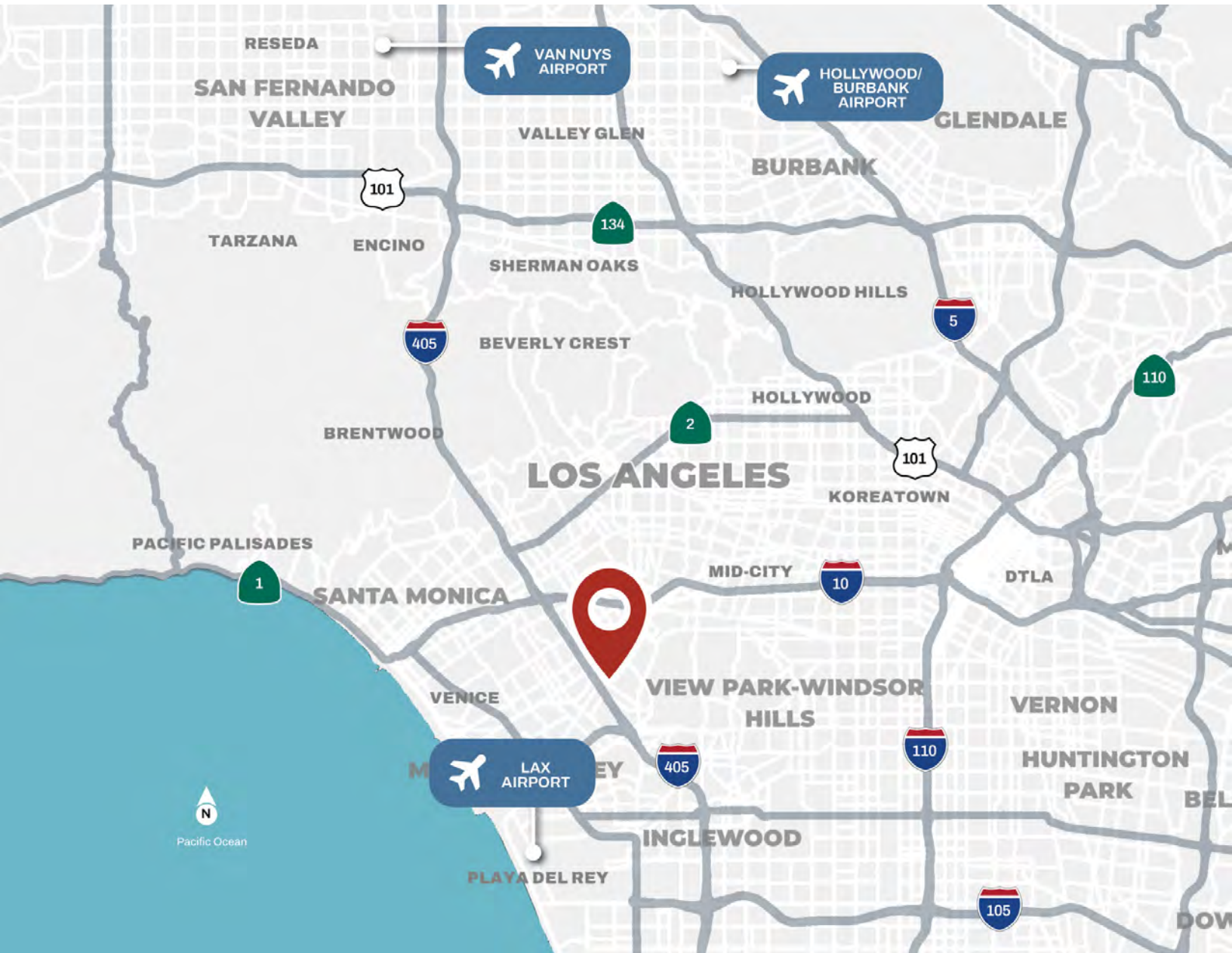
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