



COMMERCIAL
REAL ESTATE

the sign of a profitable property



RALPH CENTER AT HIGHLY TRAFFICKED INTERSECTION

10720 Jefferson Blvd., Culver City, CA 90230



STEFAN SIEGEL

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DRE#01356621



5945 CANOGA AVE - WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

10720 Jefferson Blvd., Culver City, CA 90230



APPROX. 1,020 - 3,150 SF

RETAIL SPACES AT HIGHLY TRAFFICATED INTERSECTION

- ✓ Unit 10784: ±3,150 SF | Former Citizen Bank end-cap space available
- ✓ Unit 10716: ±1,080 SF | Previous Chip Cookies
- ✓ Unit 10752: ±1,200 SF | Former dog grooming
- ✓ Unit 10738: ±1,020 SF | Presently a pharmacy
- ✓ On the intersection of two main corridors (Overland Avenue and Jefferson Boulevard)
- ✓ Great signage

AREA AMENITIES

- ✓ High traffic count
- ✓ Location score of 89.6
- ✓ Neighboring tenants include: Ralph's, Chase Bank, Starbucks, Flame Broiler, and Denny's

RATE

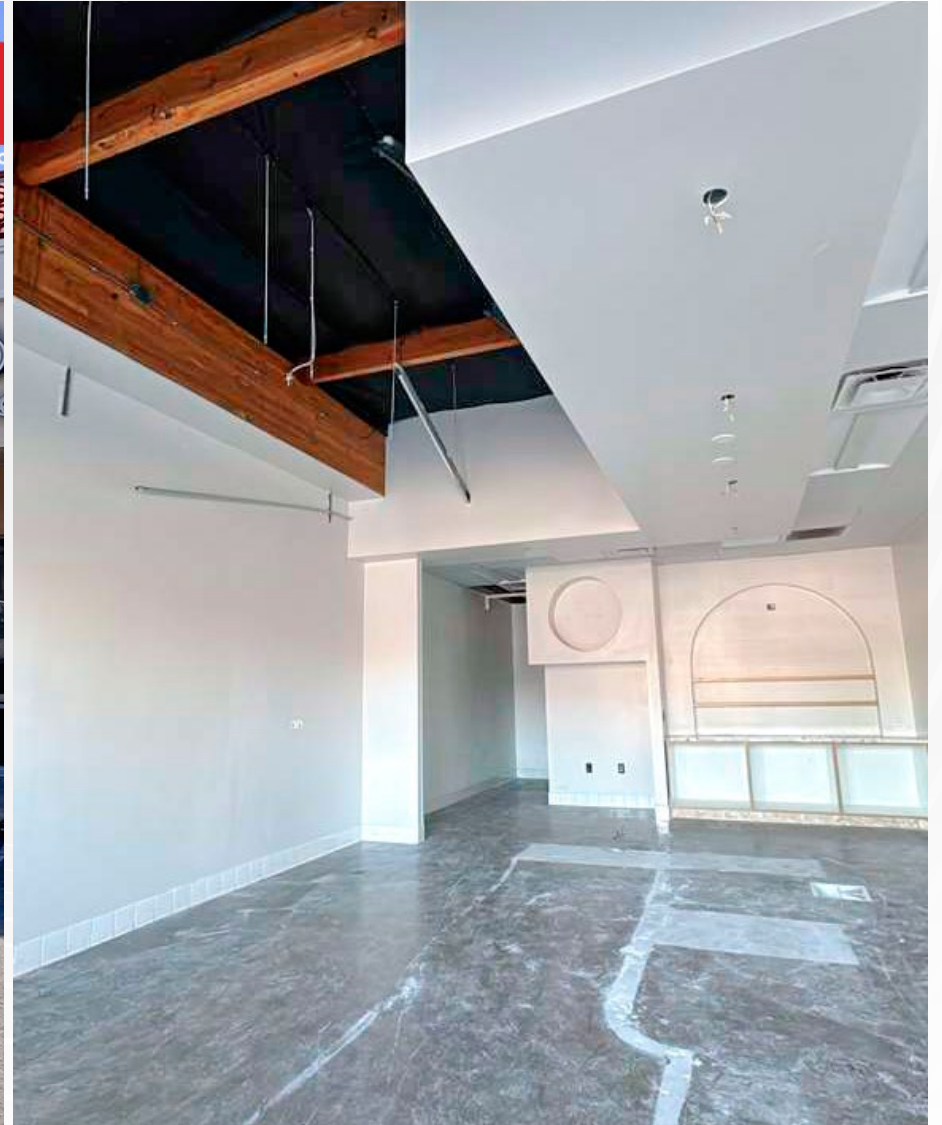
\$4.00 + \$0.72 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,102	286,425	798,972
 Avg. HH Income	\$138,532	\$118,460	\$116,261
 Daytime Pop	16,147	235,248	655,839
 Traffic Count	± 56,144 CPD ON JEFFERSON BLVD & OVERLAND AVE		

RETAIL SPACES
CULVER CITY, CA

SUITE 10716

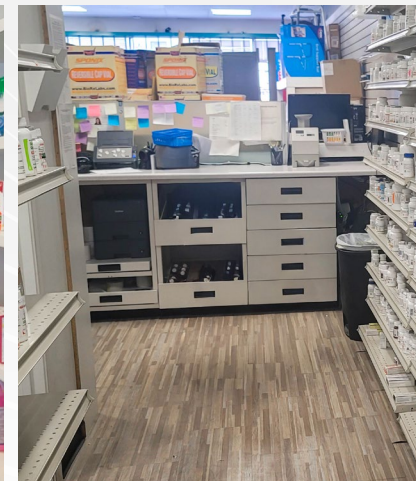
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RETAIL SPACES
CULVER CITY, CA

SUITE 10738

10720 Jefferson Blvd., Culver City, CA 90230



RETAIL SPACES
CULVER CITY, CA

SUITE 10752

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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



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STEFAN SIEGEL
VICE PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.