

For Lease in Culver City

beta. |  KWP

High Identity Retail / Office

5446 Sepulveda Blvd., Culver City, CA 90230



Available

- Size: ±15,055 SF*
**may be divisible*
- Rent: Call broker for details
- Parking: ±40 Spaces
- Available: Q3 2026

Features

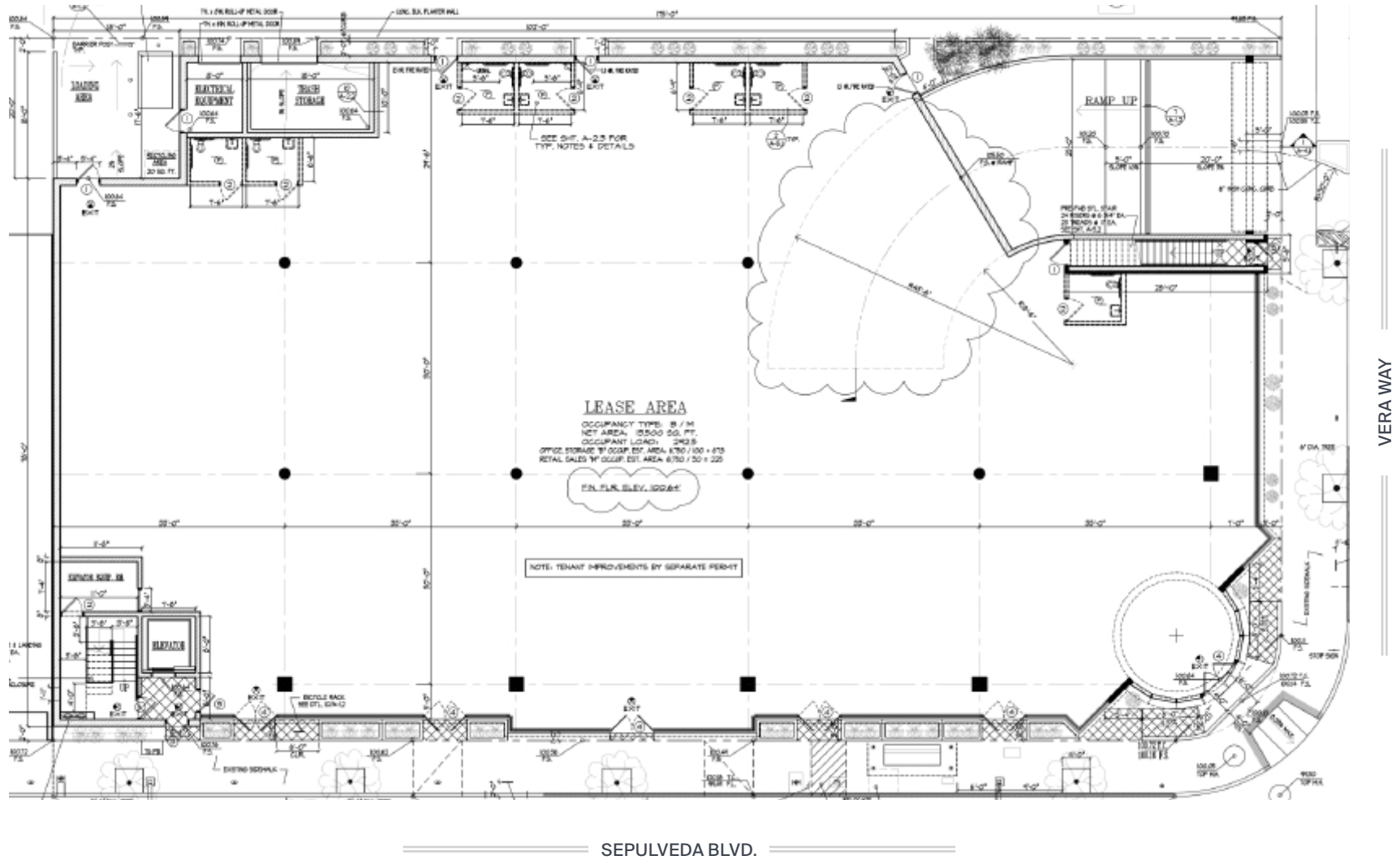
- ▶ Excellent Culver City location with a strong presence in the market
- ▶ Rooftop parking available
- ▶ Located north of the Westfield Culver City Mall and just a half mile from the 405 and 90 Freeways
- ▶ ±67,036 CPD at Sepulveda Blvd. & Sawtelle Blvd. and ±56,054 CPD at Sepulveda Blvd. & Jefferson Blvd.
- ▶ Population of ±105,593 within 2 miles
- ▶ Close proximity to Target, TJ Maxx, RH Outlet, Petco, Sprouts, Total Wine, Super King (coming soon)
- ▶ *Please do not disturb existing tenant*

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



Full Floor Retail/Office

±15,055 SF; May be divisible



Exteriors

High identity building on busy Sepulveda Blvd.



Over 100' of frontage on Sepulveda Blvd.



Corner entrance on Sepulveda Blvd. and Vera Way



Entrance to rooftop parking on Vera Way

Premier Culver City Location

Close proximity to many major shopping centers including Westfield Culver City (more info on page 6)



Westfield Culver City

Less than a mile away from 5446 Sepulveda is Westfield Culver City which features dozens of retailers and dining options. Major tenants include:



Culver City Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	5,293	23,197	105,593
2030 Projected Population	5,162	22,286	101,203
2020 Census Population	5,300	23,836	107,149
2010 Census Population	5,176	22,763	95,285
Projected Annual Growth 2025 to 2030	-0.5%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2025	0.2%	0.1%	0.7%
2025 Median Age	45.4	41.2	40.0
HOUSEHOLDS			
2025 Estimated Households	2,075	9,472	45,931
2030 Projected Households	2,078	9,352	45,372
2020 Census Households	2,035	9,325	46,272
2010 Census Households	2,057	9,093	40,553
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.3%	0.9%
RACE & ETHNICITY			
2025 Estimated White	46.9%	40.1%	42.7%
2025 Estimated Black or African American	7.4%	9.9%	13.1%
2025 Estimated Asian or Pacific Islander	22.1%	18.4%	18.2%
2025 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.9%
2025 Estimated Other Races	23.3%	30.9%	25.1%
2025 Estimated Hispanic	25.1%	34.9%	28.8%
INCOME			
2025 Estimated Average Household Income	\$227,946	\$174,739	\$185,494
2025 Estimated Median Household Income	\$141,210	\$119,376	\$130,802
2025 Estimated Per Capita Income	\$89,462	\$71,431	\$80,821
EDUCATION			
2025 Estimated High School Graduate	12.4%	13.3%	10.1%
2025 Estimated Some College	14.5%	13.8%	14.1%
2025 Estimated Associates Degree Only	5.0%	5.8%	6.1%
2025 Estimated Bachelors Degree Only	34.2%	30.1%	35.5%
2025 Estimated Graduate Degree	31.1%	26.6%	26.5%
BUSINESS			
2025 Estimated Total Businesses	658	2,079	7,187
2025 Estimated Total Employees	5,645	22,846	69,296
2025 Estimated Employee Population per Business	8.6	11.0	9.6
2025 Estimated Residential Population per Business	8.0	11.2	14.7

Your trusted *partners*

Kyle Fishburn

KWP Real Estate
kyle.fishburn@kwprealestate.com
310-887-6216
DRE #01909843

Matt Saker

Beta Agency
matt.saker@betaagency.com
424-282-5236
DRE #02016706