

# FOR LEASE

**5526 Sepulveda Blvd, Culver City, CA**



For additional information or tour, please contact

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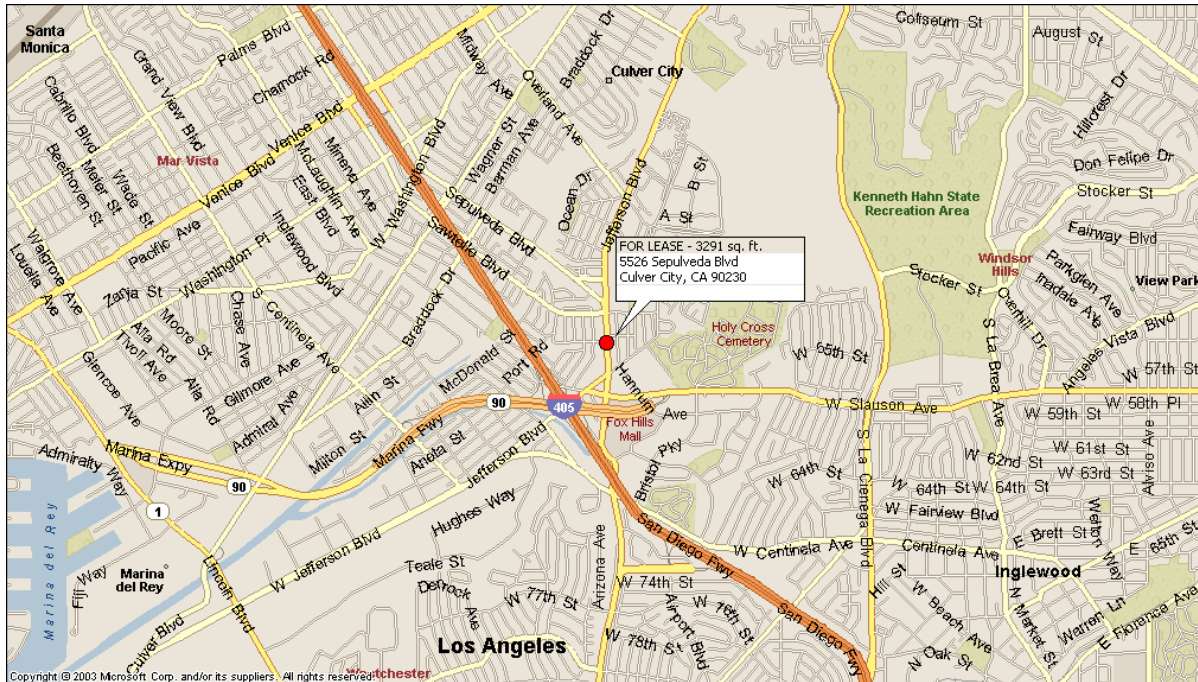
- Approximately 3,291 square feet
- Divisible in Half
- \$2.25 per sq. ft. NNN
- 33 Parking Spaces shared in common
- Between Jefferson Blvd. & West Slauson
- Lots of Traffic & Great Visibility

**Features:**

- New Construction with Extra High Ceilings
- Great Mix of National Tenants & Famous Local Businesses
- Monument Sign and Building Signage Prominently Located on Sepulveda Blvd.
- Close to the Fox Hills Mall, Target, and Playa Vista

**GREAT RETAIL STOREFRONT ON SEPULVEDA IN BETWEEN TARGET & THE FOX HILLS MALL**

# VITAL STATISTICS



## DEMOGRAPHIC HIGHLIGHTS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Resident Population</b>	24,665	256,009	742,448
<b>Average Household Income</b>	\$76,028	\$67,329	\$67,482
<b>Number of Businesses</b>	1,449	11,417	35,220
<b>Business Population</b>	19,180	128,884	385,318
<b>Median House Price (90230) = \$585,000</b>			
<b>Traffic Count = 50,000 Vehicles per day</b>			

### Nearest Major Shopping Areas

Studio Village Shopping Center	0.3 Miles
Fox Hills Mall	0.4 Miles
Target/Staples/Ross/Payless Shoes	0.5 Miles
Promenade at Howard Hughes Center	1.1 Miles
Villa Marina Marketplace/Waterside	3.3 Miles

### Transportation & Landmarks

San Diego Fwy. (405)/Marina Fwy. (90)	0.4 Miles
Playa Vista	2.0 Miles
LAX International Airport	4.6 Miles

### Neighboring Businesses

#### Shared Parking

Sprint  
CK Nail Salon

#### Food

Sorrento Italian Market  
El Pollo Loco  
Pavilion's Supermarket  
Roll 'n Rye Deli  
Honey Baked Ham  
Petrelli's Steakhouse

#### Retail

Toys R Us/Rite Aid/TJ Maxx  
Pier 1 Imports  
Target/Ross/Staples/Payless  
Blockbuster/20 20 Video  
Batteries Plus  
Circuit City/Office Depot  
Comp USA/Kinko's/Big Lots  
Petco/Centinela Pet & Feed  
Verizon Wireless  
Fox Hills Mall (Macy's, JC Penney, & Robinsons May)