

# 5401 SAWTELLE BLVD

CULVER CITY, CA 90230

RESTAURANT/RETAIL FOR LEASE





# A CORNERSTONE OPPORTUNITY AT THE EDGE OF CULVER CITY'S NEXT WAVE

Located at the prominent corner of Sawtelle and Sepulveda, this flagship retail offering is surrounded by established single-family communities in Del Rey, Mar Vista, Westdale, and Culver Crest—delivering a walkable, built-in customer base that many operators overlook.

## CULVER CITY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	23,229	267,898	746,796
2024 AVG HOUSEHOLD INCOME	\$160,597	\$159,802	\$149,057
2024 HOUSEHOLDS	9,120	118,578	322,571
2024 PLACE OF WORK	1,730	14,564	46,496 (BUSINESSES)
	20,240	142,338	451,105 (EMPLOYEES)

Just 600 feet from the approved 11111 Jefferson Blvd development (230 residential units & ±55,000 SF of commercial), and only 2 miles from Culver City Hall, 5401 Sawtelle sits at the intersection of longstanding neighborhood stability and the next phase of Westside culinary growth. The surrounding area remains largely under the radar, offering tenants the rare opportunity to be a first mover and community anchor in a market that's on the verge of significant transformation.



# PROPERTY FEATURES



**SURFACE PARKING**



**EXCELLENT VISIBILITY**



**EYEBROW &  
PYLON SIGNAGE**



**BUILT-OUT KITCHEN WITH  
HOOD + 3-PHASE POWER**



**TILED CANOPY ROOF**



**OUTDOOR SEATING  
AVAILABILITY**



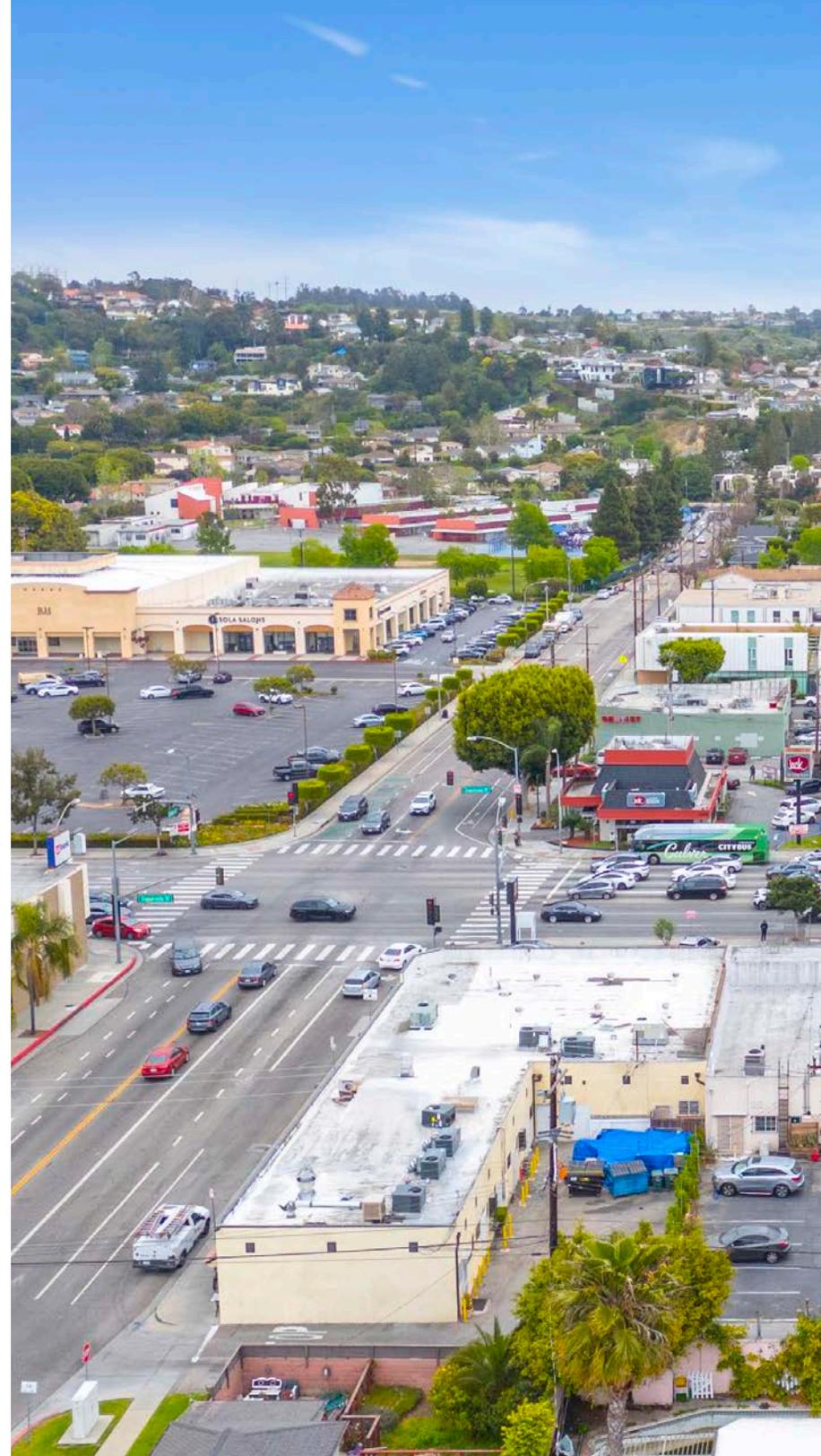
**5-TON HVAC  
SYSTEM (NEW)**



**SIGNALIZED INTERSECTION OF  
SAWTELLE AND SEPULVEDA**



**MODERN FAÇADE WITH  
SIERRA PACIFIC BIFOLD STOREFRONT**





DEDICATED PATIO SPACE

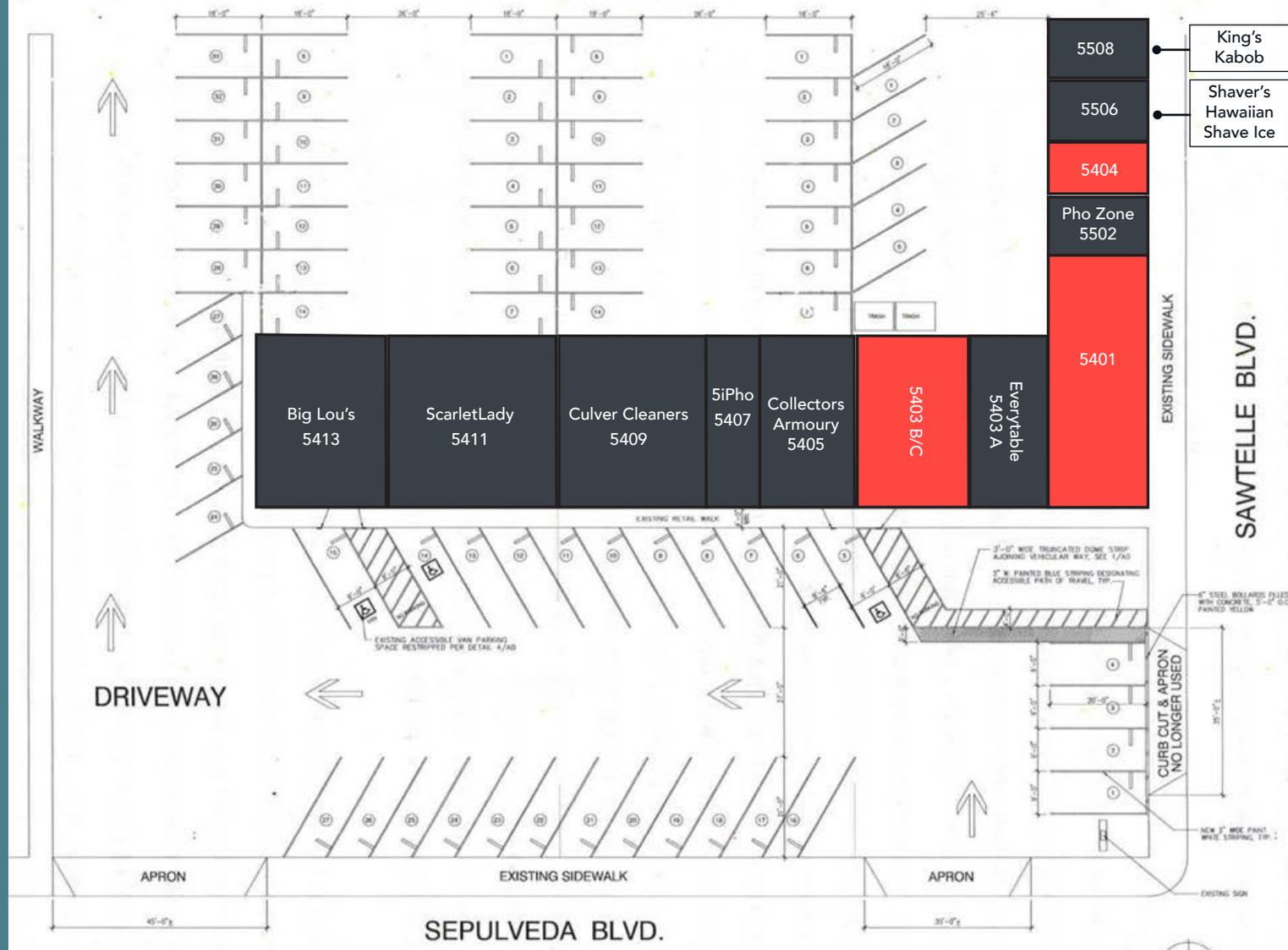


EYEBROW SIGNAGE



POLE SIGNAGE

# SITE PLAN



## AVAILABILITIES:



5401: ±2,000 SF

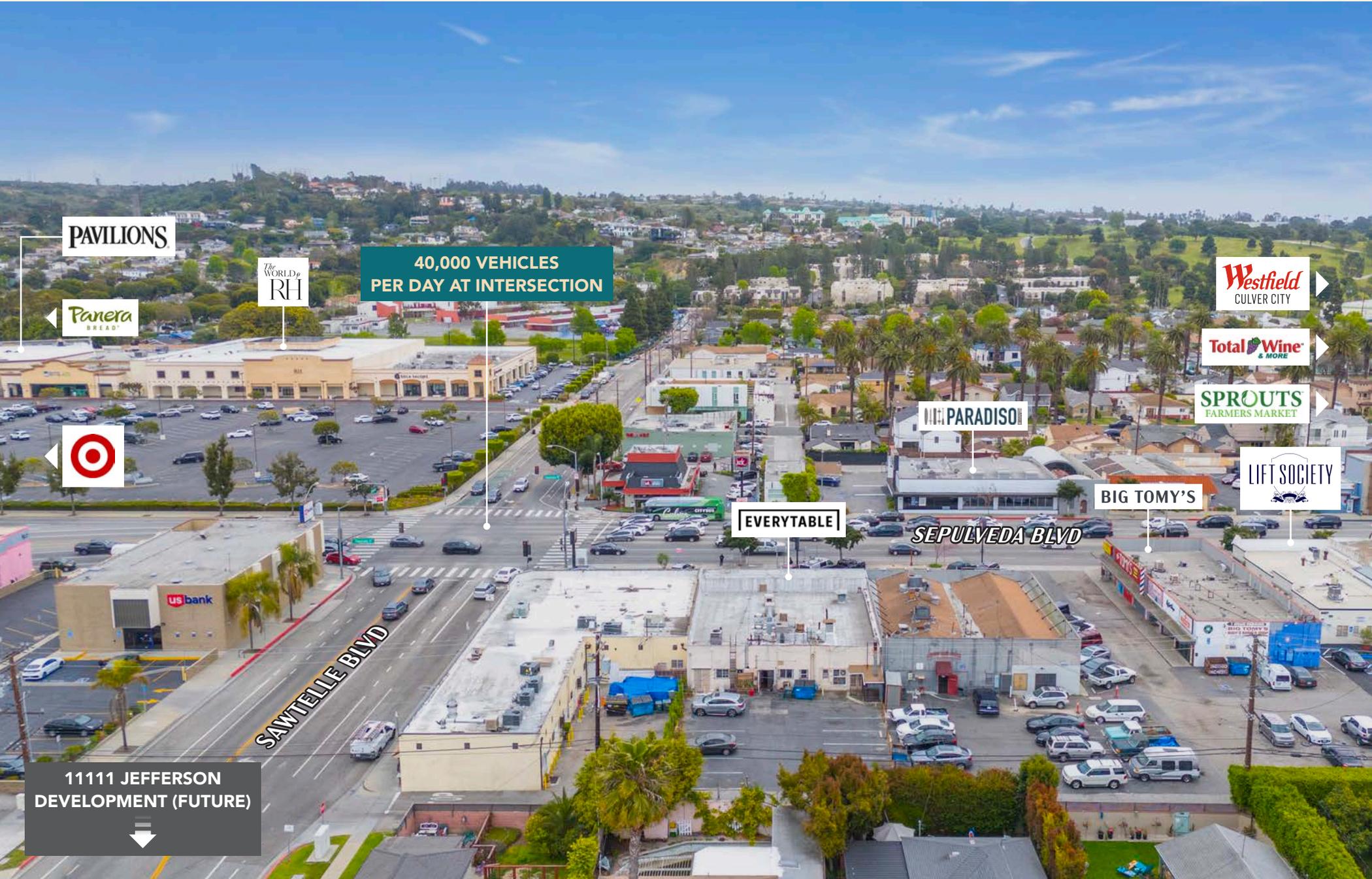


5403B/C: ±2,160 SF  
(can be demised)



5404: ±580 SF

# AERIAL MAP



PAVILIONS

Panera BREAD

The WORLD of RH

40,000 VEHICLES PER DAY AT INTERSECTION



us bank

SAWTELLE BLVD

11111 JEFFERSON DEVELOPMENT (FUTURE)



EVERYTABLE

PARADISO

SEPULVEDA BLVD

BIG TOMY'S

Westfield CULVER CITY

Total Wine & MORE

SPROUTS FARMERS MARKET

LIFT SOCIETY

# NEARBY TENANTS

PAVILIONS

SPROUTS™  
FARMERS MARKET

RH  
OUTLET

LIFT SOCIETY

Panera  
BREAD®

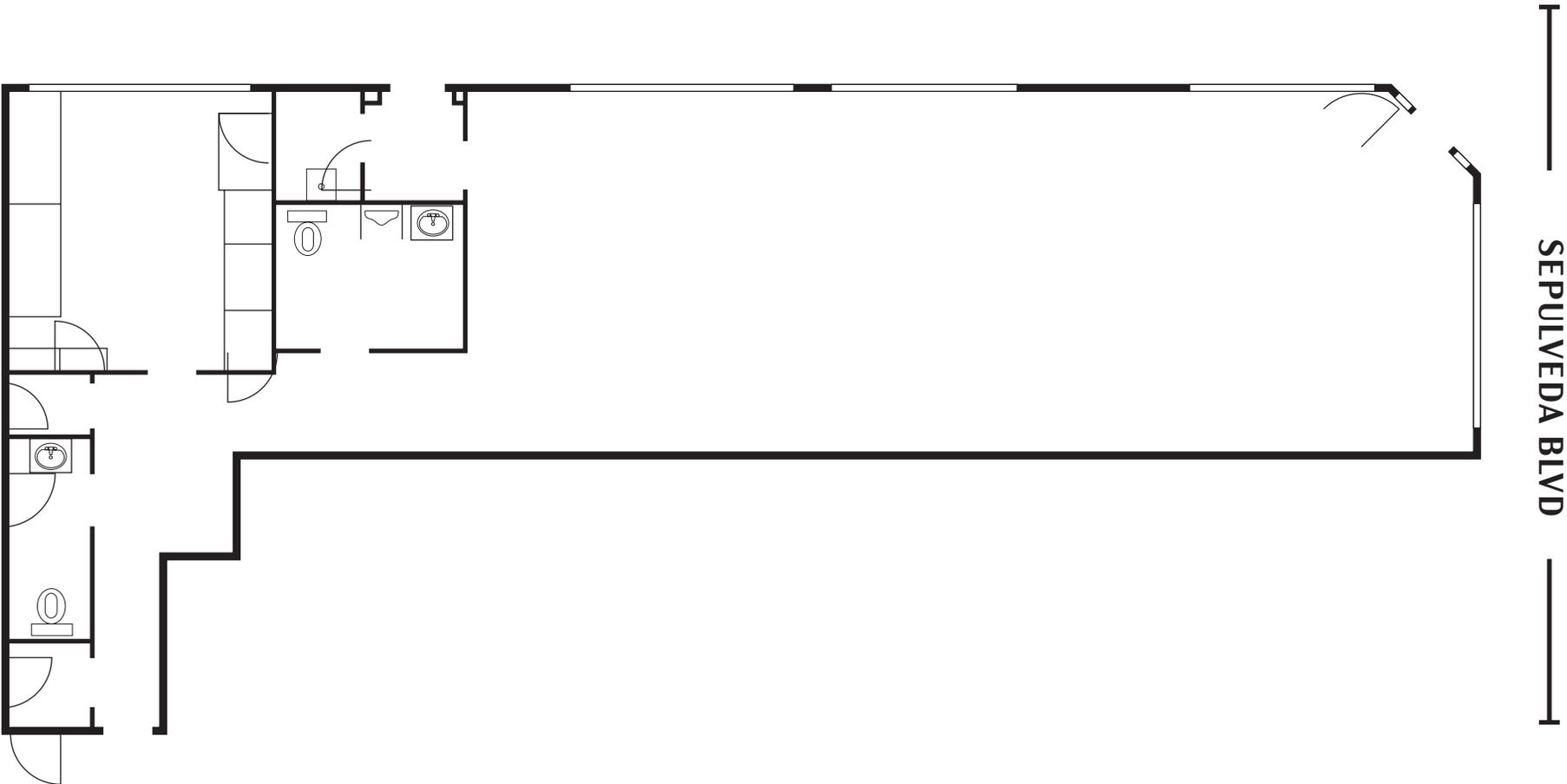


EVERYTABLE

PARADISO  
CROSSFIT

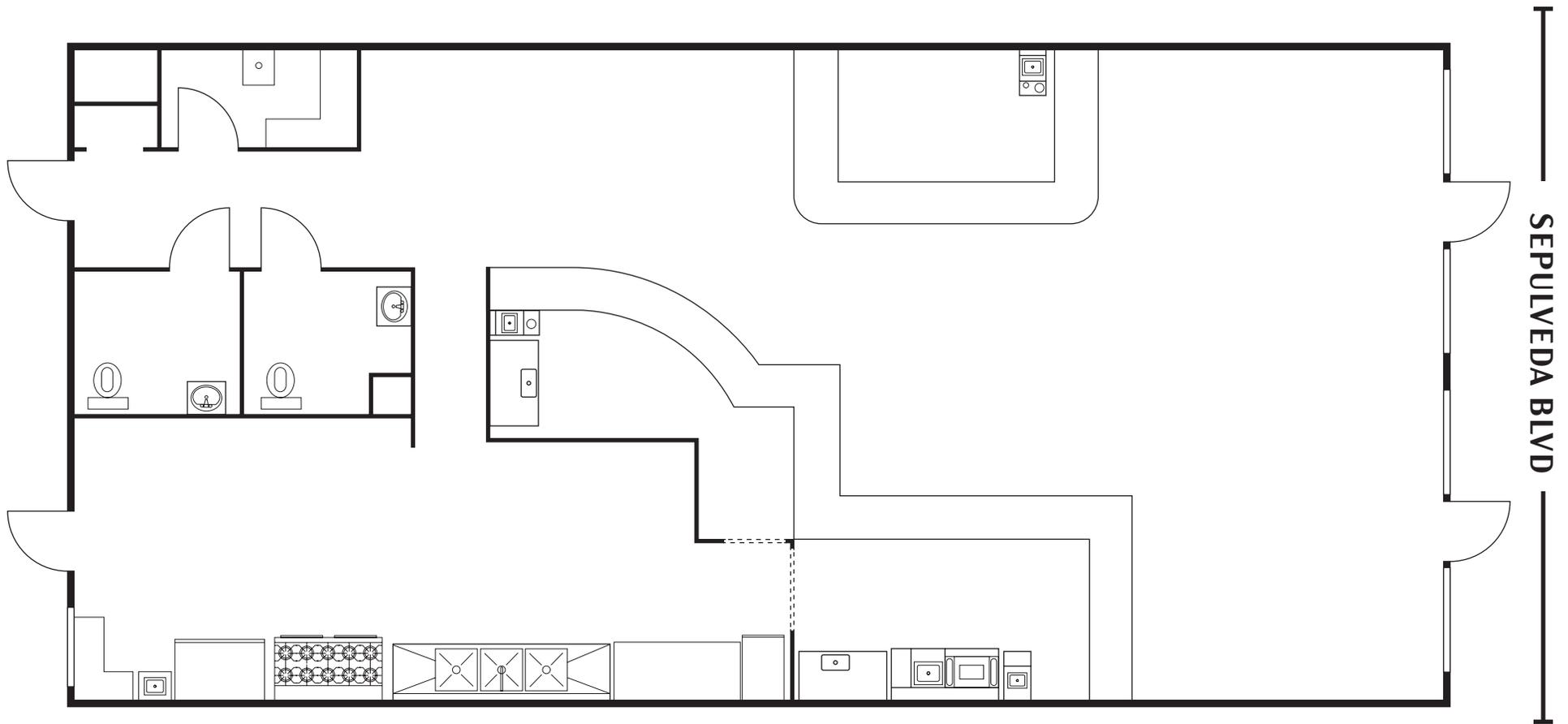
TARGET

# FLOOR PLAN



SUITE 5401: ±2,000 SF

# FLOOR PLAN



**SUITE 5403 B/C: ±2,160 SF**

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