

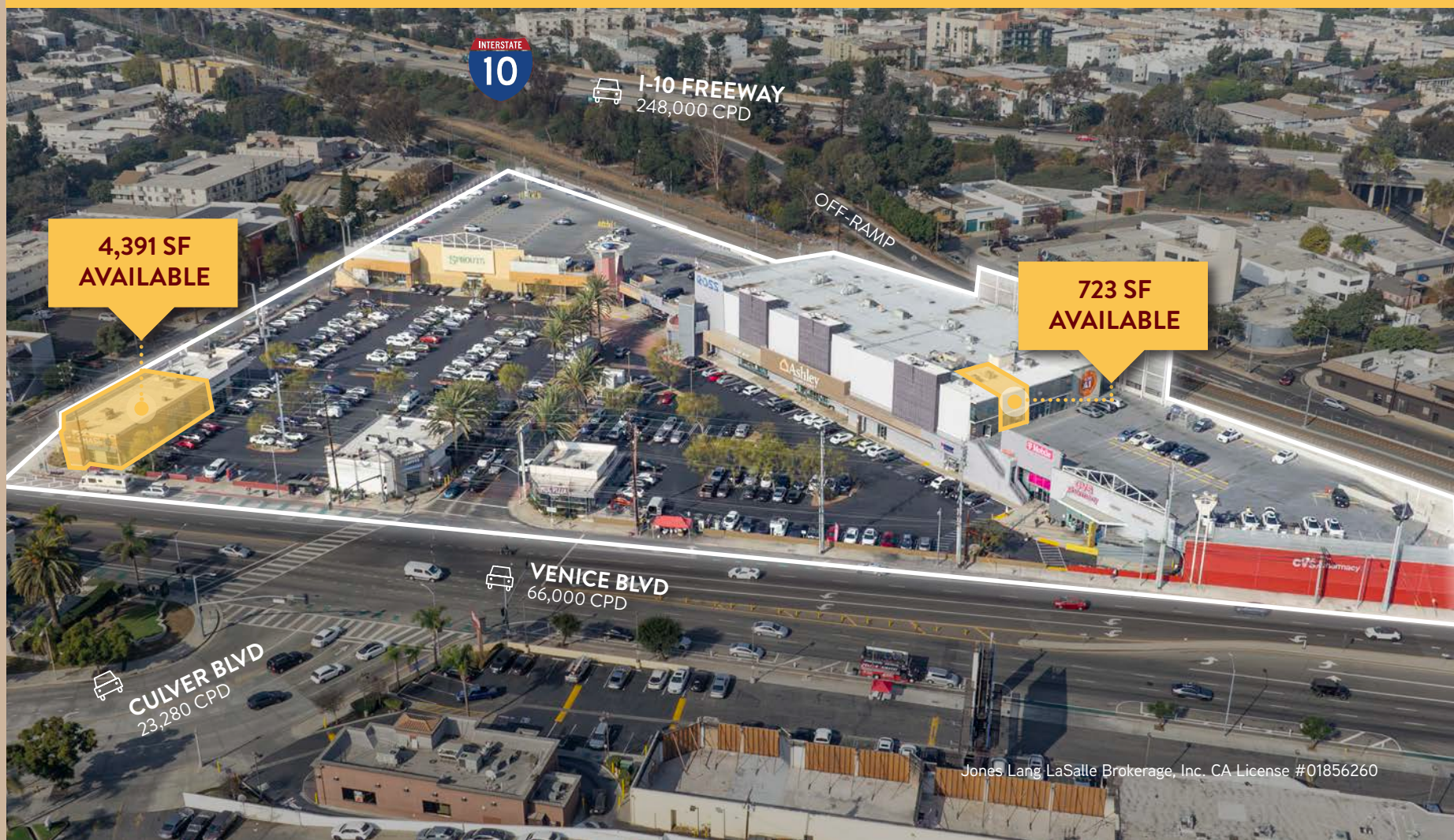
FOR LEASE

High Traffic Retail Center

8985 Venice Blvd., Los Angeles, CA 90034

VENICE  CROSSROADS

4,391 SF Hard-Corner End-cap and 723 SF Retail Opportunity Available Now



Jones Lang LaSalle Brokerage, Inc. CA License #01856260

WELCOME TO VENICE CROSSROADS

- Rare 723 & 4,391 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 & 4,391 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



Avg. household income
\$150,353



Total population
307,399



Median age
38.1



Annual retail spending
Over \$41.8 B



Avg. household income
\$150,969



Total population
859,121



Median age
37.7



Annual retail spending
Over \$62 B



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
A6G	Available	723
A6H	Michelle Dance Academy	954
A6I	Pure Barre	1,156
B	Sprouts Farmers Market	52,437
C1A	Available	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, and many more.

★ Area Activity

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



Gallery





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