

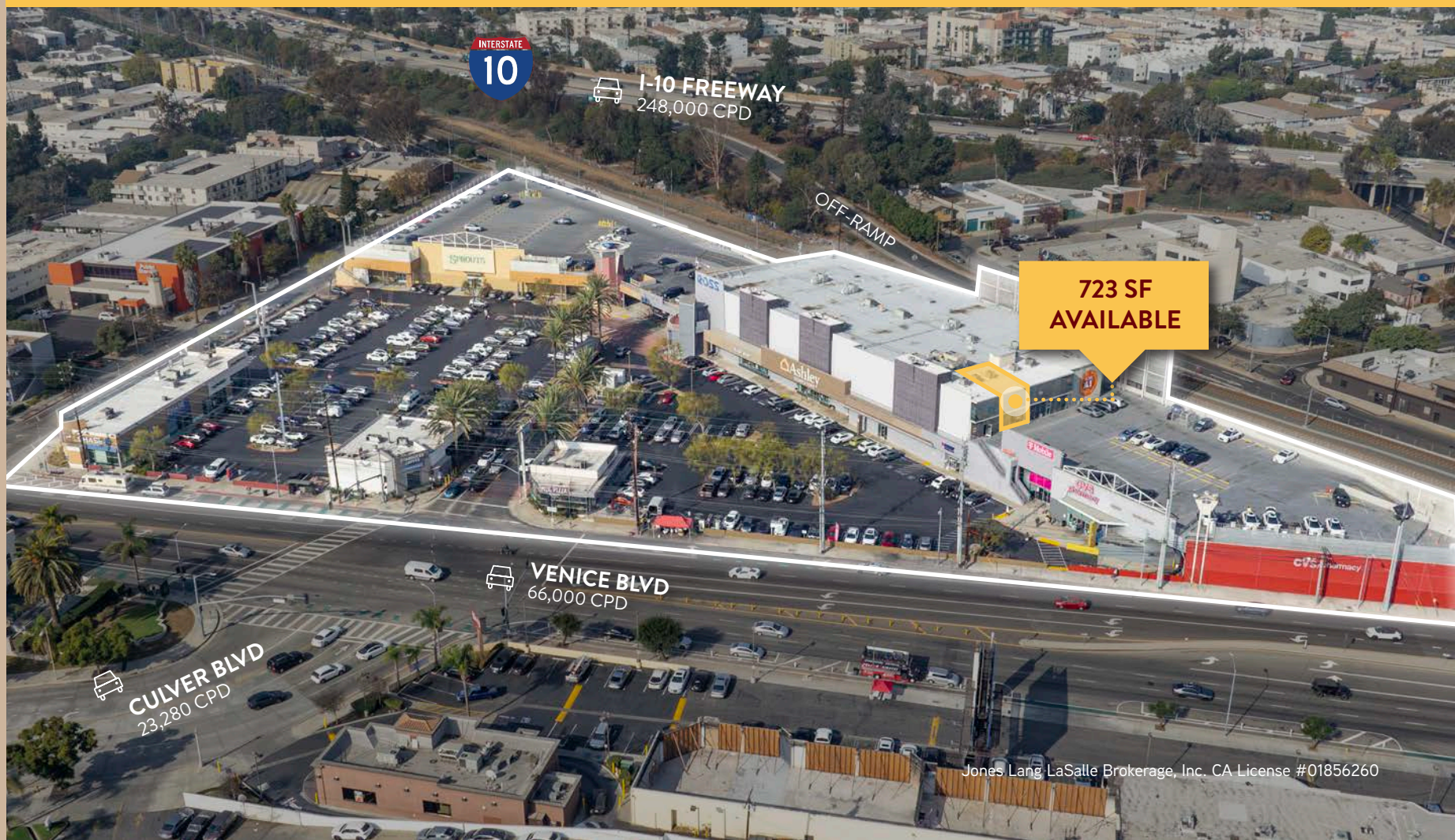
FOR LEASE

# High Traffic Retail Center

8985 Venice Blvd., Los Angeles, CA 90034

VENICE  CROSSROADS

**Last Space Remaining! 723 SF Retail Opportunity Available Now**



Jones Lang LaSalle Brokerage, Inc. CA License #01856260



# WELCOME TO VENICE CROSSROADS

- Rare 723 SF retail space with abundant parking at Venice Crossroads, major regional shopping center anchored by Sprouts, Ashley Furniture, and CVS
- Close proximity to major creative/tech employers such as Amazon, HBO, Apple, Sony and more
- Fantastic shopping and dining amenities nearby at new Downtown Culver City developments such as The Culver Steps, Ivy Station and Platform

## ADDRESS

8985 Venice Blvd.,  
Los Angeles, CA 90034

## SIGNALIZED INTERSECTION

Venice Blvd. and Durango Ave.

## AVAILABLE SPACE

723 SF





# Statistics

SUCCESS BY THE NUMBERS

✦ 2.5M

Visits to Venice  
Crossroads annually

✦ 414K

Daytime Population  
within 3 Miles

✦ 248K

Cars Per Day Passing with  
Exposure to Project Signage



within  
3  
miles



Avg. household income  
**\$150,353**



Total population  
**307,399**



Median age  
**38.1**



Annual retail spending  
**Over \$41.8 B**

within  
5  
miles



Avg. household income  
**\$150,969**



Total population  
**859,121**



Median age  
**37.7**



Annual retail spending  
**Over \$62 B**

within  
5  
miles

2029 Projected Statistics

## Looking Ahead



Avg. household income  
**\$174,575 ↑**



Total population  
**856,787 ↓**



Median age  
**39.5 ↑**

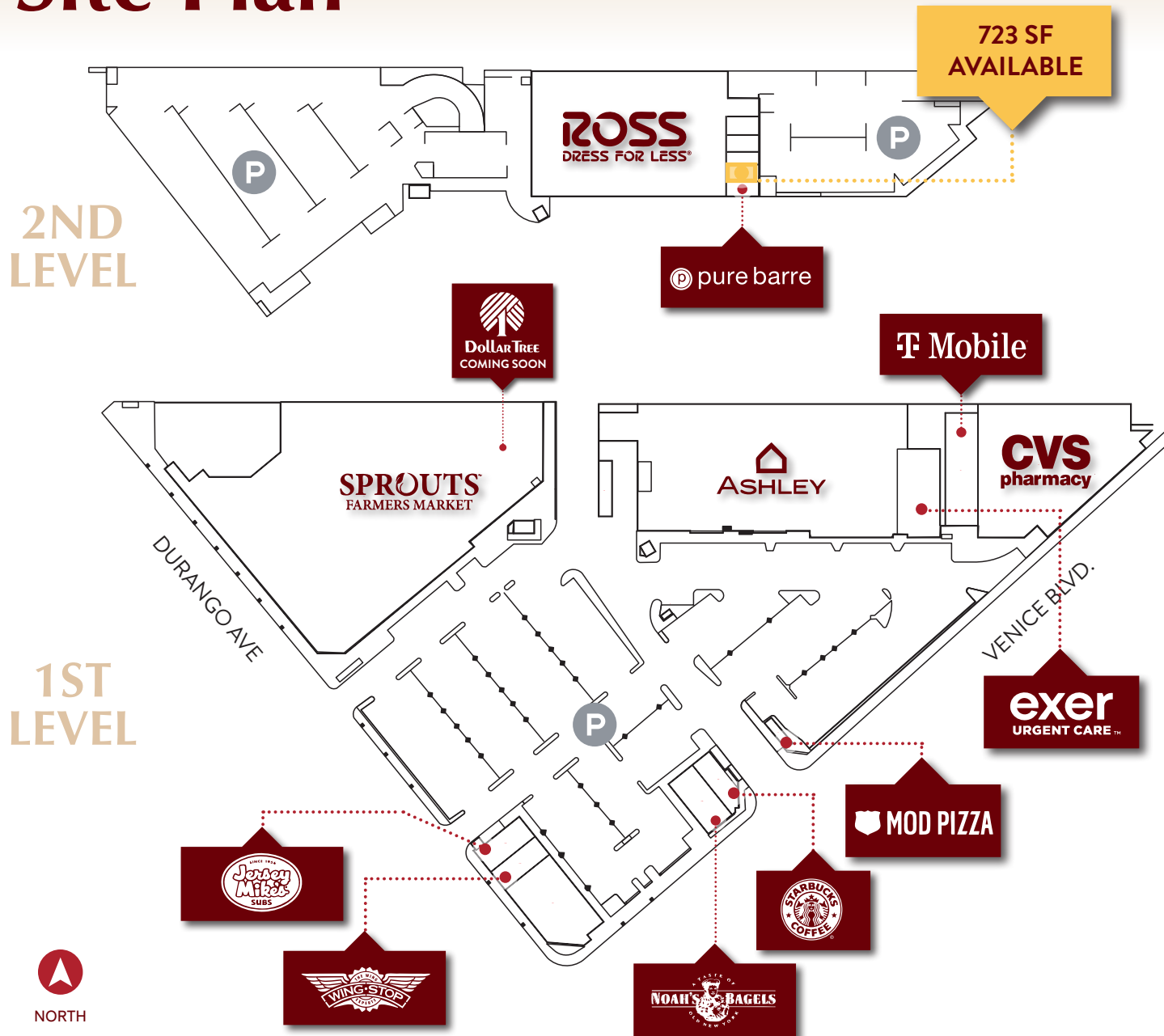
# Retail Neighbors

IN GOOD COMPANY





# Site Plan



Suite	Tenant	SF
A1	CVS	18,018
A2	T-Mobile	3,036
A3	Ashley	36,700
A4	Ross Dress for Less	30,450
A5	Dr Lai	626
A6E, A6F	Exer Urgent Care	1,770
<b>A6G</b>	<b>Available</b>	<b>723</b>
A6H	Michelle Dance Academy	954
A6I	Pure Barre	1,156
B	Sprouts Farmers Market	52,437
C1A	In Lease	4,391
C1B	Jersey Mike's	1,310
C1C	Wingstop	1,385
C2A	Starbucks	1,177
C2B	Noah's Bagels	1,815
K	MOD Pizza	1,870

# Advantages

## at Venice Crossroads

### ★ Central Location

Project was named after its central location to major transit routes (Venice Blvd., MTA Light Rail Station, I-10 Freeway and Off-ramp).

### ★ Visibility

Adjacent to the I-10 freeway with visibility to over 248,000 cars passing every day with exposure to project signage.

### ★ Tenant Pool

Strong mix of anchor tenants, including: Sprouts, CVS, Ross Dress for Less, Starbucks, Chase Bank and many more.

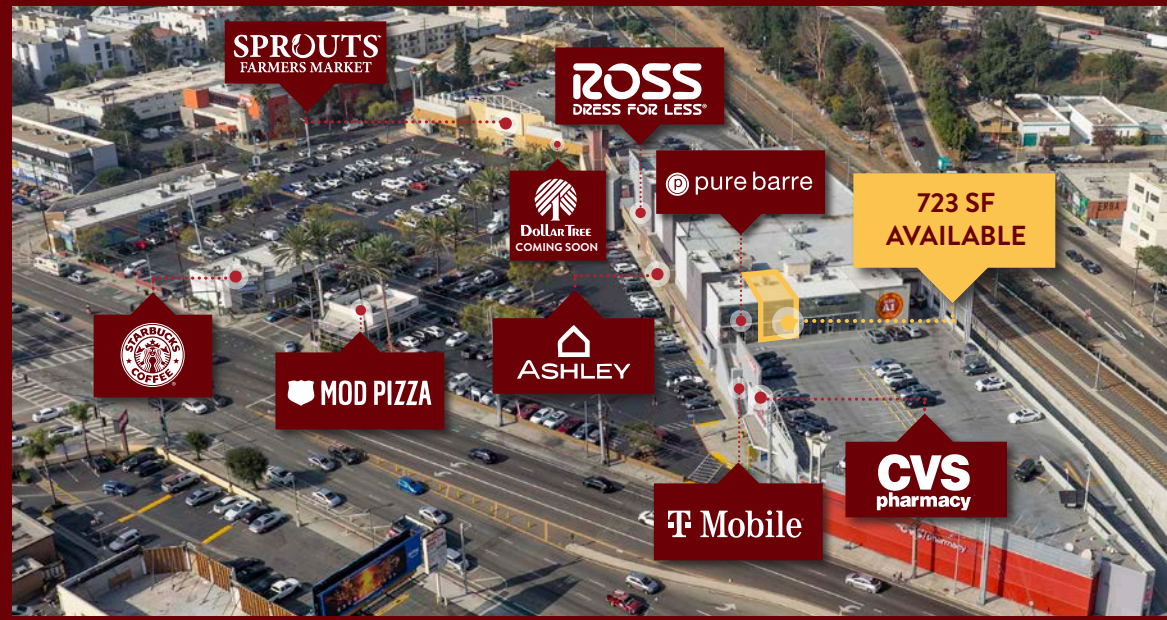
### ★ Area Activity

414K daytime population within 3 miles, and two blocks from upcoming 500k SF headquarters being developed by Apple.





# Gallery







# VENICE CROSSROADS

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