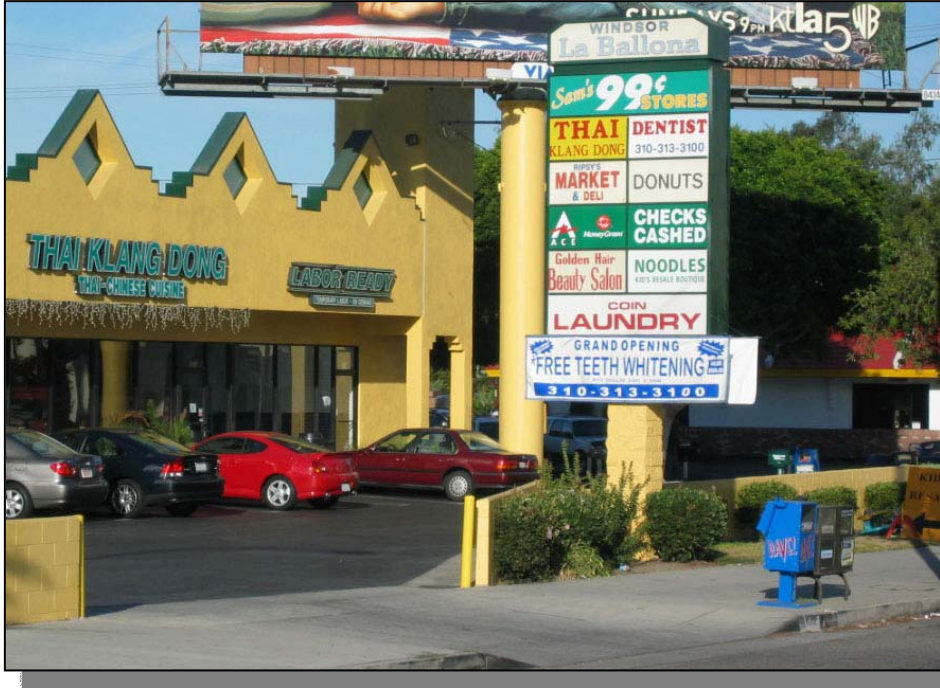


FOR LEASE

4901 Sepulveda Blvd, Los Angeles, CA



For additional information or tour, please contact

Jon Varsano

Associate Vice President

310.235.2977

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www.varsanoretail.com

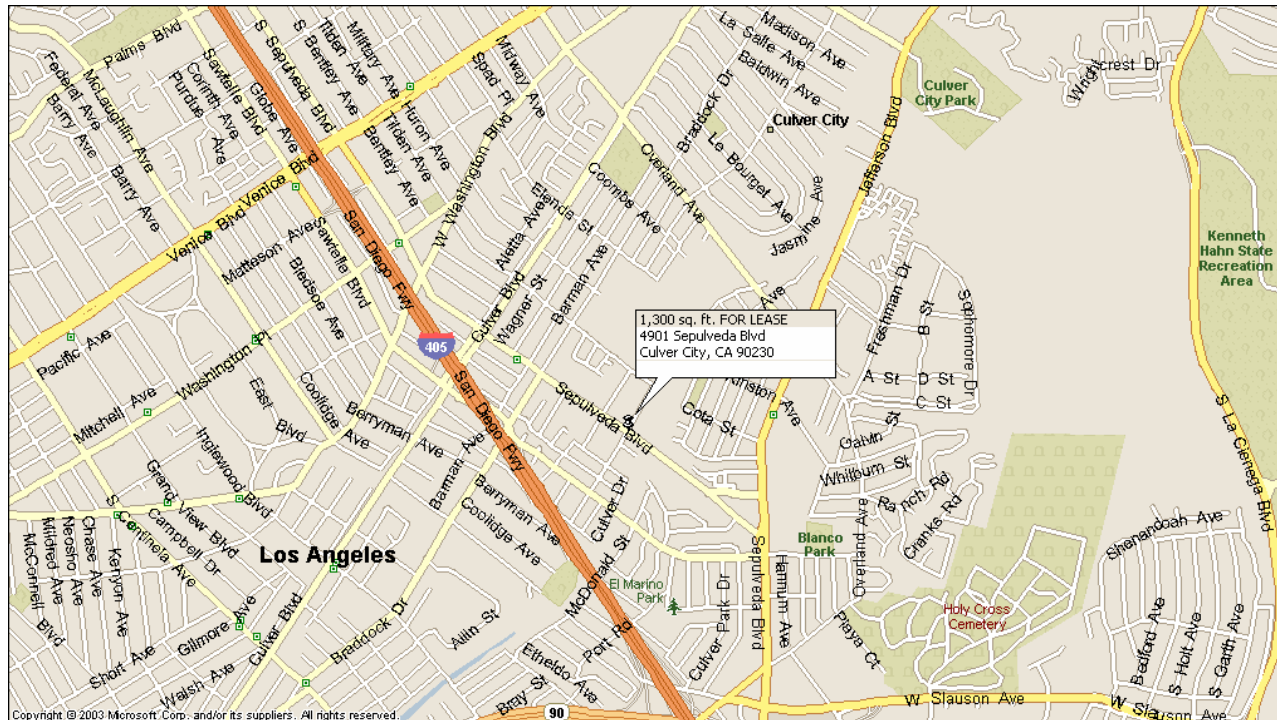
- Approximately 1,300 square feet
- \$2.00 per sq. ft. NNN
- End Cap Space
- Neighbors with McDonald's
- Culver City Zip Code
- Between Culver Blvd. & the Ballona Creek
- Signalized Intersection

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	0.5 Miles
Fox Hills Mall	0.8 Miles
Target/Staples/Ross/Payless Shoes	0.5 Miles
Promenade at Howard Hughes Center	1.5 Miles
Villa Marina Marketplace/Waterside	3.3 Miles

Transportation & Landmarks

San Diego Fwy. (405)/Marina Fwy. (90)	0.4 Miles
Playa Vista	2.3 Miles
LAX International Airport	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