

12740 CULVER BOULEVARD UNIT G, Los Angeles, CA 90066



## Marina Plaza Shopping Center

CHIROPRACTOR/  
RETAIL SPACE

# FOR LEASE



**RAFAEL PADILLA**  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188

**ARTHUR PETER**  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613



**SIZE:** Approximately 927 square feet

**RATE:** \$3.50 per square foot per month, NNN (NNN estimated to be \$0.75 per square foot per month)

**PARKING:** Shared surface parking

**TERM:** 3 - 5 years

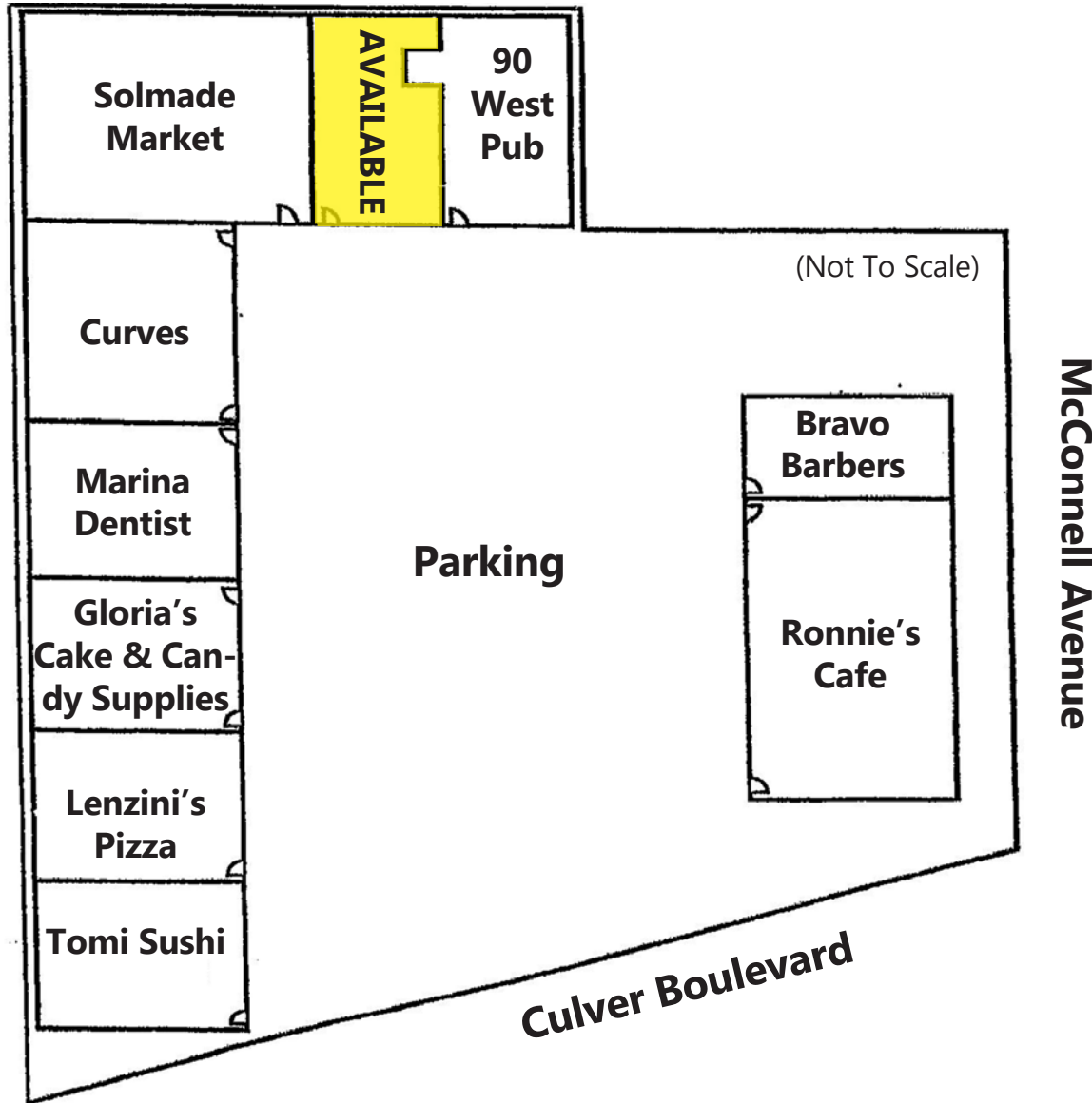
**AVAILABLE:** Immediately

The property is a single-story corner shopping center located within 2 blocks of the Marina Freeway. It is near the on/off ramp at Culver Boulevard which is a major thoroughfare between the beach communities and West Los Angeles. It is also located directly across from the 20,000 square foot Direct TV office on a signalized intersection.

- **Former chiropractic office, waiting area, 3 treatment areas, private office and bathroom**
- **Signalized corner of Culver and McConnell**
- **2 blocks east of Marina freeway**
- **Walking distance from 124,000 sf of office at Media Works and 166,000 sf of office from Del Rey Campus**
- **Major east / west thoroughfare from beach to west LA; Minutes from Marina Del Rey, Playa Vista and Culver City**



# SITE PLAN



www.parcommercial.com

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# AREA MAP



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# DEMOGRAPHICS

## POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2022 Projected Population	39,012	254,486	555,552
2019 Estimated Population	37,464	245,814	536,481
2010 Census Population	33,508	227,596	496,004
Growth 2017-2022	4.13%	3.53%	3.55%
Growth 2010-2017	11.81%	8.0%	8.16%

## 2017 ESTIMATED HOUSEHOLD INCOME

\$50,000-\$74,999	13.58%	14.51%	15.05%
\$75,000-\$99,999	12.88%	11.83%	11.98%
\$100,000-\$200,000 +	48.6%	42.62%	41.82%
<b>TOTAL \$50,000-\$200,000+</b>	<b>75.06%</b>	<b>68.96%</b>	<b>68.85%</b>
2019 Estimated Average HH Income	\$125,167	\$113,618	\$112,490
2019 Estimated Households	17,963	112,832	250,253



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