



# FOR LEASE

JOIN NEW 7-ELEVEN ANCHORED SHOPPING CENTER DEVELOPMENT  
2580 VENICE BOULEVARD | LOS ANGELES, CA 90019

## JASON EHRENPREIS

CA REAL ESTATE LIC #01741961  
310.231.5213  
JASON@CBM1.COM

1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025  
**CBM1.COM**



# JOIN NEW 7-ELEVEN ANCHORED SHOPPING CENTER DEVELOPMENT

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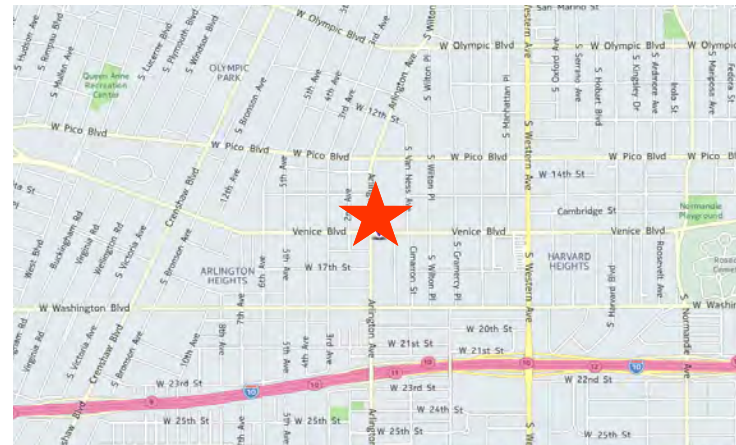
### NEIGHBORING RETAILERS



### FEATURES + AMENITIES

- APPROX. 1,846 SQFT AVAILABLE (DIVISIBLE TO 943 SQFT)
- JOIN BRAND NEW 7-ELEVEN
- FOOD USE PERMITTED
- NEW CONSTRUCTION CENTER WITH EXCELLENT CURB APPEAL
- MONUMENT SIGNAGE
- AMPLE PARKING
- CONVENIENT INGRESS + EGRESS
- MAJOR SIGNALIZED INTERSECTION
- BOTH EAST/WEST + NORTH/SOUTH MAIN THROUGHFARES
- EXCELLENT STREET EXPOSURE
- HIGH TRAFFIC COUNTS
- DENSE DEMOGRAPHICS
- COUNTLESS NATIONAL RETAILERS IN THE IMMEDIATE VICINITY

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	60,744	302,270	800,743
AVG HH INCOME	\$49,653	\$65,473	\$76,645



EXCLUSIVELY REPRESENTED BY

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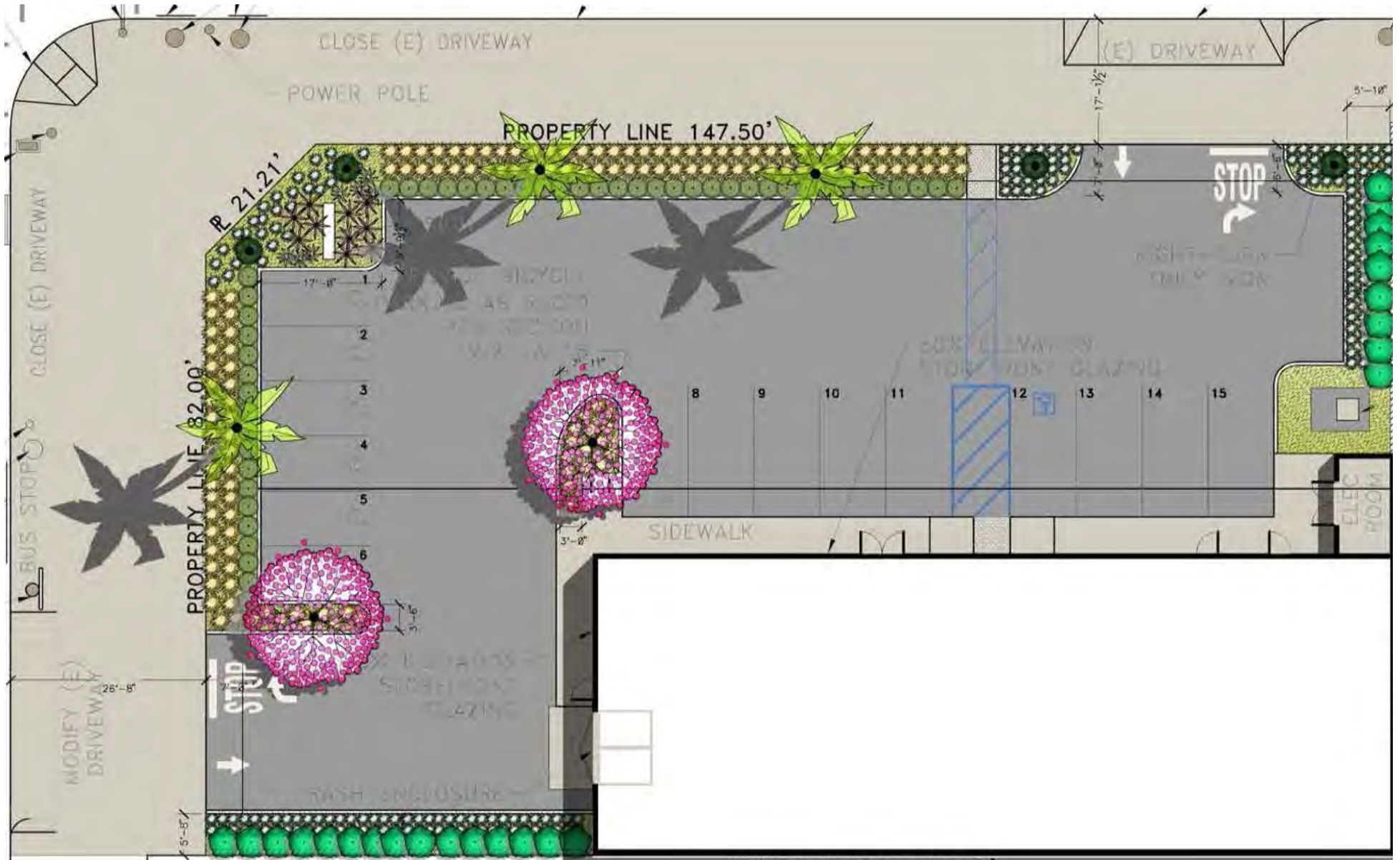
CA REAL ESTATE LIC #1265002

310.231.5213

JASON@CBM1.COM

# SITE PLAN

2580 VENICE BOULEVARD | LOS ANGELES, CA 90019



# NORTH + WEST ELEVATIONS

2580 VENICE BOULEVARD | LOS ANGELES, CA 90019



**North Elevation**



**West Elevation**

# 3-D RENDERING—CORNER VIEW

2580 VENICE BOULEVARD | LOS ANGELES, CA 90019



**Corner View, Arlington Avenue and Venice Boulevard**

# 3-D RENDERING—SIDE VIEW

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**View along Arlington Avenue**

# AERIAL PHOTOS

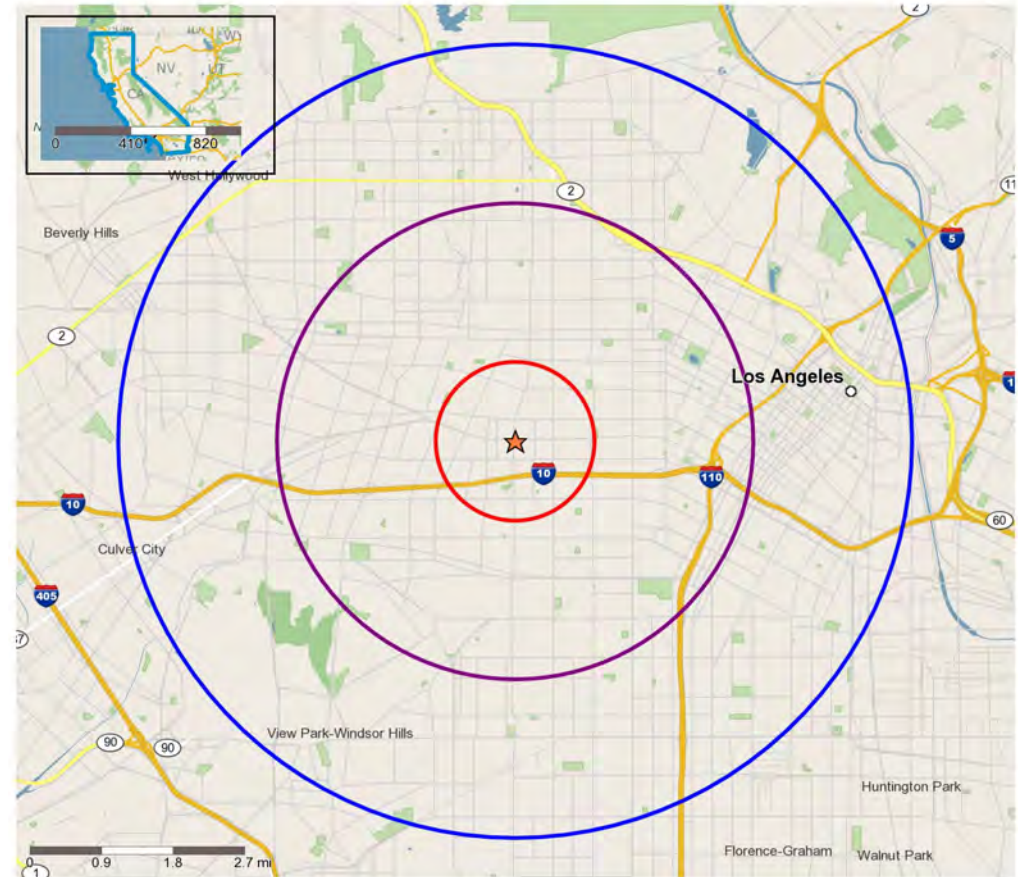
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# DEMOGRAPHICS

2580 VENICE BOULEVARD | LOS ANGELES, CA 90019

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2018A</b>			
Total Population	63,097	596,210	1,341,819
Female Population	50.95%	50.18%	49.68%
Male Population	49.05%	49.82%	50.32%
Population Density	20,082	21,083	17,082
Population Median Age	36.1	34.0	34.9
Employed Civilian Population 16+	28,598	288,981	654,010
% White Collar	41.7%	48.6%	54.1%
% Blue Collar	58.3%	51.4%	45.9%
Total Q2 2018 Employees	10,159	201,790	704,494
Total Q2 2018 Establishments*	1,600	21,503	70,753
Population Growth 2000-2010	-2.37%	-1.15%	-0.09%
Population Growth 2018A-2023	0.00%	0.33%	0.48%
<b>Income: 2018A</b>			
Average Household Income	\$60,796	\$63,679	\$74,748
Median Household Income	\$36,304	\$38,945	\$44,214
Per Capita Income	\$20,662	\$23,413	\$29,164
Avg Income Growth 2000-2010	40.25%	38.77%	38.84%
Avg Income Growth 2018A-2023	18.41%	16.70%	16.63%
<b>Households: 2018A</b>			
Households	20,981	214,860	513,235
Average Household Size	2.93	2.70	2.54
Hhld Growth 2000-2010	0.37%	1.76%	3.23%
Hhld Growth 2018A-2023	1.15%	2.07%	2.63%
<b>Housing Units: 2018A</b>			
Occupied Units	20,981	214,860	513,235
% Occupied Units	96.01%	95.73%	95.58%
% Vacant Housing Units	3.99%	4.27%	4.42%
Owner Occ Housing Growth 2000-2010	-0.43%	-0.65%	1.82%
Owner Occ Housing Growth 2000-2023	0.26%	1.21%	4.70%
Owner Occ Housing Growth 2018A-2023	0.66%	0.90%	1.25%
Occ Housing Growth 2000-2010	0.37%	1.76%	3.23%
Occ Housing Growth 2010-2023	5.29%	7.50%	9.57%
Occ Housing Growth 2018A-2023	1.15%	2.07%	2.63%
<b>Race and Ethnicity: 2018A</b>			
American Indian or Alaska Native Population	544	5,029	10,714
Asian Population	13,062	114,281	187,933
Black Population	11,602	95,712	201,307
Hawaiian or Pacific Islander Population	70	669	1,413
Multirace Population	2,828	29,362	65,583
Other Race Population	18,953	172,633	350,906
White Population	16,038	178,525	523,963
Hispanic	35,301	317,868	658,047
Non Hispanic Population	27,796	278,342	683,772



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5