

**11160 WASHINGTON BOULEVARD, SUITES A, B & C**  
**Culver City, CA 90232**

RETAIL SPACE WITH STREET FRONTAGE

**FOR LEASE**



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# 11160 Washington Boulevard, Suites A,B & C, Culver City, CA 90232

**4,792 Total Square Feet Available - Divisible**



**SUITE A:**

Approximately 2,342 square feet



**SUITE B:**

Approximately 1,200 square feet



**SUITE C:**

Approximately 1,250 square feet

**Suites A, B and C can be combined for a total of approximately 4,792 square feet**

**ALL SUITES: APPROX. 1,200, 1,250 AND 2,342 SF = 4,792 TOTAL SF**

**RATE:** \$2.75 per square foot per month, NNN (NNN estimated to be \$0.68 per square foot per month)

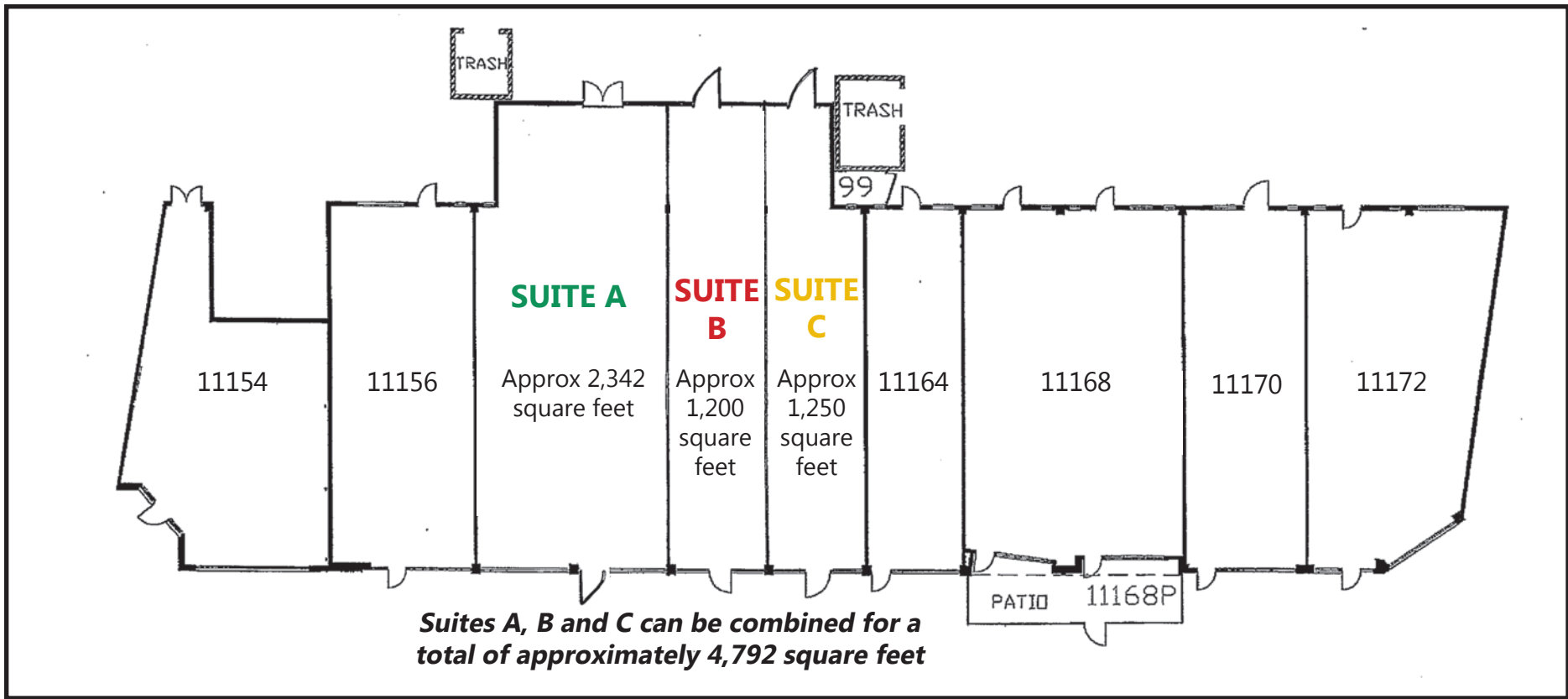
**TERM:** 3 - 5 years

**PARKING:** 24 shared spaced

**AVAILABLE:** Immediately

- Located in a dense population of Culver City with heavy foot and auto traffic
- One block east of Sepulveda Boulevard & the 405 Freeway
- Building was remodeled in late 2010
- Great street visibility with signage available
- Ample shared parking for retail center





|   | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---|---------------|---------------|---------------|
| <b>POPULATION</b>                                 |               |               |               |
| 2023 Projected Population                         | 35,464        | 341,876       | 1,016,625     |
| 2018 Estimated Population                         | 35,034        | 335,375       | 995,709       |
| 2010 Census Population                            | 334,833       | 320,659       | 942,622       |
| Growth 2018-2023                                  | 1.23%         | 1.94%         | 2.10%         |
| Growth 2010-2018                                  | 0.58%         | 4.59%         | 5.63%         |
| <b>2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b> |               |               |               |
| \$50,000-\$74,999                                 | 16.53%        | 15.56%        | 15.03%        |
| \$75,000-\$99,000                                 | 11.44%        | 12.21%        | 10.97%        |
| \$100,000 +                                       | 25.78%        | 33.32%        | 31.04%        |
| <b>TOTAL</b>                                      | <b>53.75%</b> | <b>61.09%</b> | <b>57.04%</b> |
| 2018 Estimated Average HH Income                  | \$79,037      | \$96,665      | \$91,905      |
| 2018 Estimated Households                         | 11,849        | 141,718       | 410,573       |



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

