

3130 S. Sepulveda Blvd.
Los Angeles, CA 90034
SEC SEPULVEDA & NATIONAL

Restaurant & Retail Space for Lease



JOIN OUR TENANTS

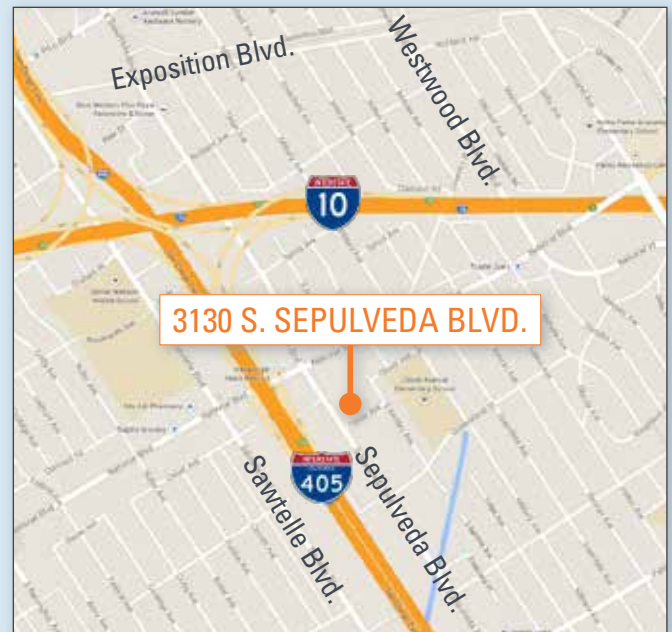


PROPERTY DESCRIPTION

Location:	3130 S. Sepulveda Blvd., Los Angeles, CA 90034
Available Spaces:	±5,200 RSF, Divisible (Restaurant/Retail) ±2,000 RSF (Retail)
Rent/SF/Month:	\$3.75 - \$4.25/SF/Month, NNN (±\$0.65/SF/Month)
Parking:	Over 200 spaces, free and in common

PROPERTY HIGHLIGHTS

- Anchored by Vons, CVS and Wells Fargo
- Neighborhood shopping center: ±93,593 total SF
- Signalized corner
- Freeway accessibility from both 405 and 10 Freeways
- 39,000 cars per day at National and Sepulveda
- “Palms is LA’s Best ‘Hood for Millennials, Says New Ranking”
- *Curbed LA, April 23, 2014*



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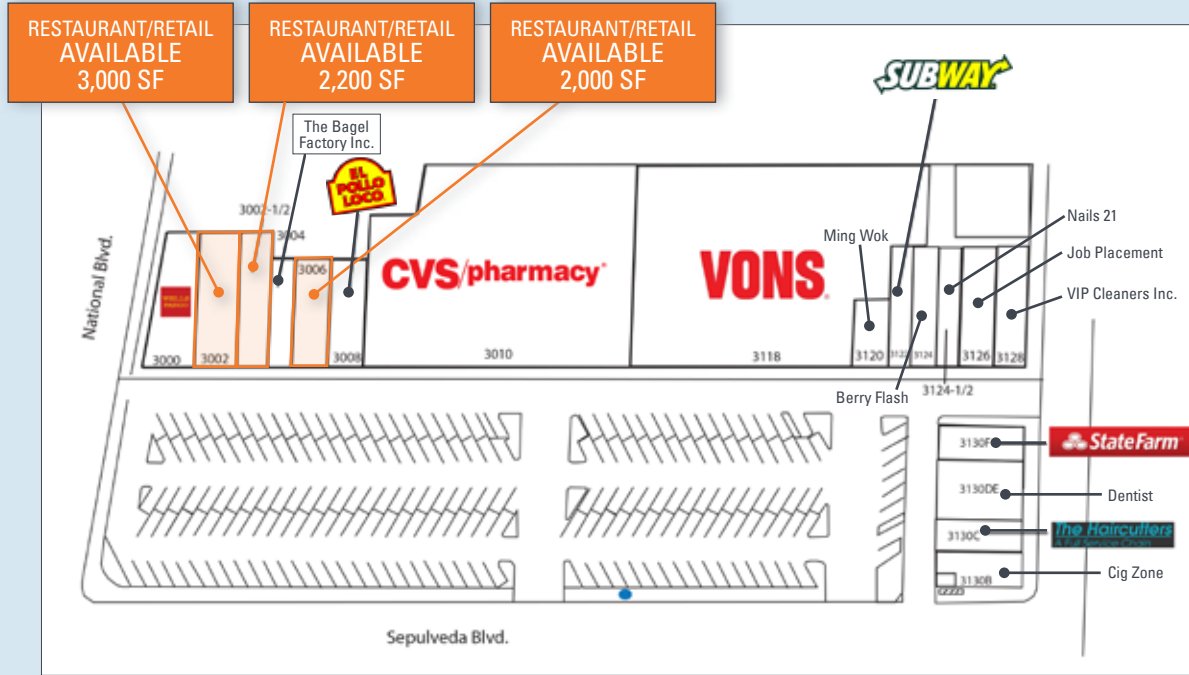
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SITE PLAN



AERIAL MAP



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TRADE AREA



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2013 Estimated Population	39,061	326,375	708,169
2018 Projected Population	39,724	331,865	719,908
2010 Census Population	38,095	318,313	690,761
2000 Census Population	36,970	313,526	665,152
Projected Annual Growth 2013 to 2018	0.3%	0.3%	0.3%
Historical Annual Growth 2000 to 2013	0.4%	0.3%	0.5%
2013 Median Age	36.3	37.2	37.7
2013 Estimated Households	17,499	147,700	319,755
2018 Projected Households	18,038	152,243	329,586
2010 Census Households	17,202	145,199	314,339
2000 Census Households	17,061	142,699	305,424
Projected Annual Growth 2013 to 2018	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2013	0.2%	0.3%	0.4%
2013 Estimated White	56.8%	64.5%	62.5%
2013 Estimated Black or African American	4.9%	5.0%	11.2%
2013 Estimated Asian or Pacific Islander	25.4%	15.7%	12.2%
2013 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2013 Estimated Other Races	12.4%	14.2%	13.6%
2013 Estimated Hispanic	18.1%	21.7%	19.9%
2013 Estimated Average Household Income	\$86,147	\$100,554	\$108,595
2013 Estimated Median Household Income	\$68,650	\$73,290	\$74,946
2013 Estimated Per Capita Income	\$38,678	\$45,631	\$49,230
2013 Estimated Elementary (Grade Level 0 to 8)	4.3%	5.6%	5.5%
2013 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.1%	4.3%
2013 Estimated High School Graduate	9.8%	11.5%	12.2%
2013 Estimated Some College	18.1%	17.0%	17.6%
2013 Estimated Associates Degree Only	6.0%	5.6%	5.4%
2013 Estimated Bachelors Degree Only	32.4%	32.7%	32.0%
2013 Estimated Graduate Degree	26.3%	23.5%	23.0%
2013 Estimated Total Businesses	1,432	23,984	54,306
2013 Estimated Total Employees	11,663	298,614	602,489
2013 Estimated Employee Population per Business	8.1	12.5	11.1
2013 Estimated Residential Population per Business	27.3	13.6	13.0

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