



# 3816 MAIN ST

**RARE SMALL RETAIL SPACE AVAILABLE FOR LEASE**  
CULVER CITY, CA

*For leasing, please contact:*

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**beta.**

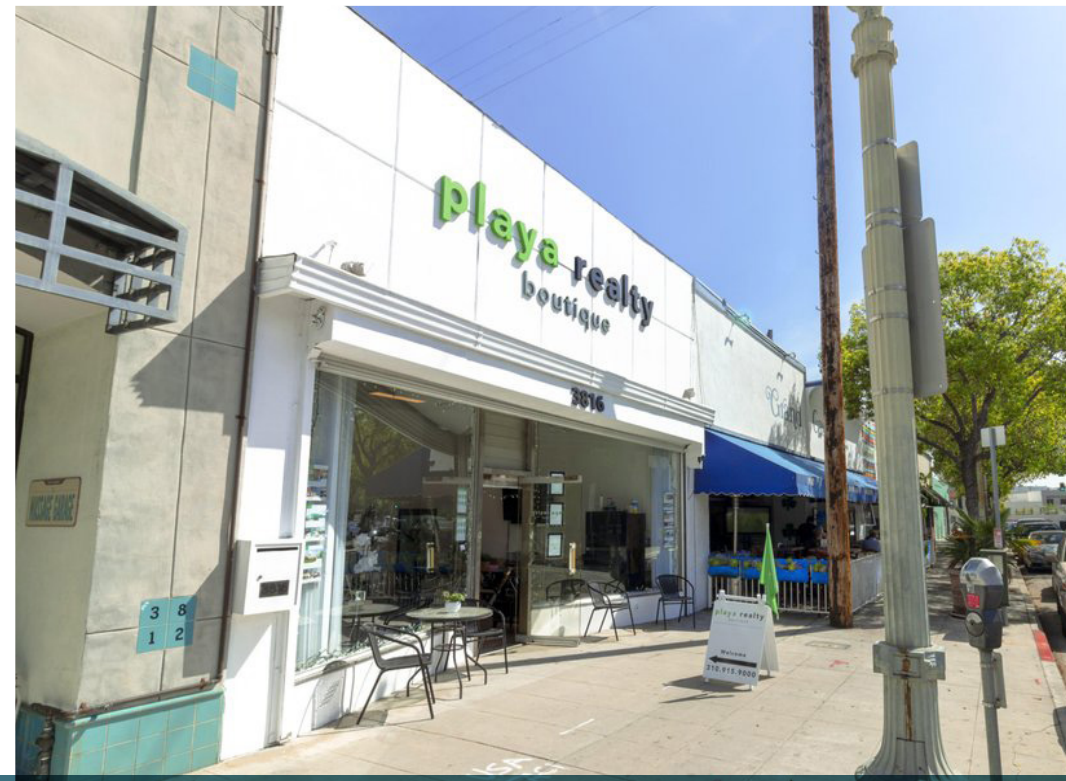
**BetaAgency.com**  
137 Eucalyptus Dr, El Segundo, CA 90245

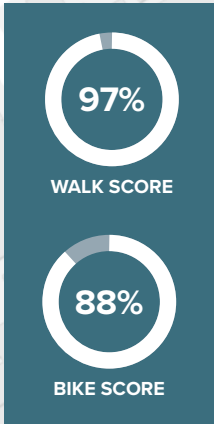
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# PROPERTY HIGHLIGHTS

- ±500 SF retail/office space available on Main St in Downtown Culver City
- Very strong demographics and great neighboring tenants including: Roccas Tavern, Drybar, Public School 310, Tentenyu Ramen, The Culver Hotel, Amazon, Apple and many more...
- Half a block from new Culver Steps mixed-use project, Citizen Public Market and The Culver Studios
- Strong daytime office population and walkers paradise (97)
- Over 1MM square feet of creative office in less than a 0.5 mile radius





### DEMOGRAPHICS

RESIDENTIAL POPULATION		AVG. HOUSEHOLD INCOME	
1 MILE	39,342	1 MILE	\$146,375
2 MILE	127,663	2 MILE	\$161,451
3 MILES	299,827	3 MILES	\$155,180
DAYTIME POPULATION		COLLEGE EDUCATION	
1 MILE	38,473	1 MILE	64.4%
2 MILE	95,111	2 MILES	60.7%
3 MILES	303,092	3 MILES	56.0%





# WHY CULVER CITY?

*Downtown Culver City is a vibrant urban area known for its diverse range of eateries, boutiques, and galleries, all where many locals can be spotted walking their dogs, sipping coffee, enjoying the weekly local farmers market, or perusing the many shops. Downtown Culver City serves as a bustling hub, providing a dynamic blend of dining, shopping, and entertainment experiences. Located in close proximity to major freeways and public transportation hubs, making it an easily accessible and popular destination for locals and tourists*



JOIN NEARBY  
RETAILERS &  
FOOD TENANTS

CAVA EREWHON



+ MORE



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