

For lease



10822 Jefferson Blvd., Culver City
±26,428 SF Available



PROPERTY FEATURES

Advantages and Amenities

- High traffic shopping center with over 34,000 CPD on Jefferson Blvd.
- Strong co-tenancy including Target & Ross.
- Major Technology and Entertainment companies such as Apple, Amazon and Warner Brothers in close proximity to the site.
- Affluent neighborhood with Average Household Incomes in excess of \$222,000 within 1 mile.

Property Specifications

Address 10822 Jefferson Blvd.

Available SF ±26,428 SF

Ceiling Height ±17' 8"

Parking In Common

Loading Yes

Traffic ± 34,200 CPD on Jefferson Blvd.
± 332,500 CPD on 405 Fwy.

Signage Monument sign along Jefferson Blvd.

Contact Brokers Negotiable Rate



OVERVIEW



- **Tech and Entertainment Hub:**

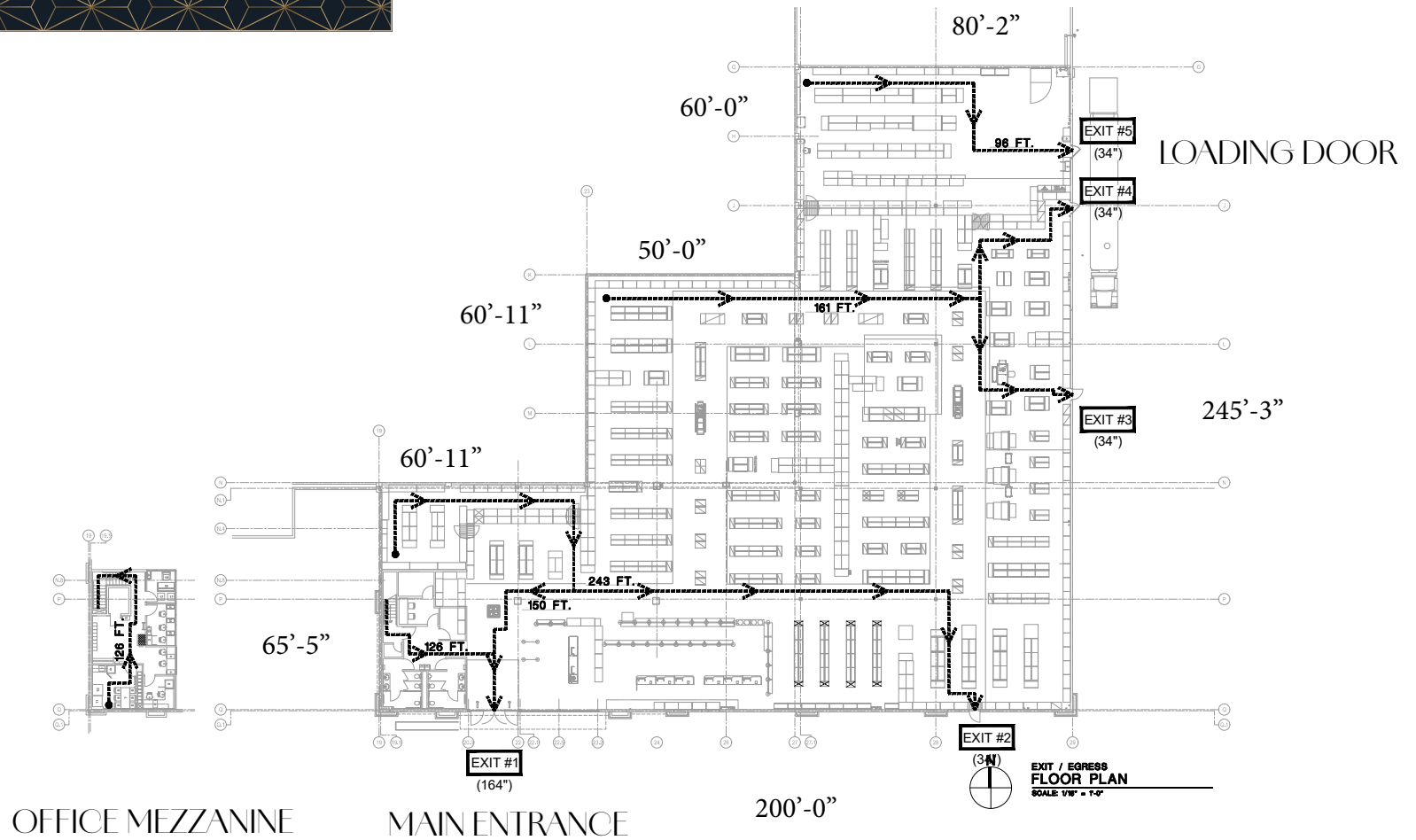
Culver City has grown in prominence as a tech and entertainment center, backed by a vast talent pool and historic ties to the television and motion picture industry.

- **Major Industry Players:** Home to Sony Pictures Studios, Culver Studios, and Amazon Studios, Culver City provides ample production spaces and resources for film and television projects.

- **Apple's Expansion:** Apple is doubling its footprint with a new 500,000 s.f. campus, hosting ventures like Apple TV+, Apple Music, and original content creation.

- **Residential Growth:** Over 4,300 new residential units have been built since 2015 to accommodate the city's rapid growth.

SITE PLAN



LOCAL AERIAL

West Los Angeles College

Ralphs

10822 Jefferson Blvd,
Culver City, CA

TARGET

ROSS
DRESS FOR LESS

PETSMART

Jefferson Blvd
34,200 CPD

TJ-maxx

PAVILIONS

VONS

PartyCity

petco

Overland Ave

Sawtelle Blvd



DEMOGRAPHICS

Population	1 mile	2 miles	5 miles
Estimated Population 2024	18,985	109,048	776,404
Projected Population 2029	18,594	106,561	759,042
Census Population 2020	19,733	113,539	781,082

Households	1 mile	2 miles	5 miles
Estimated Households (2024)	7,611	49,875	333,321
Estimated Avg. Household Income (2024)	\$222,401	\$170,066	\$155,392

Households	1 mile	2 miles	5 miles
High School Graduate	12.7%	11.1%	14.6%
Some College	13.5%	14.5%	16.2%
College Degree + (Bachelor Degree or Higher)	60.3%	59.6%	50.7%

Annual Consumer Expenditure	1 mile	2 miles	5 miles
Total Household Expenditure	\$991.7 M	\$5.24 B	\$32.51 B
Total Non-Retail Expenditure	\$531.1 M	\$2.8 B	\$17.41 B
Total Retail Expenditure	\$460.6 M	\$2.43 B	\$15.1 B

SOURCE: SITES USA-JUNE 2024





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