



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



## **RALPH CENTER AT HIGHLY TRAFFICKED INTERSECTION**

10720 Jefferson Blvd., Culver City, CA 90230



**STEFAN SIEGEL**  
(818) 697-9372 | stefan@illicre.com  
DRE#01356621



5945 CANOGA AVE - WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

# PROPERTY FEATURES

10720 Jefferson Blvd., Culver City, CA 90230



## APPROX. 900 - 3,150 SF

RETAIL SPACES AT HIGHLY TRAFFICKED INTERSECTION





- ✓ Unit 10784: ±3,150 SF | former Citizen Bank end-cap space available
- ✓ Unit 10716: ±1,080 SF | previous Chip Cookies
- ✓ Unit 10752: ±900 SF | former dog grooming
- ✓ Unit 10752: ±1,020 SF | presently a pharmacy
- ✓ On the intersection of two main corridors (Overland Avenue and Jefferson Boulevard)
- ✓ Great signage

## AREA AMENITIES

- ✓ High traffic count
- ✓ Location score of 89.6
- ✓ Neighboring tenants include: Ralph's, Chase Bank, Starbucks, Flame Broiler, and Denny's

## RATE

\$4.00 + \$0.72 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,102	286,425	798,972
 Avg. HH Income	\$138,532	\$118,460	\$116,261
 Daytime Pop	16,147	235,248	655,839
 Traffic Count	± 56,144 CPD ON JEFFERSON BLVD & OVERLAND AVE		

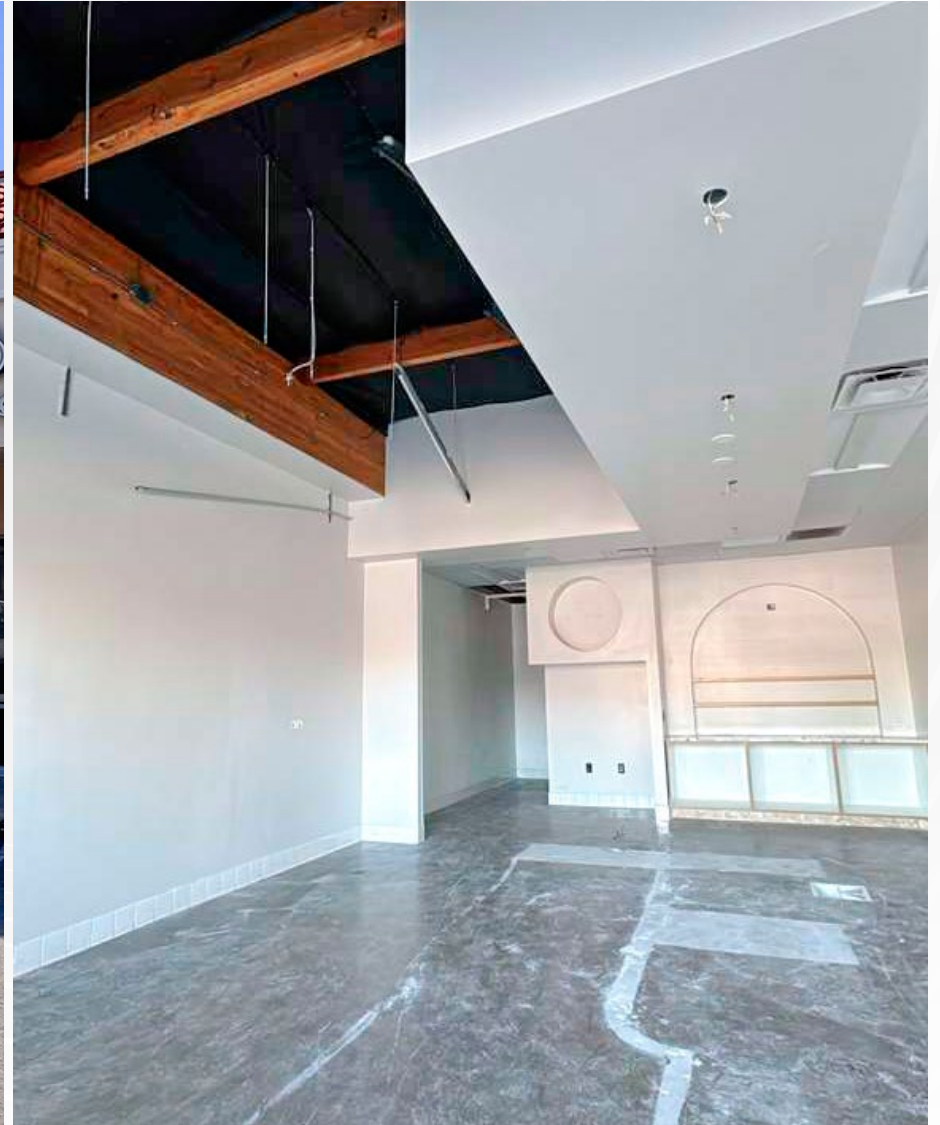
RETAIL SPACES  
CULVER CITY, CA

# SUITE 10716

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RETAIL SPACES  
CULVER CITY, CA

# SUITE 10738

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RETAIL SPACES  
CULVER CITY, CA

# SUITE 10752

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# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**West LA COLLEGE**  
WEST LOS ANGELES COLLEGE

**AVAILABLE**

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**AERIAL MAP**

CHASE



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REAL ESTATE

**STEFAN SIEGEL**  
VICE PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.