

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**



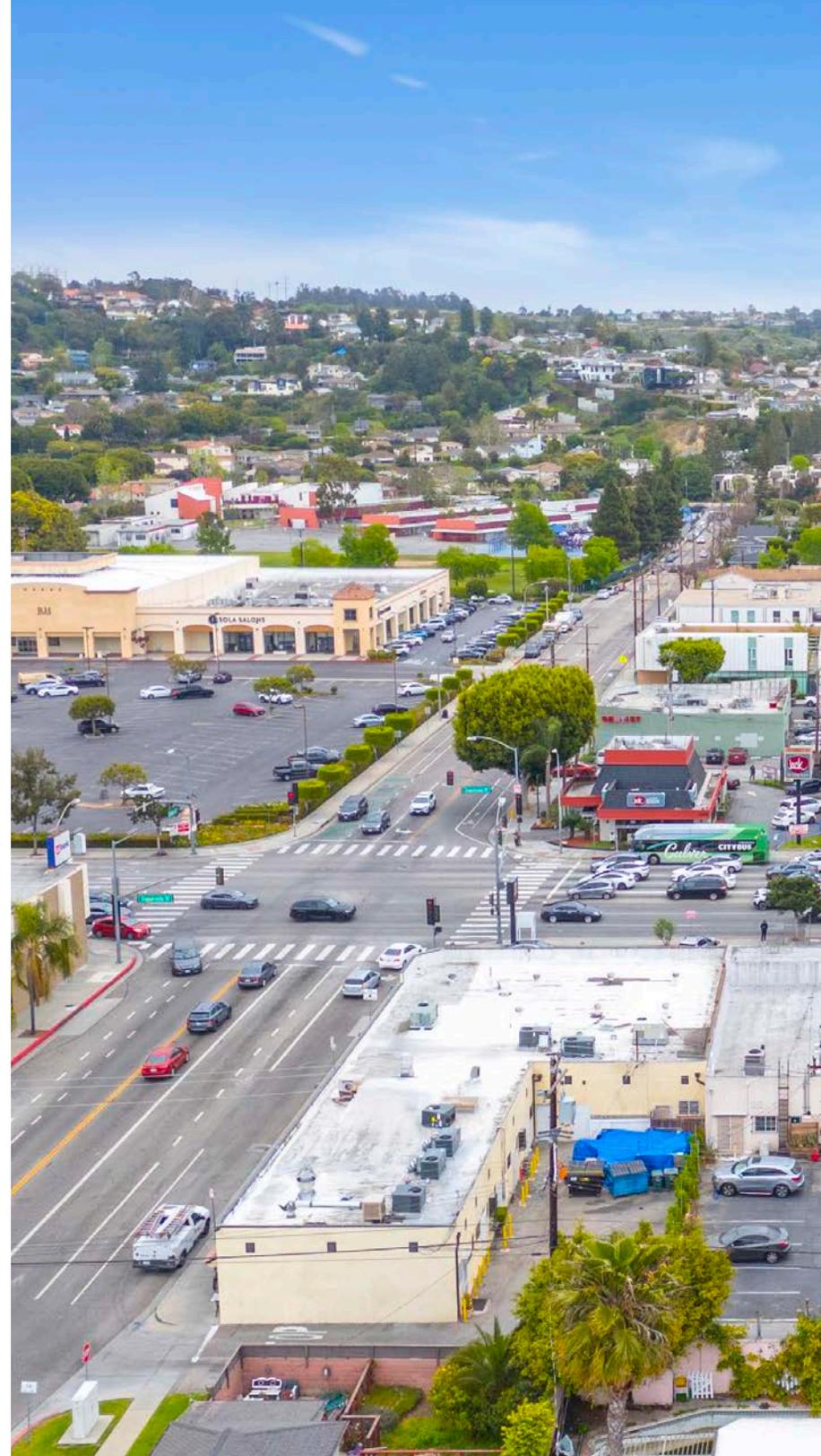
**5-TON HVAC
SYSTEM (NEW)**



**SIGNALIZED INTERSECTION OF
SAWTELLE AND SEPULVEDA**



**MODERN FAÇADE WITH
SIERRA PACIFIC BIFOLD STOREFRONT**





DEDICATED PATIO SPACE

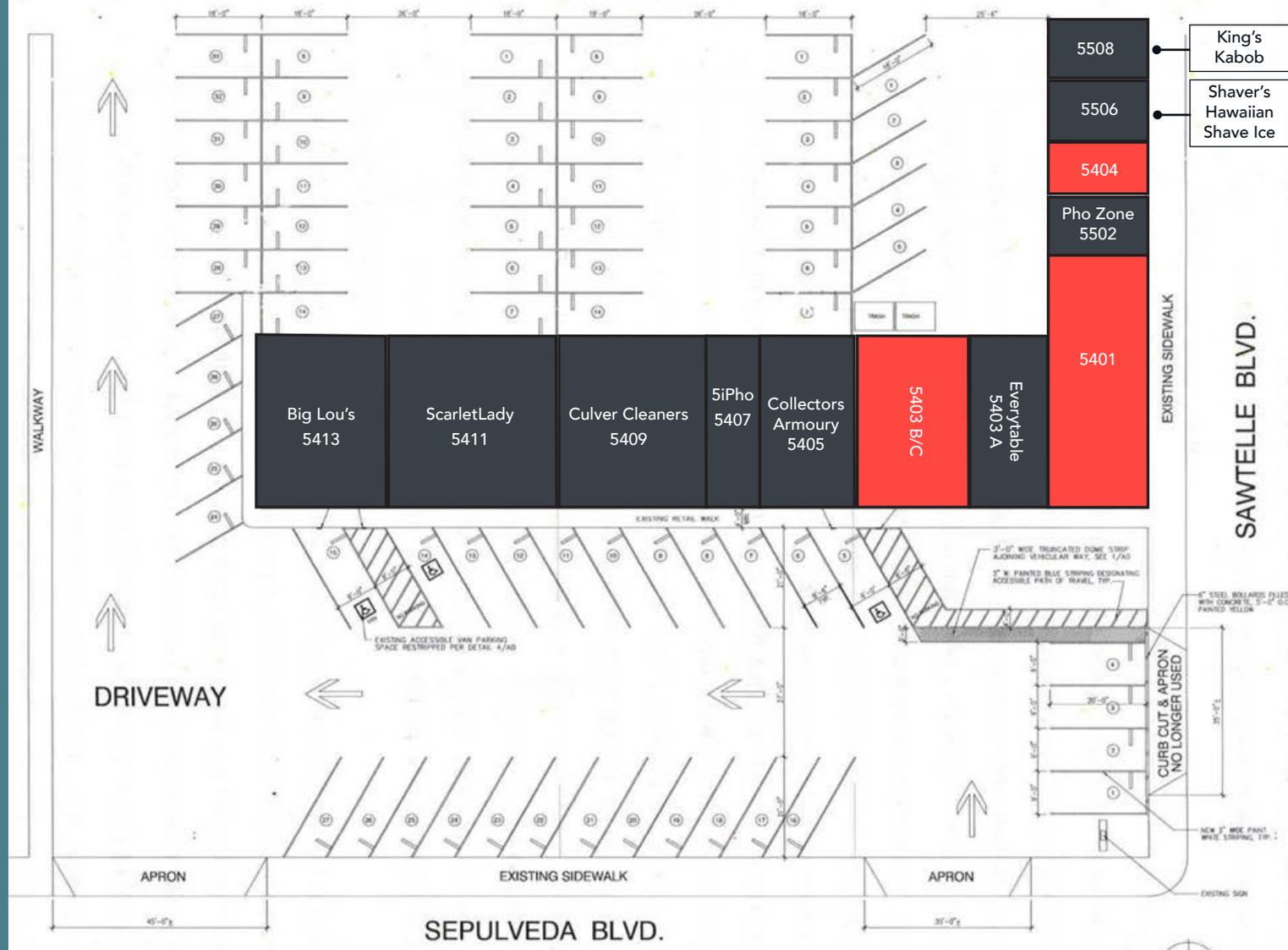


EYEBROW SIGNAGE



POLE SIGNAGE

SITE PLAN



AVAILABILITIES:



5401: ±2,000 SF

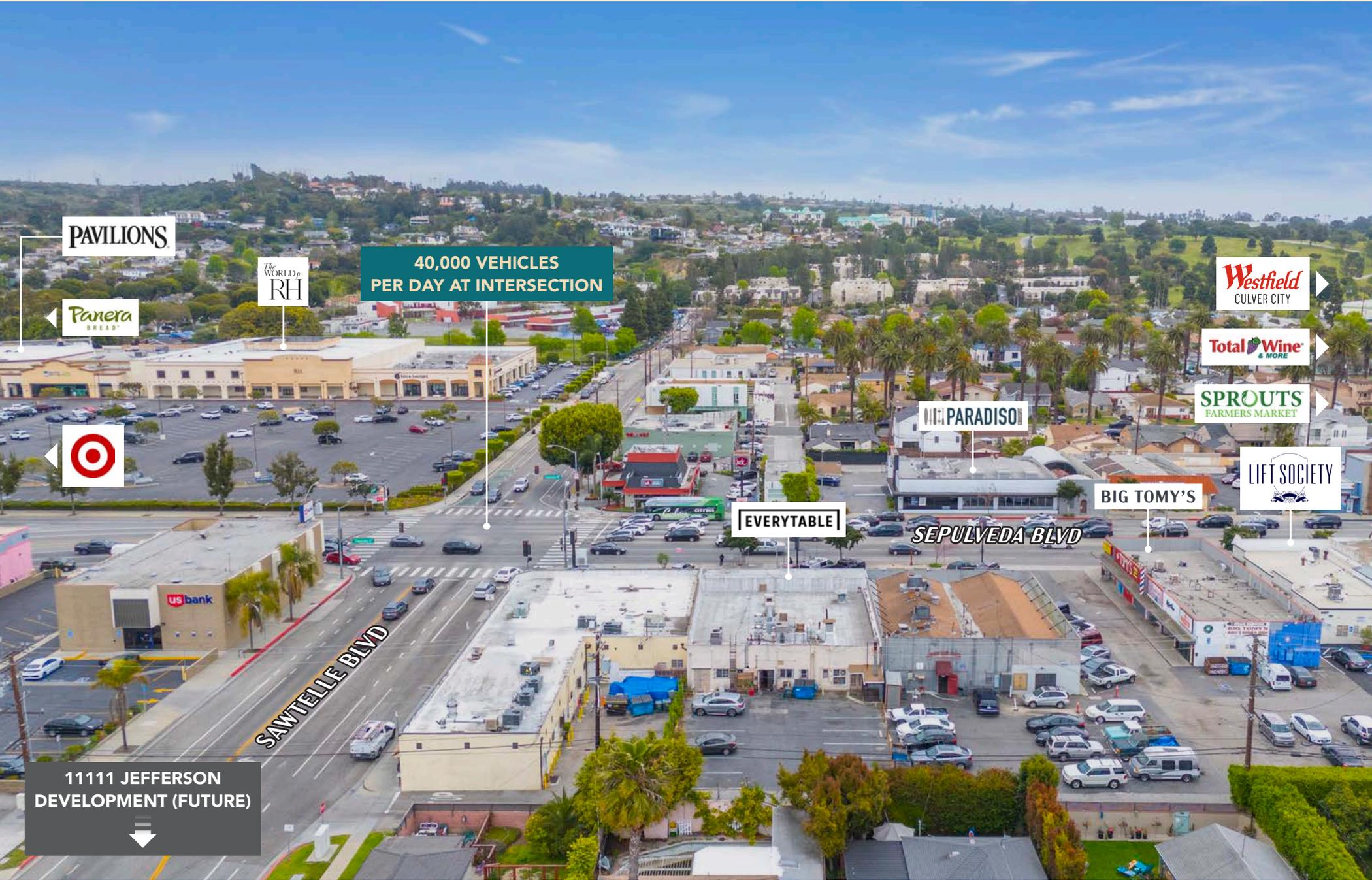


5403B/C: ±2,160 SF
(can be demised)



5404: ±580 SF

AERIAL MAP



PAVILIONS

Panera
BREAD

The
WORLD of
RH

40,000 VEHICLES
PER DAY AT INTERSECTION



Westfield
CULVER CITY

Total Wine
& MORE

SPROUTS
FARMERS MARKET

PARADISO

LIFT SOCIETY

BIG TOMY'S

EVERYTABLE

SEPULVEDA BLVD

SAWTELLE BLVD

11111 JEFFERSON
DEVELOPMENT (FUTURE)



NEARBY TENANTS

PAVILIONS

SPROUTS™
FARMERS MARKET

RH
OUTLET

LIFT SOCIETY

Panera
BREAD®

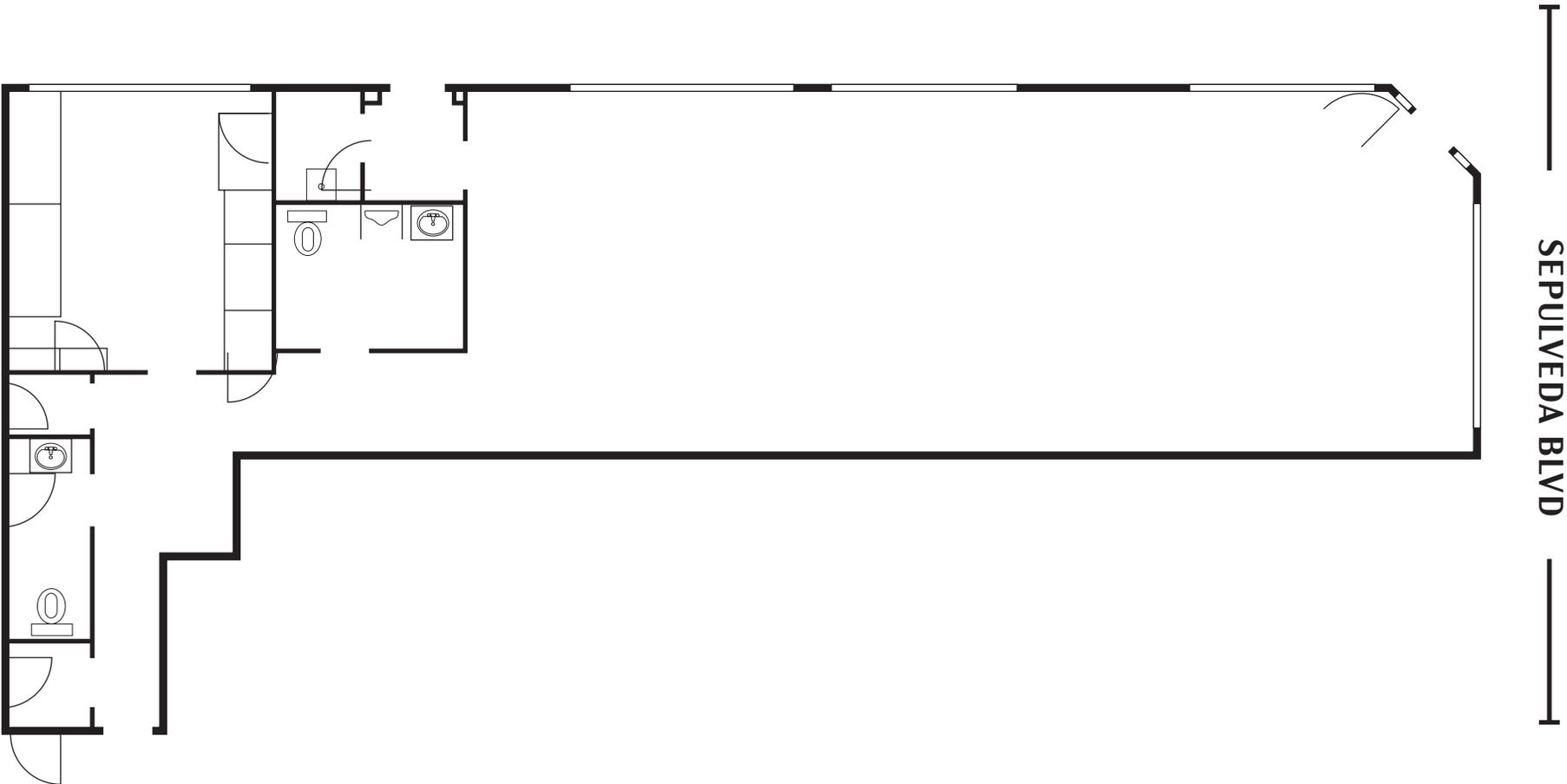


EVERYTABLE

PARADISO
CROSSFIT

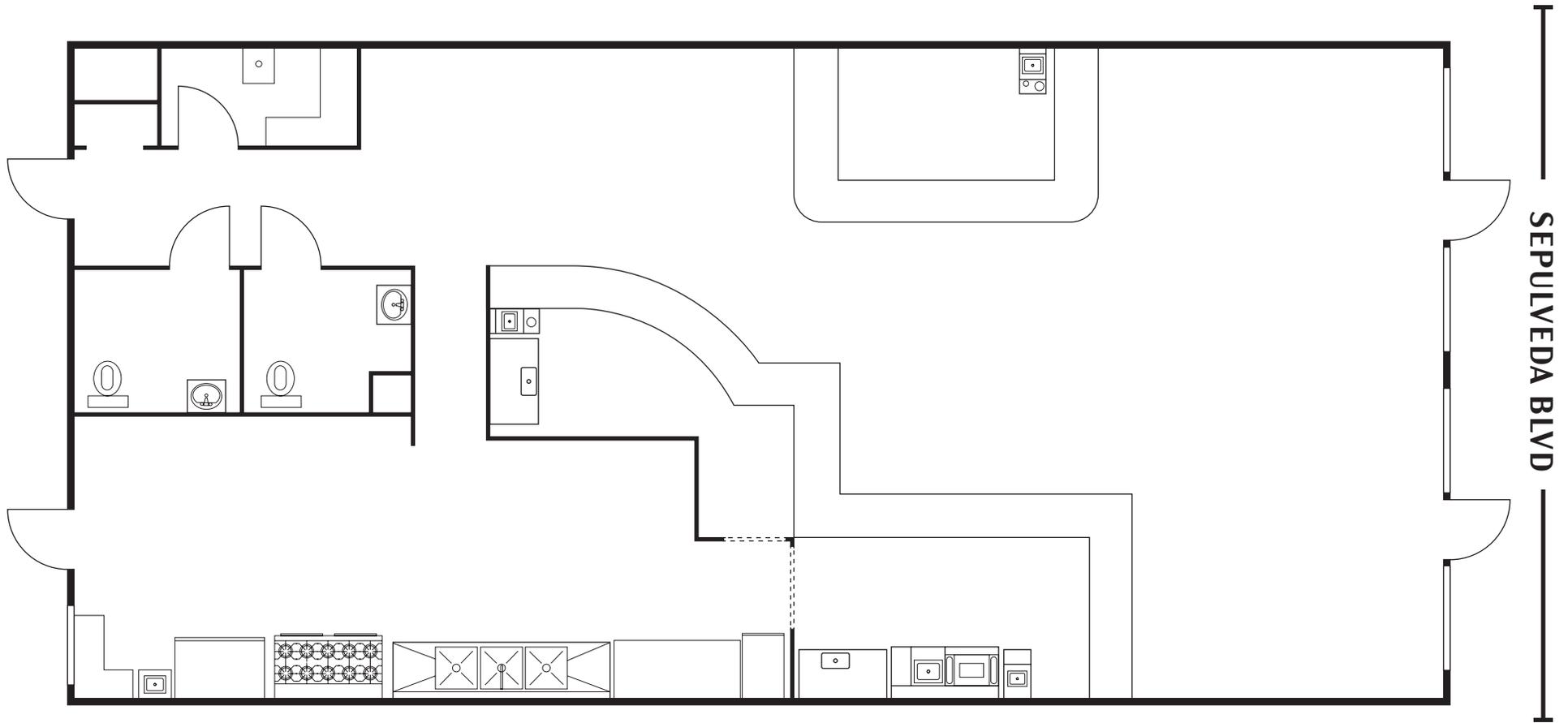
TARGET

FLOOR PLAN



SUITE 5401: ±2,000 SF

FLOOR PLAN



SUITE 5403 B/C: ±2,160 SF

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