

FOR LEASE

4901 Sepulveda Blvd, Los Angeles, CA



For additional information or tour, please contact

Jon Varsano

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- Approximately 1,300 square feet
- \$2.00 per sq. ft. NNN
- End Cap Space
- Neighbors with McDonald's
- Culver City Zip Code
- Between Culver Blvd.& the Ballona Creek
- Signalized Intersection

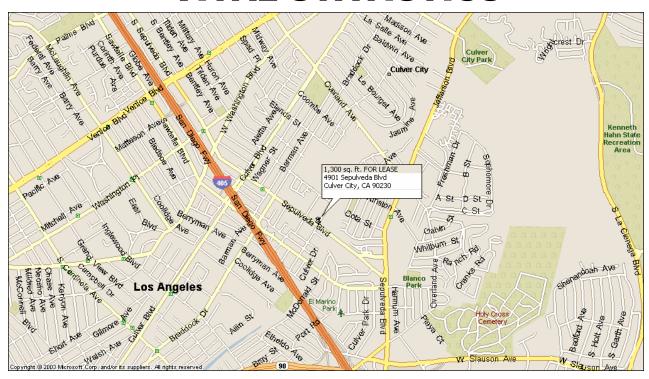
Features:

- Lots of Parking & Visibility
- Close to Culver City High School
- Monument Sign and Building Signage Prominently Located on Sepulveda Blvd.

GREAT END CAP SPACE ON SEPULVEDA NEXT TO MCDONALD'S



VITAL STATISTICS



DEMOGRAPHIC HIGHLIGHTS			
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Resident Population	32,006	251,297	751,719
Average Household Income	\$70,496	\$72,313	\$70,739
Number of Businesses	1,104	10,527	46,064
Business Population	11,234	116,354	525,663

Median House Price (90230) = \$630,000

Traffic Count = 30,059 Vehicles per day

Nearest Major Shopping Areas

Studio Village Shopping Center Fox Hills Mall Target/Staples/Ross/Payless Shoes Promenade at Howard Hughes Center Villa Marina Marketplace/Waterside

Transportation & Landmarks

San Diego Fwy. (405)/Marina Fwy. (90) Playa Vista LAX International Airport

0.5 Miles 0.8 Miles 0.5 Miles 1.5 Miles 3.3 Miles

0.4 Miles 2.3 Miles 5.2 Miles

Neighboring Businesses

Windsor La Ballona
Sam's 99 Cent Store
Coin Laundry
Ripsey's Deli
Thai Klang Dong Cuisine
Donuts
Ace Check Cashing
Noodles Kid's Resale
Dentist
Golden Hair Beauty

McDonald's
Enterprise Rent-a-Car
Culver City Ice Skating
Tanner's Coffee
Big 5 Sporting Goods
Centinela Pet Feed
Pep Boys
American Automobile

Association
Culver-Palms YMCA

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