

3860 S CENTINELA AVE
LOS ANGELES, CA



25,451 SF STAND ALONE BOX OPPORTUNITY

**Available at the intersection of LA's most dynamic coastal neighborhoods
VENICE BEACH - CULVER CITY - MARINA DEL REY**

JOIN LOCAL RETAILERS





PROPERTY OVERVIEW



Rare Box Opportunity in Trendy West Side Sub-Market with High Barriers to Entry



Average household incomes of \$188,029 within a 3 mile radius



Located near the intersection of Centinela Avenue and Venice Boulevard. Within a 10-15 minute drive from many points of interest including Century City, Marina Del Rey, Santa Monica, Culver City, and more



Abundant parking with 49 spaces on site



Pylon signage available



Nearby tenants include Vons, Mitsuwa, Trader Joe's, Costco, Whole Foods, Hatchet Hall, and The Boy and the Bear



HIGHLIGHTS

Average HH Income

\$191,097
3 mile radius

Average Home Value

\$1.57M
3 mile radius

Traffic Counts

41,000+
Venice Blvd (CA-187)

31,000+
Centinela Ave

23,000+
Washington Pl

Source: Esri, 2026

Unit Size

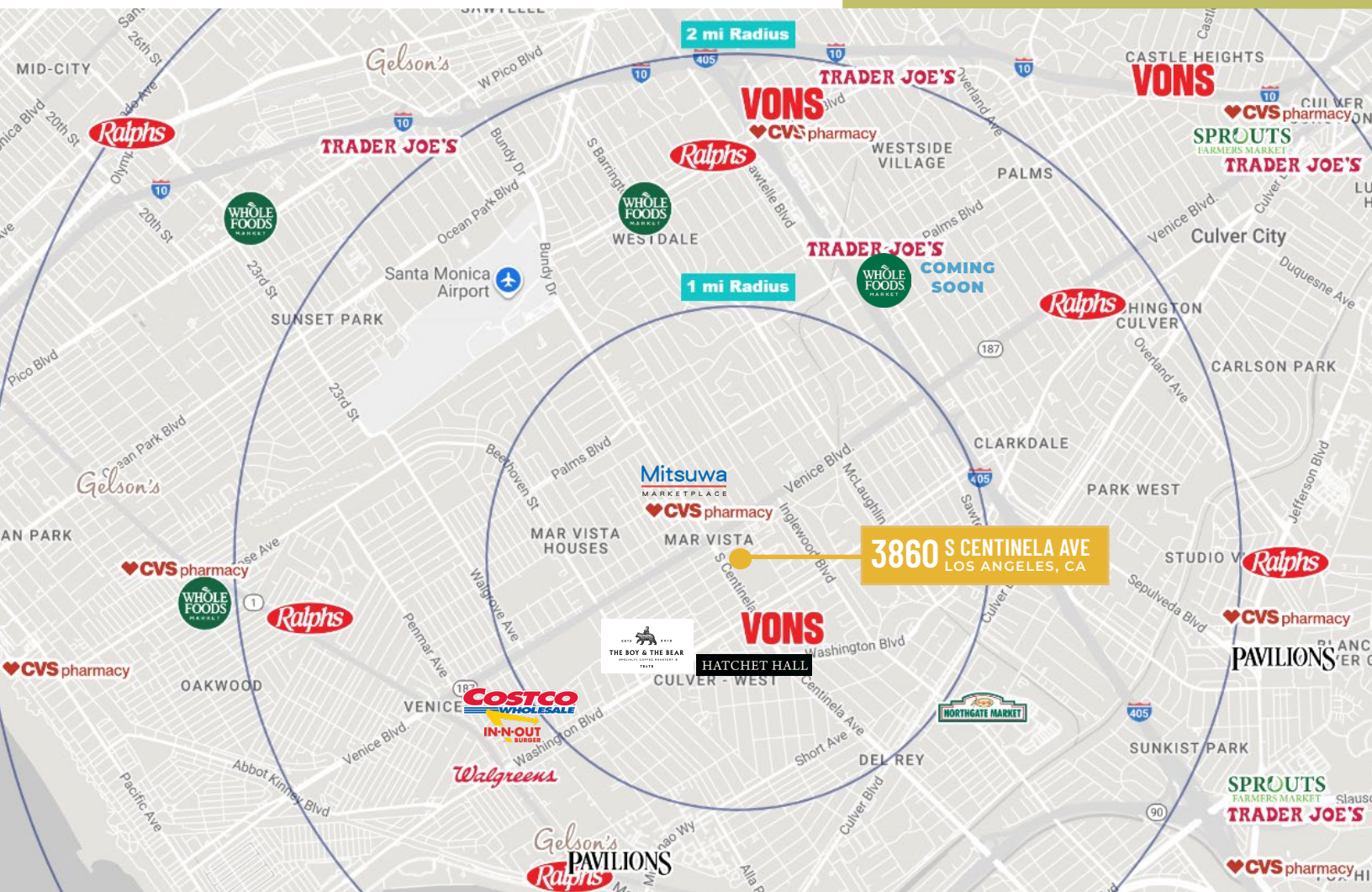
25,451 SF

Availability

60 Days from
Lease Execution

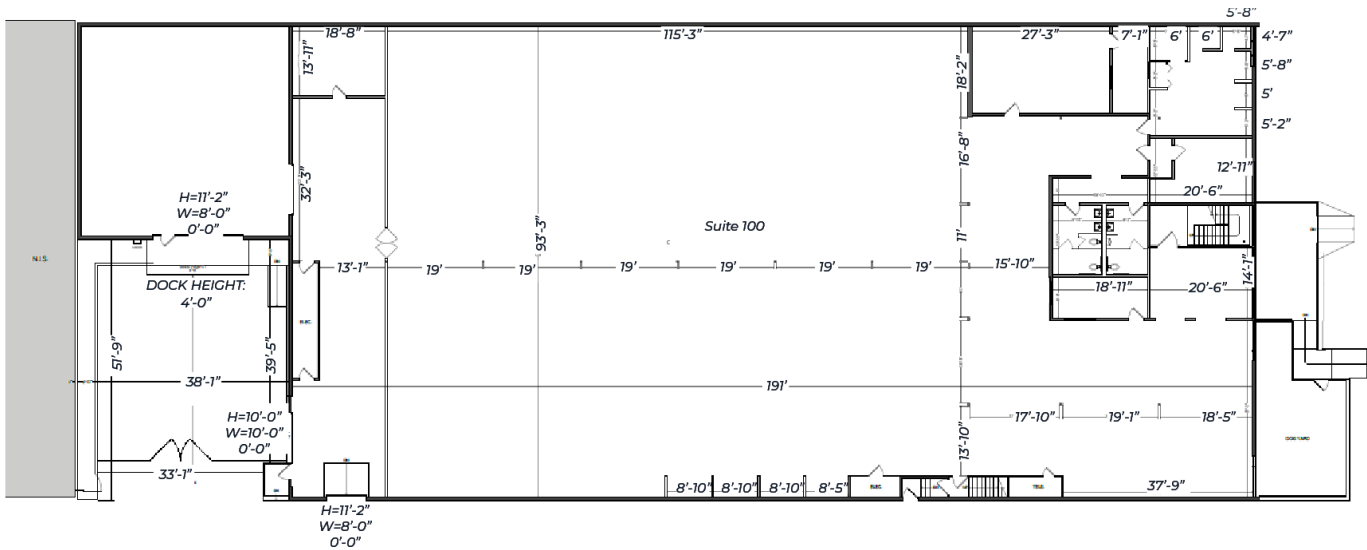
Rate

Upon request



LOD SITE & FLOOR PLANS

LEVEL 1: 20,022 SF



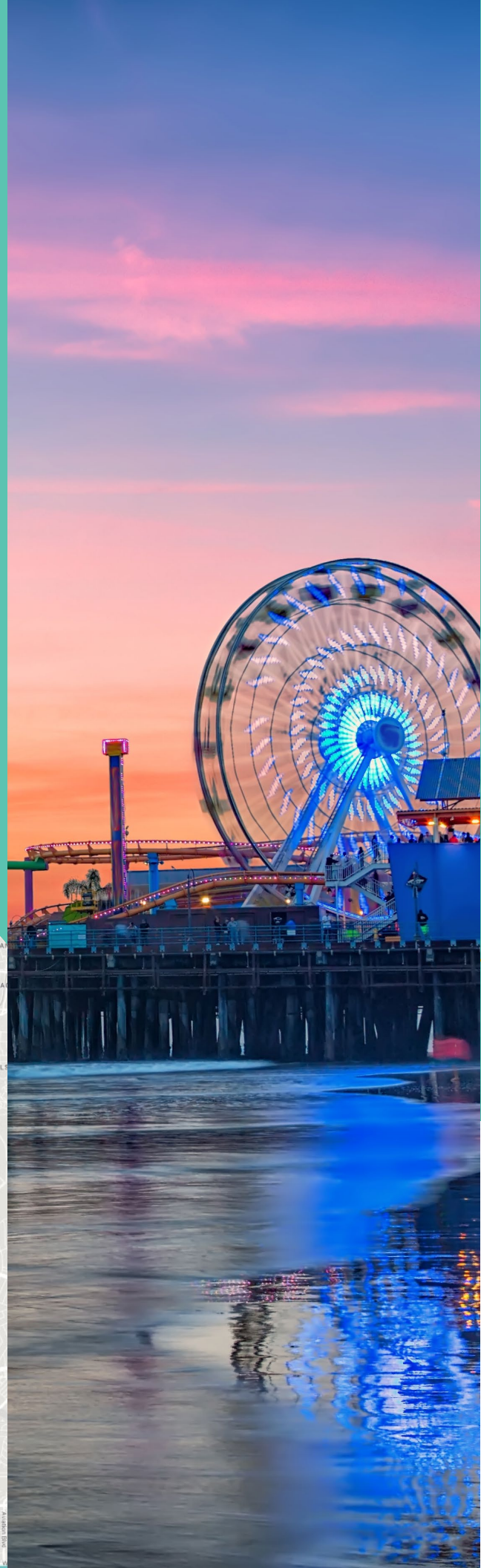
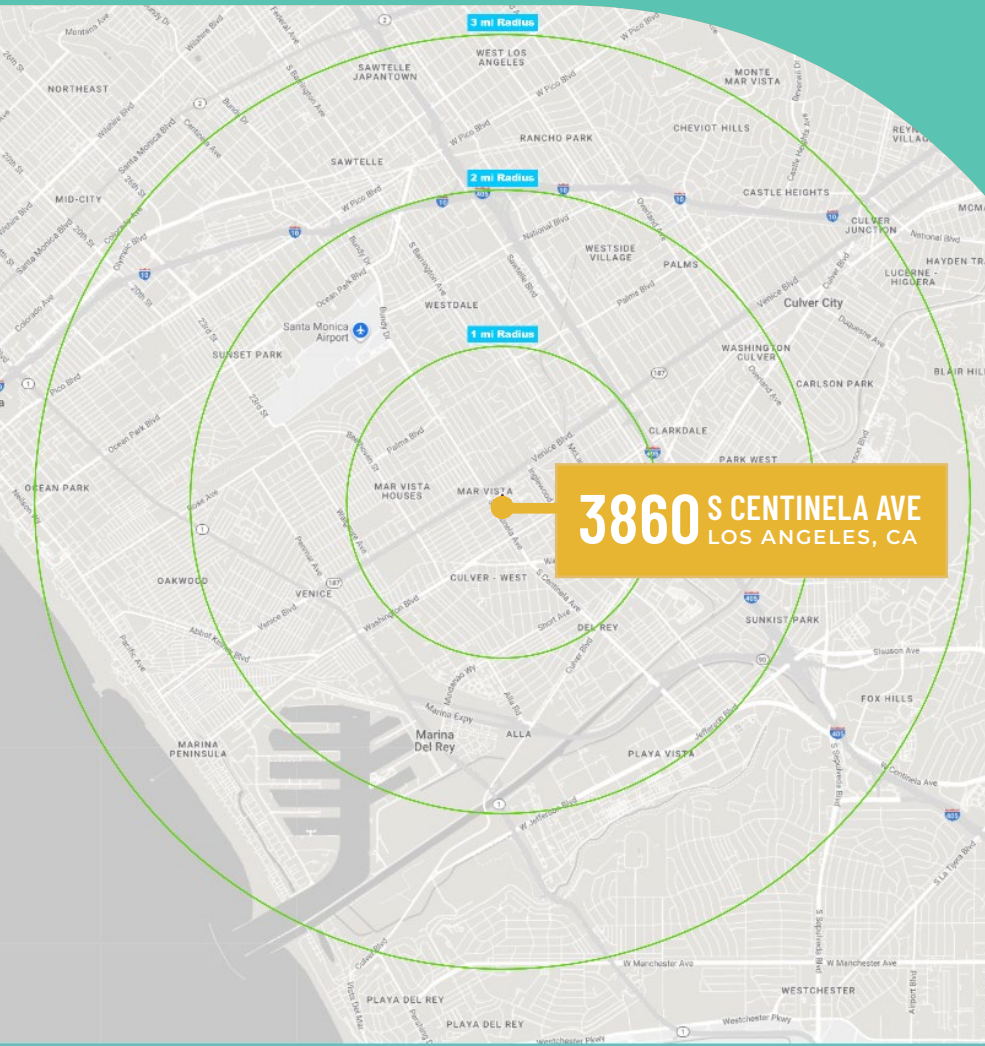
LEVEL 2: 5,4291 SF



DEMOGRAPHIC OVERVIEW

	POPULATION	AVERAGE HH INCOME
1 mi	39,023	1 mi \$191,097
2 mi	133,741	2 mi \$194,705
3 mi	272,429	3 mi \$199,367
	AVERAGE HOME VALUE	CONSUMER SPENDING
1 mi	\$1.57M	1 mi \$2.47B
2 mi	\$1.56M	2 mi \$7.8B
3 mi	\$1.57M	3 mi \$17.42B

Source: Esri, 2026





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