

3847 MAIN STREET • Culver City, CA 90232



CRAVE
OUR
MENU!



om



BURGER
CRAVINGS
LOADING

COMING
SOON!

burgerim.com

burgerim.com

COMING
SOON!



FOR LEASE

FLAGSHIP RESTAURANT IN HIGH
PROFILE LOCATION



RAFAEL PADILLA
310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

3847 Main Street, Culver City, CA 90232

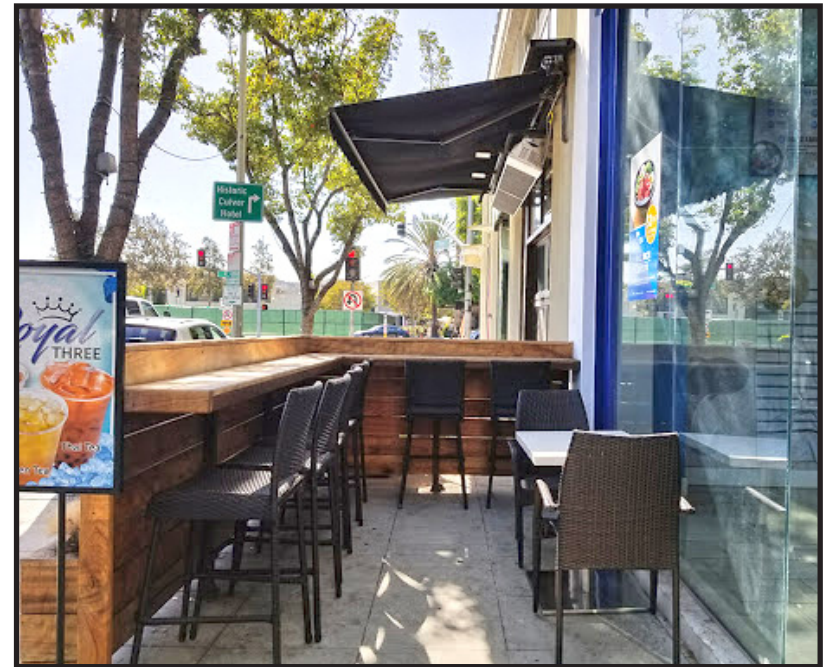
SIZE: Approximately 1,750 square feet

RATE: \$7.50 per square foot per month plus NNN
(NNN estimated to be \$0.75 per square foot per month)

TERM: 5 - 10 years

PARKING: Public structure directly behind building with 389 spaces. A total of over 1,500 parking spaces located in the 3 parking structures in the area

AVAILABLE: Immediately



- Located at ground zero of Downtown Culver City

- Across from:

- The Culver steps, home of Amazon Studios' 280,000 square foot production office
- The 12 screen Pacific Theater with 1,825 seats
- The historic Culver Hotel
- A 10,000 square foot Trader Joe's

- City Hall and the Fire department are both within walking distance

- The Culver Studios is also nearby

- Convenient ingress and egress to Santa Monica Freeway (10)

- Close proximity to Metro Expo Line's terminus at National and Washington

- Affluent trade area with heavy foot and auto traffic



AREA
MAP



www.parcommercial.com

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

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

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.

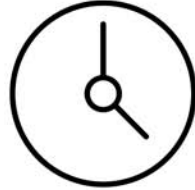
Within 1 Mile



Housing Units
7,895
68.46% owner occupied



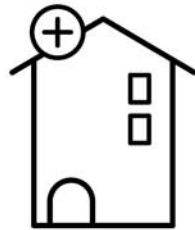
Educational Attainment
51%
with college or higher degree



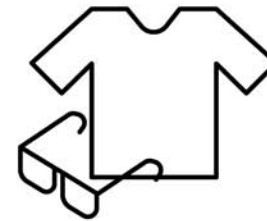
Estimated Population
19,672
-0.25% growth 2020-2025
0.83% growth 2010-2020



Average Household Income
\$128,514
79% earn more than \$100k



Median Home Value
\$927,310



Apparel, Food/Entertainment & Services
\$264,717
2020 yearly spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 Projected Population	19,622	296,907	801,633
2020 Estimated Population	19,672	294,241	798,422
2010 Census Population	19,510	273,523	763,683
Growth 2020-2025	-0.25%	0.91%	0.40%
Growth 2010-2020	0.83%	7.57%	4.55%

2020 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	14.93%	15.03%	14.69%
\$75,000-\$99,000	15.01%	13.26%	12.06%
\$100,000 +	49.22%	39.56%	38.83%

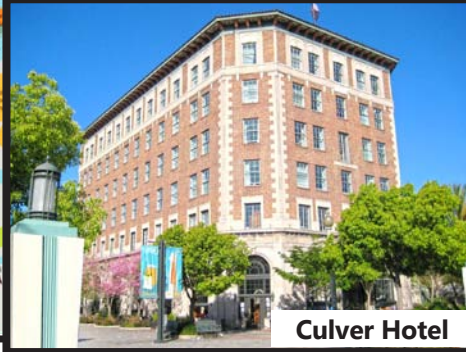
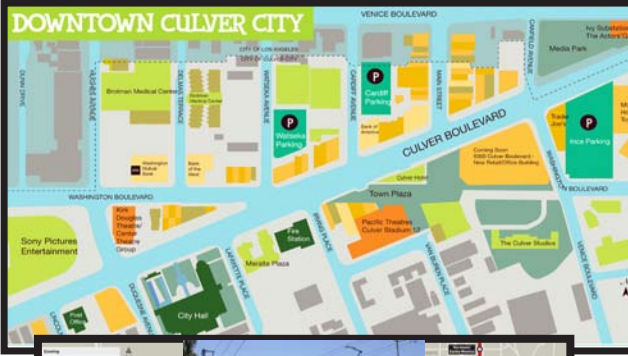
TOTAL

2020 Estimated Average HH Income	79.16%	67.85%	65.58%
2018 Estimated Households	\$128,514	\$108,279	\$107,175
	7,895	122,727	329,196



Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.

CULVER CITY



Culver Hotel



Classic Car Show



City Tavern



Farmer's Market



PAR
COMMERCIAL BROKERAGE

www.parcommercial.com

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

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

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.