

PRIME CULVER CITY LOCATION JUST OFF THE 405
Medical/Office/Retail Space on Sepulveda Blvd.

KENNEDY WILSON
BROKERAGE

beta.

4449 Sepulveda Blvd., Culver City, CA 90230



KYLE FISHBURN
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DRE #01909843

MATTHEW SAKER
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DRE #02016706

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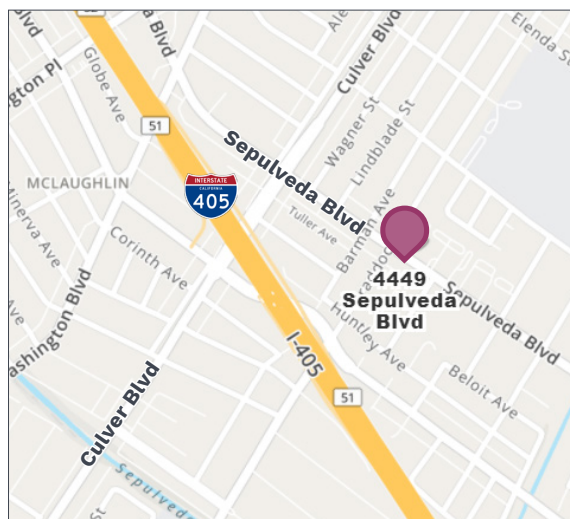
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AVAILABLE

Building Size: ±3,770 SF
Price: ±\$3.50 PSF/Mo., MG
Parking: Approximately 27 parking spots

PROPERTY HIGHLIGHTS

- ±3,770 SF of retail space available
- Fantastic frontage on Sepulveda Blvd.
- Property is surrounded by successful national and regional tenants
- Located on main thoroughfare with ±30,470 cars per day
- Easy access from the 405 Freeway with ±324,762 cars per day
- Dense High Income Trade Area
- Close proximity to Culver City High School



NEIGHBORING TENANTS



**Prospective tenants are hereby advised that all uses are subject to City approval*

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Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400

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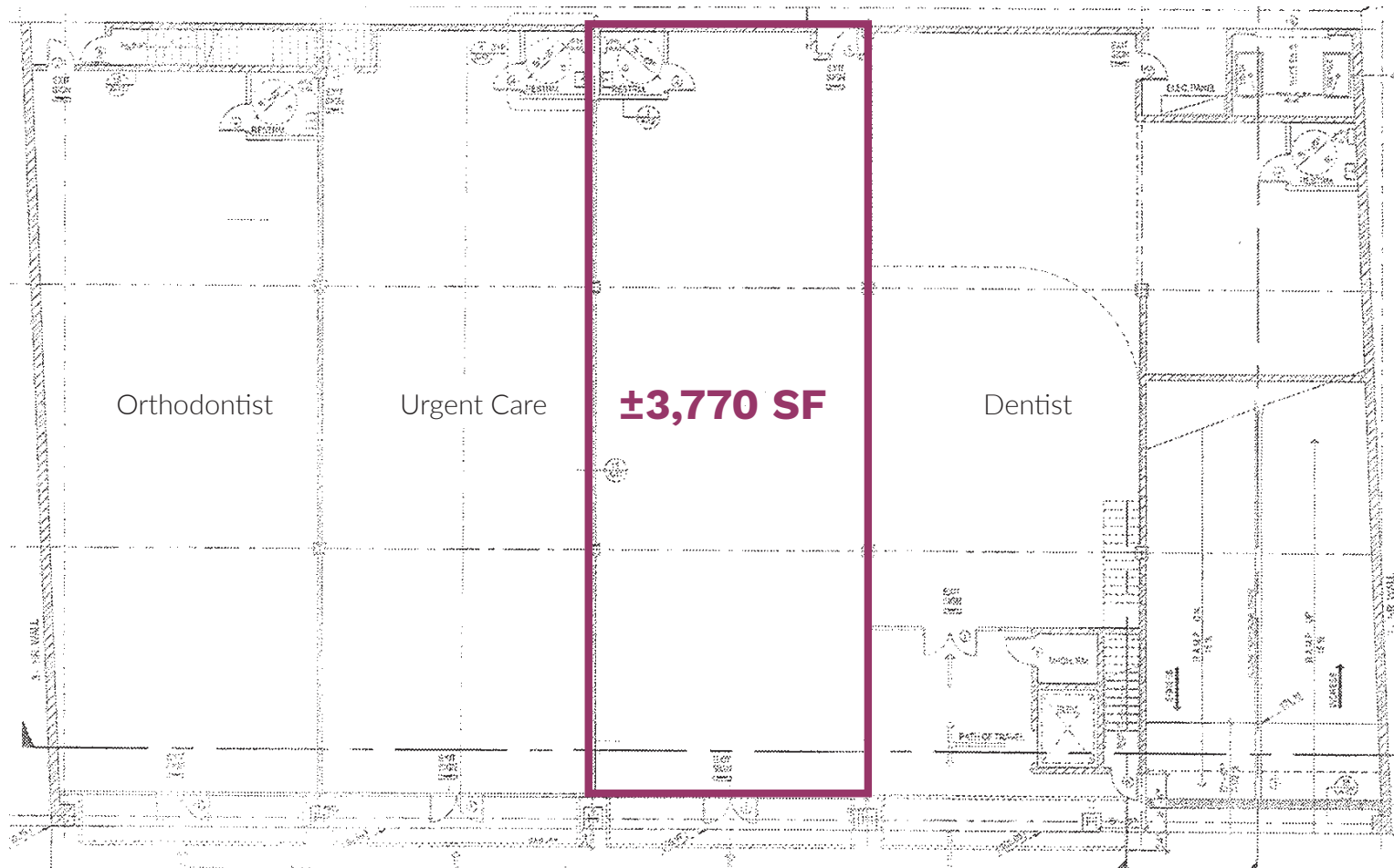
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Site Plan



==== Sepulveda Blvd. =====

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Floor Plan



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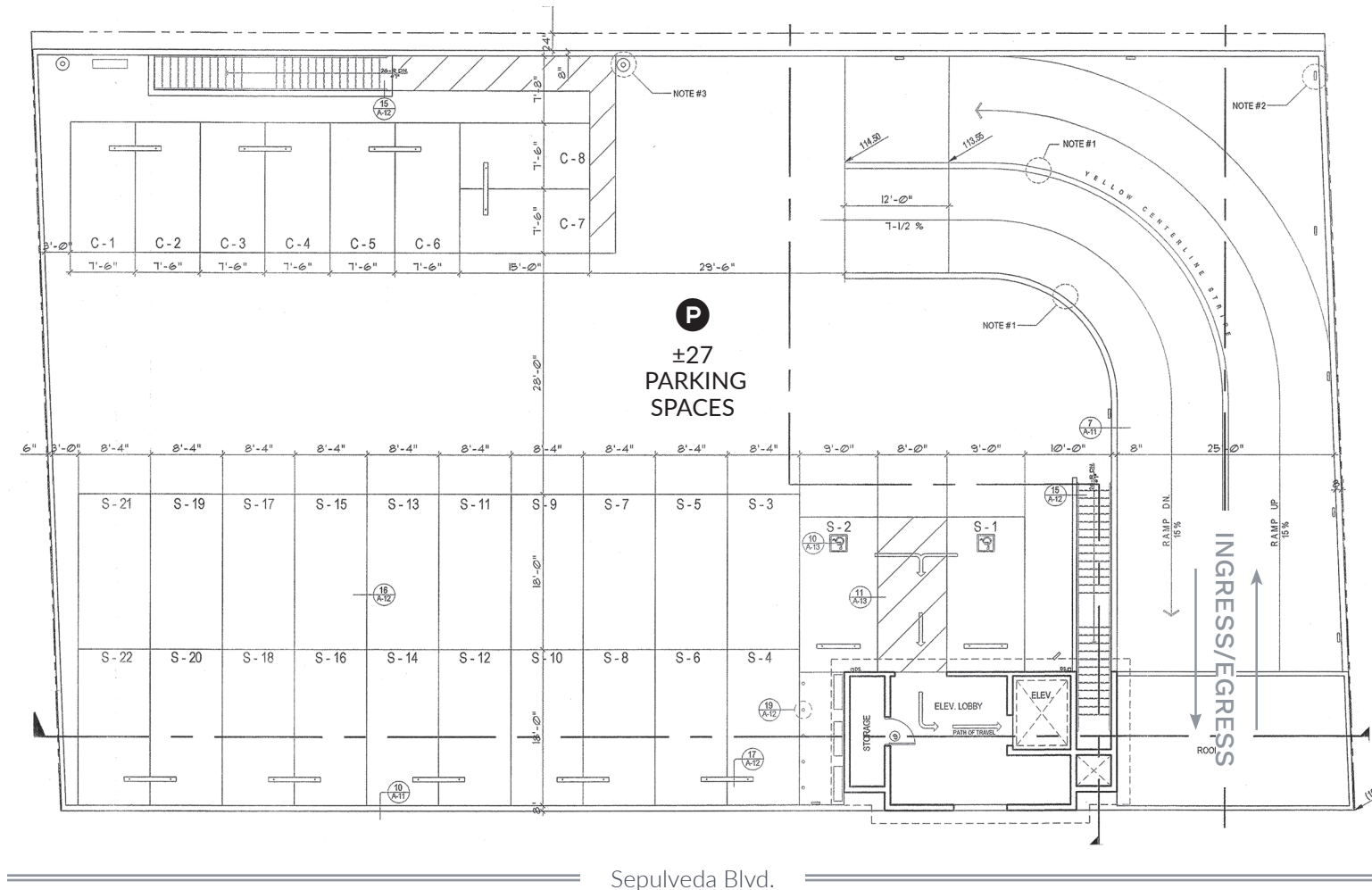
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Rooftop Parking



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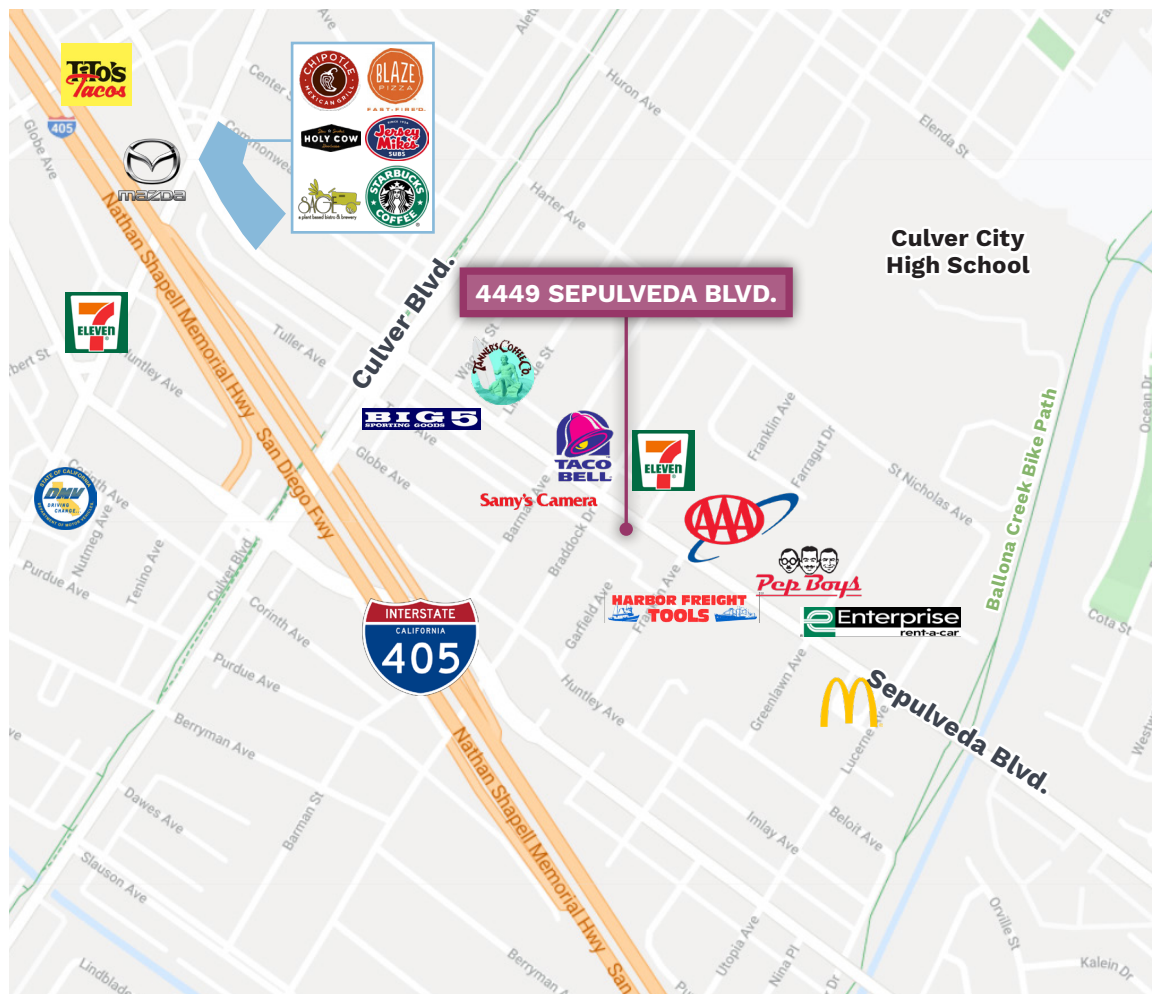
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Trade Area



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Close Proximity to 405 Freeway



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Area Demographics



0.5 Mile 1 Mile 2 Miles

POPULATION

2020 Estimated Population	7,521	35,921	138,422
2025 Projected Population	7,441	35,282	136,153
2010 Census Population	7,440	34,850	129,651
2000 Census Population	7,492	35,499	129,892
Projected Annual Growth 2020 to 2025	-0.2%	-0.4%	-0.3%
Historical Annual Growth 2000 to 2020	-	-	0.3%
2020 Median Age	38.7	39.0	37.8

HOUSEHOLDS

2020 Estimated Households	2,784	14,408	63,884
2025 Projected Households	2,848	14,632	64,845
2010 Census Households	2,656	13,498	57,302
2000 Census Households	2,667	13,206	56,674
Projected Annual Growth 2020 to 2025	0.5%	0.3%	0.3%
Historical Annual Growth 2000 to 2020	0.2%	0.5%	0.6%

RACE & ETHNICITY

2020 Estimated White	57.6%	55.0%	53.4%
2020 Estimated Black or African American	4.4%	6.0%	8.3%
2020 Estimated Asian or Pacific Islander	15.5%	15.3%	19.3%
2020 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.6%
2020 Estimated Other Races	21.9%	22.9%	18.3%
2020 Estimated Hispanic	40.0%	40.1%	29.8%

INCOME

2020 Estimated Average Household Income	\$121,692	\$110,920	\$116,330
2020 Estimated Median Household Income	\$79,370	\$77,188	\$81,608
2020 Estimated Per Capita Income	\$45,148	\$44,566	\$53,755

EDUCATION

2020 Estimated High School Graduate	15.5%	14.3%	11.4%
2020 Estimated Some College	22.7%	20.7%	18.8%
2020 Estimated Associates Degree Only	4.0%	4.5%	5.5%
2020 Estimated Bachelors Degree Only	26.3%	28.1%	31.7%
2020 Estimated Graduate Degree	16.5%	17.6%	22.8%

BUSINESS

2020 Estimated Total Businesses	361	1,803	8,506
2020 Estimated Total Employees	2,699	11,576	88,303
2020 Estimated Employee Population per Business	7.5	6.4	10.4
2020 Estimated Residential Population per Business	20.8	19.9	16.3

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