

**6020 Seabluff Drive #6  
Playa Vista, CA 90094**



**GYM/RETAIL SPACE**

**FOR LEASE**

**RAFAEL PADILLA**  
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## PROPERTY CHARACTERISTICS

**6020 Seabluff Drive #6**  
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### SIZE:

Approximately 706 square feet

### RATE:

\$5.25 per square foot per month, NNN  
(NNN estimated to be \$1.70 per square foot per month)

### PARKING:

Surface and street parking

### TERM:

5-10 years

### AVAILABLE:

Immediately



*Featuring residential, commercial, retail and open space Playa Vista is a welcoming spot that draws on an affluent and well educated population. Playa Vista, Marina del Rey, Culver City and Westchester is one of the strongest submarkets in Los Angeles due to its proximity to cutting-edge, creative/tech businesses and workers that are driving this burgeoning technology hub.*

## PLAYA VISTA TENANTS INCLUDE:

- Gulp Restaurant & Bar
- Coffee Bean
- Bank of America
- Sweet Fish
- Whole Foods
- CVS Pharmacy
- Cinemark
- Ritrovo Pizzeria

## PROPERTY PHOTO



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	1 MILE	3 MILES	5 MILES
2015 POPULATION	23,412	204,706	550,339
2020 POPULATION	24,720	213,636	569,634
PERCENT POP CHANGE: 2015 TO 2020	5.59%	4.36%	3.51%
2015 AVERAGE AGE	37.65	40.57	39.02
BACHELOR'S DEGREE OR HIGHER	64.50%	54.16%	45.20%
2015 HOUSEHOLDS	8,918	91,127	230,564
AVERAGE HOUSEHOLD SIZE	2.22	2.19	2.35
2015 AVERAGE HOUSEHOLD INCOME	\$120,979	\$100,228	\$86,741
2015 HOUSING UNITS	9,403	97,930	246,879
2015 AVERAGE HOME VALUE	\$830,455	\$806,586	\$782,088
TOTAL BUSINESSES	636	12,067	32,673
DAYTIME EMPLOYMENT (TOTAL EMPLOYEES)	12,244	130,929	348,230

# DEMOGRAPHICS

**6,400 residential units** in Playa Vista  
**13,000 residents** in Playa Vista  
**250,000 residents** surround Playa Vista in the communities of Manhattan Beach, Westchester, Marina del Rey, Santa Monica, Venice and Culver City

**LMU**  
5,951 Undergraduates  
1,968 Graduates  
840 Estimated Faculty

**YOU TUBE**  
125 Estimated Employees

**GOOGLE**  
140 Estimated Employees

**OTIS COLLEGE**  
1,200 Undergraduates  
150 Estimated Faculty

**FOX**  
1,680 Estimated Employees



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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



# PLAYA VISTA NEIGHBORHOOD



The Campus at Playa Vista



The Resort at Playa Vista



The Centerpointe Club



Runway Playa Vista



Bluff Creek Fields



Playa Vista Daily with Beach Shuttles



Farmers' Market

**Playa Vista Living** - Playa Vista is a destination in its own right. This is where a tech hub, open space, recreation, entertainment, shopping, dining and new home collections all come together to reinvent the way you live. Everything is just a walk away. Playa Vista has become a choice address for businesses, technology, media and entertainment and, along with Santa Monica and Venice, has become known as Silicon Beach. With parks and open spaces in every direction, Playa Vista lets you find the perfect place to unwind, come together and take it all in. You'll discover acres of inviting parks that make room for adventure and expand far beyond any yard.



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