



# 13020 PACIFIC PROMENADE UNIT 5

**BANK/FINANCIAL SERVICE/RETAIL SPACE AVAILABLE**  
PLAYA VISTA, CA 90094

*For leasing, please contact:*

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# PROPERTY HIGHLIGHTS

- ± 1,000 – 2,077 SF Retail Shop Space Available at The Shops at Concert Park, in the heart of Playa Vista.
- Close proximity to LMU (±9,811 Student Population), OTIS College, Google, FOX, and 90 & 405 Freeways.
- 11,996 residential units and 28,393 residents in Playa Vista.
- Playa Vista is home to countless successful Co Tenants including Whole Foods, Cinemark, CVS Pharmacy, Coffee Bean, Sweet Fish, Yummy Market, Ritrivo, Exer Urgent Care and more.
- Affluent income demographics with (\$213,819 Average Household Income in a 1-Mile Radius).



## SIZE

Approximately  
2,077 Square Feet



## PARKING

Off-site structure  
and street parking



## USE

Site previously operated  
as a bank with ATM  
vestibule and can be  
another type of financial  
service or retail use



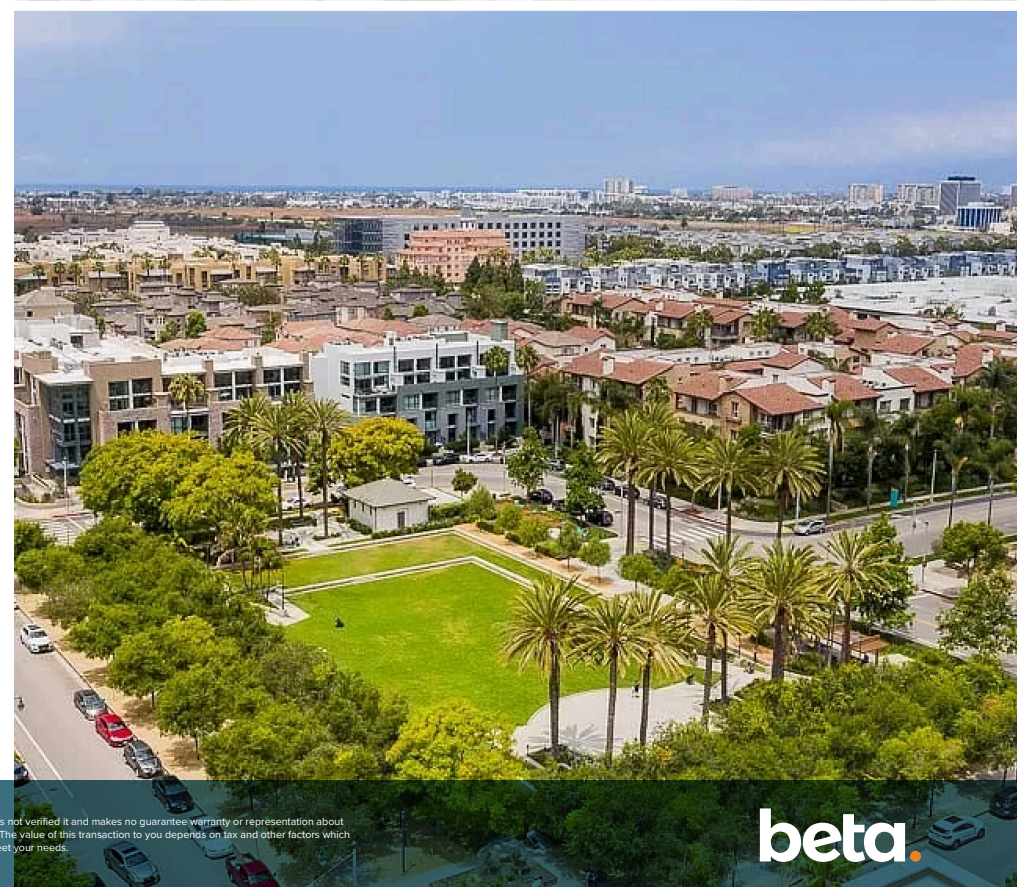
## TERM

5-10 years



## AVAILABLE

Immediately



# WHY PLAYA VISTA?

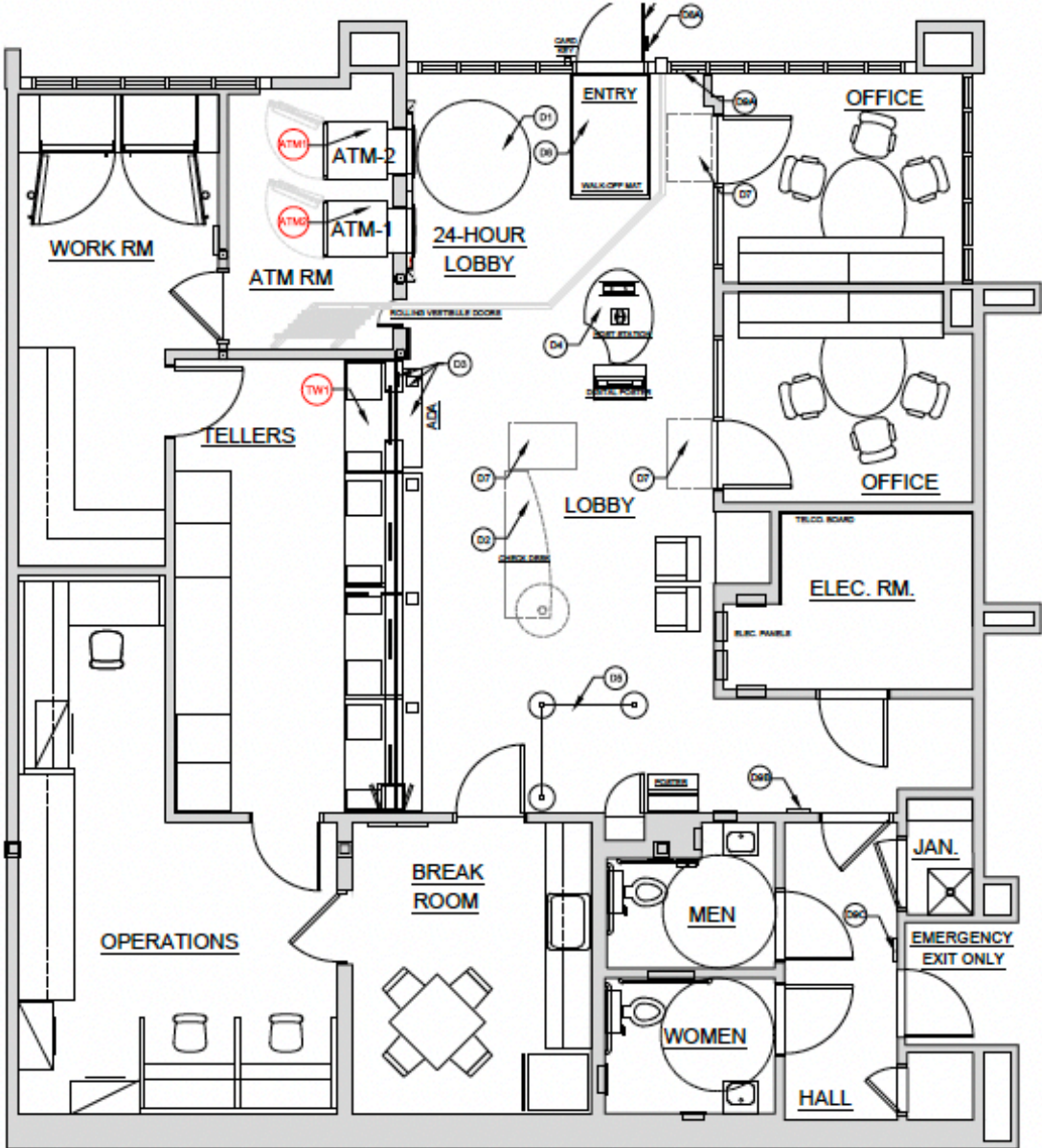
Featuring residential, commercial, retail and open space Playa Vista is a welcoming spot that draws on an affluent and well educated population. Playa Vista, Marina del Rey, Culver City and Westchester is one of the strongest submarkets in Los Angeles due to its proximity to cutting-edge, creative/tech businesses and workers that are driving this burgeoning technology hub.



JOIN NEARBY  
RETAILERS &  
FOOD TENANTS



# FLOOR PLAN



# ADDITIONAL PHOTOS



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# DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
2023 Population	26,941	100,556	193,440
2028 Projected Population	26,157	98,937	190,332
2023-2028 Population Growth	-0.6%	-0.3%	-0.3%
2023 Median Age	34.7	38.5	39.1
2023 Bachelor Degree Only	41.0%	38.2%	37.8%
2023 Households Estimate	12,740	48,441	93,758
2023 Average Household Size	1.8	2.0	2.0
2023 Average Household Income	\$213,819	\$180,561	\$179,758
2023 Housing Units	13,843	52,536	101,923
2023 Median Home Value	\$1.23 M	\$1.12 M	\$1.12 M
Total Businesses	1,374	7,096	13,986
Total Employees	12,593	56,968	114,292

## YOU TUBE

150 Estimated Employees

## OTIS COLLEGE

1,030 Undergraduates

**11,996 residential units** in Playa Vista.

**28,393 residents** in Playa Vista.

## FOX

2,830 Estimated Employees

## GOOGLE

6,500 Estimated Employees

## 499,273 residents

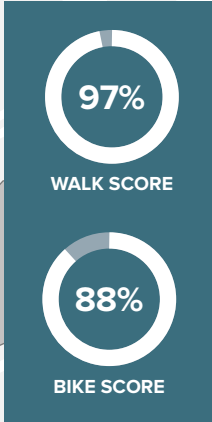
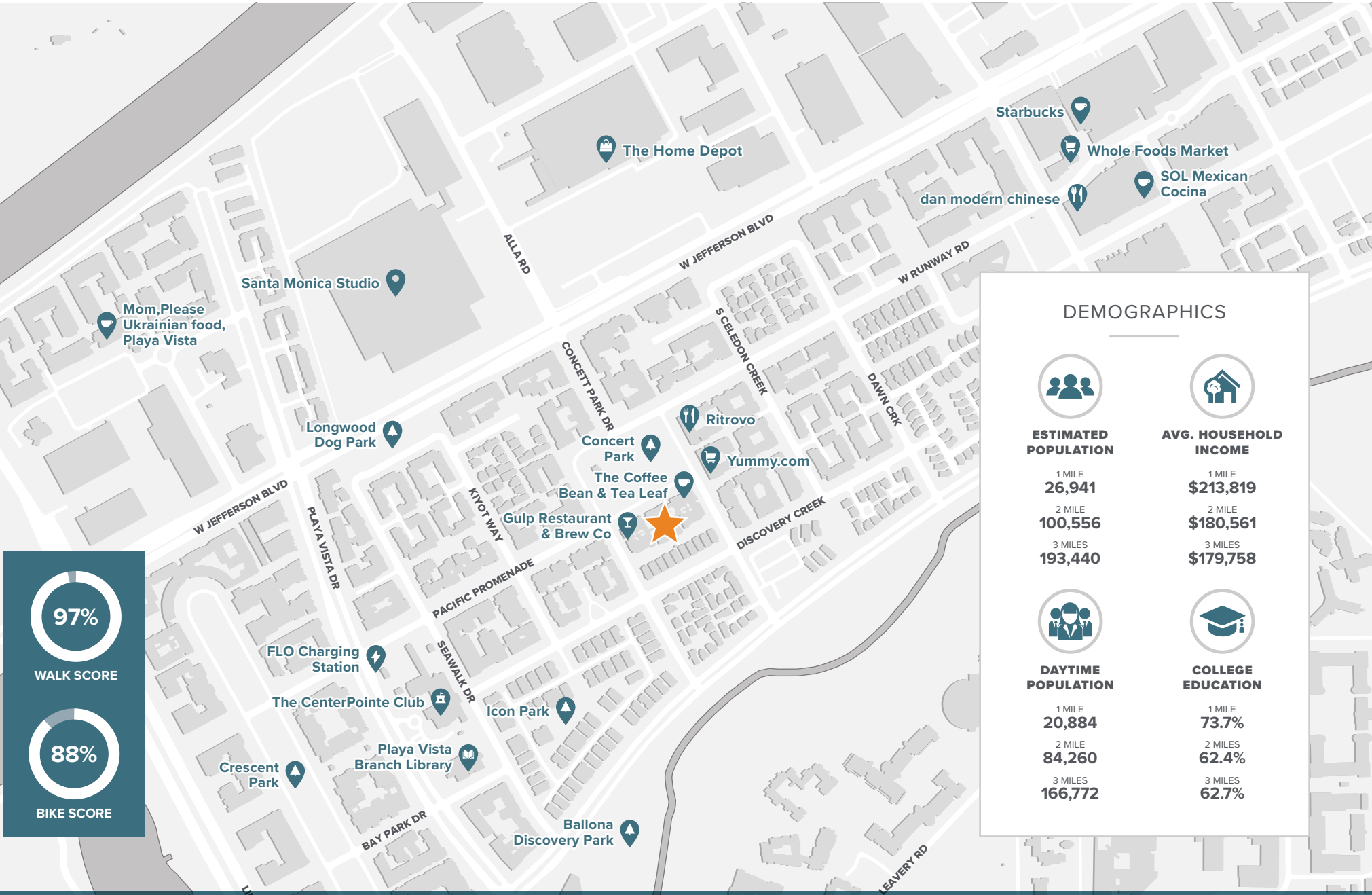
surround Playa Vista in the communities of Manhattan Beach, Westchester, Marina del Rey, Santa Monica, Venice and Culver City.

## LMU

- 6,673 Undergraduates
- 2,018 Graduates
- 1,120 Law School Students

# AREA OVERVIEW

# 13020 PACIFIC PROMENADE



DEMOGRAPHICS	
<b>ESTIMATED POPULATION</b>	<b>AVG. HOUSEHOLD INCOME</b>
1 MILE <b>26,941</b>	1 MILE <b>\$213,819</b>
2 MILE <b>100,556</b>	2 MILE <b>\$180,561</b>
3 MILES <b>193,440</b>	3 MILES <b>\$179,758</b>
<b>DAYTIME POPULATION</b>	<b>COLLEGE EDUCATION</b>
1 MILE <b>20,884</b>	1 MILE <b>73.7%</b>
2 MILE <b>84,260</b>	2 MILES <b>62.4%</b>
3 MILES <b>166,772</b>	3 MILES <b>62.7%</b>

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