

FOR LEASE

# 8949 VENICE BLVD

LOS ANGELES, CA 90034

FORMER AUTOSHOP /  
RETAIL OPPORTUNITY

CULVER CITY



**CBRE**

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# THE AREA

CENTURY CITY

BEVERLY HILLS

WEST HOLLYWOOD

S ROBERTSON BLVD

8949 VENICE BLVD

VENICE BLVD

**IVY STATION**  
HEALTH NUT  
CARBON HEALTH  
EQUATOR COFFEES  
LOS ANGELES ALE WORKS  
MILK + HONEY  
[SOLIDCORE]  
YOGASIX  
SWEETFIN POKE

METRO STATION





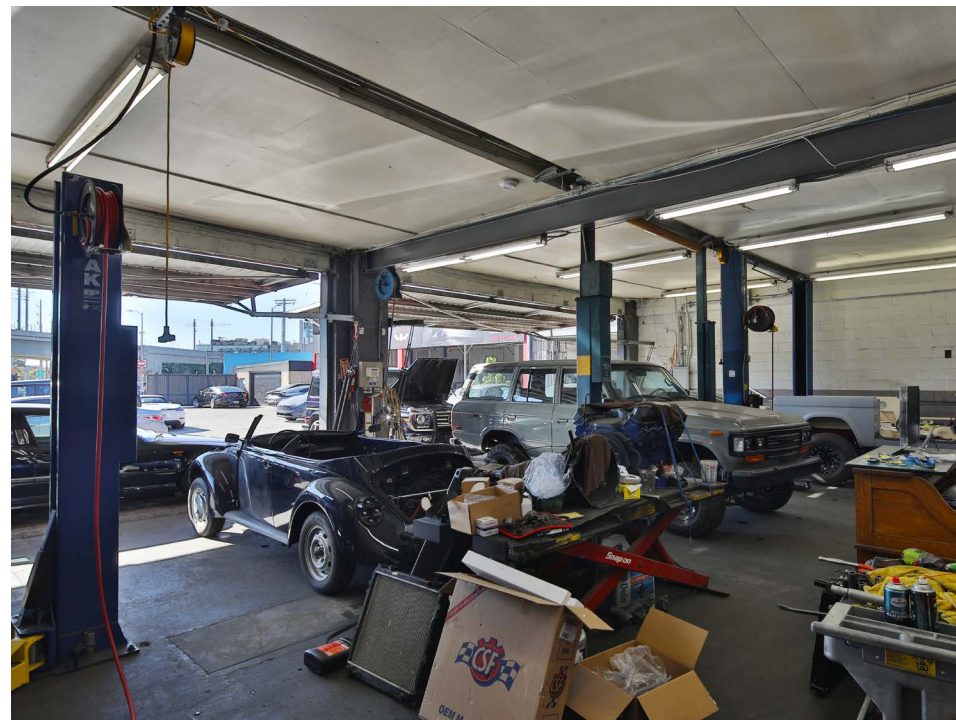
8949 VENICE BLVD

BUILDING SIZE:  $\pm 5,840$  SF

LAND SIZE:  $\pm 16,533$  SF

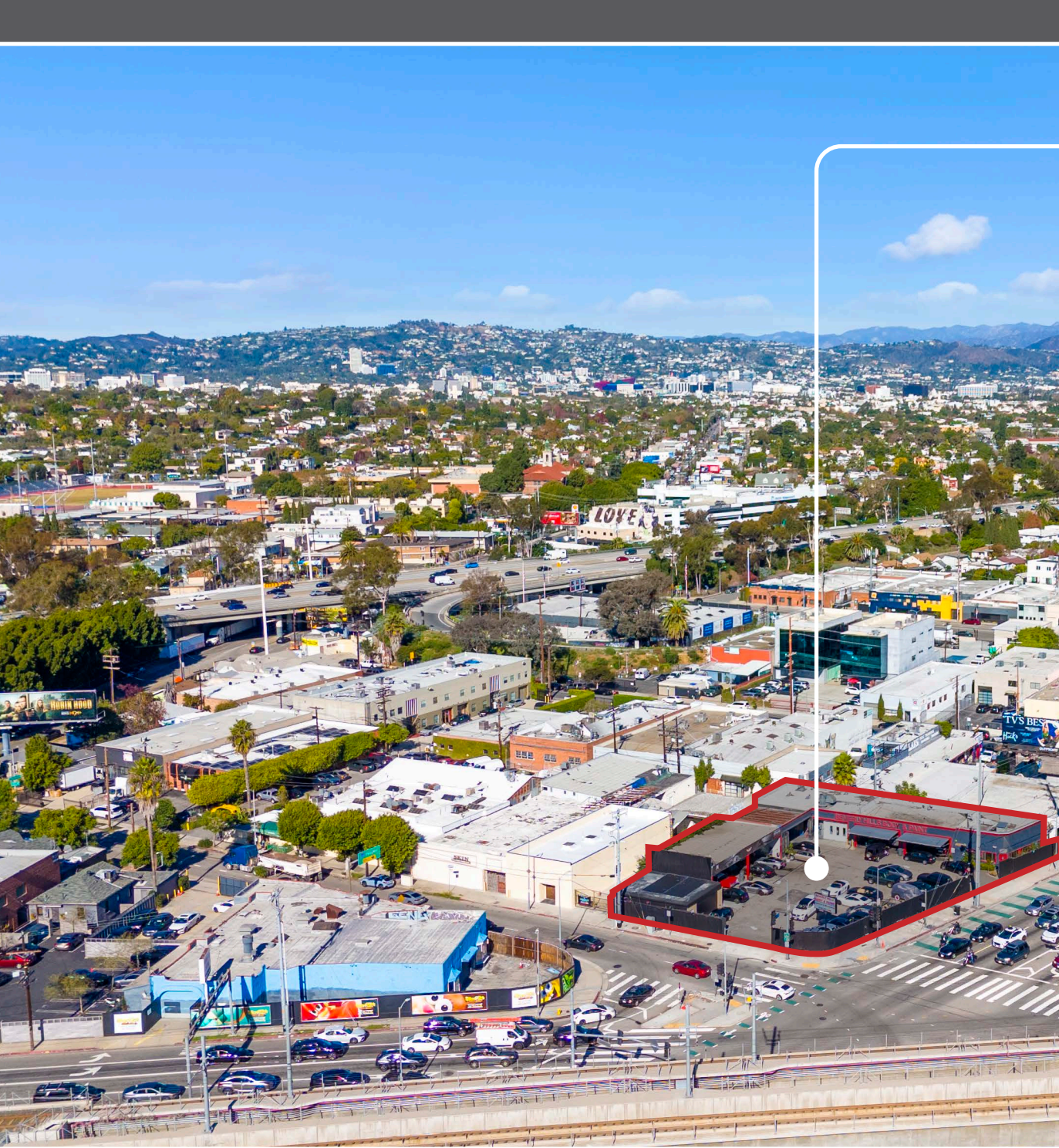
RATE: Upon Request





# OFFICE





# HIGHLIGHTS



Directly across from the Ivy Station and the Culver City Metro Station



Hard Corner of Venice Blvd and S. Robertson Blvd



Located directly across from Apple's new 536,000 SF Culver Crossing campus



Easy Access to the 10 Freeway



Secure On-Site Parking



Great Pole Signage



# THE AREA



PLAYA VISTA

MARINA DEL REY

SONY PICTURES  
ANIMATIONS STUDIO

CULVER CITY  
TOYOTA

CULVER CITY  
HONDA

PLATFORM

IVY STATION  
HEALTH NUT  
CARBON HEALTH  
EQUATOR COFFEES  
LOS ANGELES ALE WORKS  
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VENICE BLVD

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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	37,651	308,331	871,804
2030 Population - Five Year Projection	37,818	309,887	872,628
2020 Population - Census	35,369	310,727	885,381
2010 Population - Census	35,538	305,358	851,119
2020-2025 Annual Population Growth Rate	1.20%	-0.15%	-0.29%
2025-2030 Annual Population Growth Rate	0.09%	0.10%	0.02%



## HOUSEHOLDS

2025 Households - Current Year Estimate	17,417	135,582	387,674
2030 Households - Five Year Projection	17,916	139,315	396,684
2020 Households - Census	16,225	131,785	379,411
2010 Households - Census	15,827	128,700	363,182
2020-2025 Compound Annual Household Growth Rate	1.36%	0.54%	0.41%
2025-2030 Annual Household Growth Rate	0.57%	0.54%	0.46%
2025 Average Household Size	2.14	2.23	2.16



## HOUSEHOLD INCOME

2025 Average Household Income	\$163,893	\$159,415	\$158,785
2030 Average Household Income	\$178,773	\$176,573	\$175,119
2025 Median Household Income	\$114,307	\$105,556	\$102,660
2030 Median Household Income	\$127,042	\$118,816	\$115,384
2025 Per Capita Income	\$75,348	\$70,301	\$70,811
2030 Per Capita Income	\$84,176	\$79,584	\$79,817



## EDUCATION

	1 MILE	3 MILES	5 MILES
2025 Population 25 and Over	29,262	232,967	650,378
HS and Associates Degrees	7,681	70,130	207,764
Bachelor's Degree or Higher	19,644	143,167	385,070



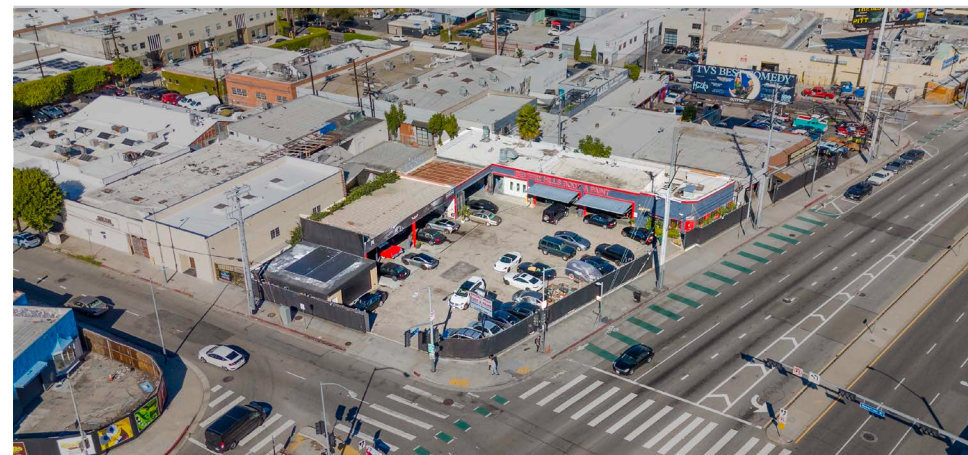
## HOUSING UNITS

2025 Housing Units	18,527	146,152	420,213
2025 Vacant Housing Units	1,110	10,570	32,539
2025 Occupied Housing Units	17,417	135,582	387,674
2025 Owner Occupied Housing Units	4,061	45,498	127,935
2025 Renter Occupied Housing Units	13,356	90,084	259,739



## PLACE OF WORK

2025 Businesses	2,474	27,309	64,813
2025 Employees	27,023	223,160	579,420



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