



PRIME RESTAURANT/RETAIL SPACE FOR LEASE

WATERIDGE

5035 WEST SLAUSON AVENUE LOS ANGELES, CA 90056

LPCWEST
LINCOLN PROPERTY COMPANY

CBRE

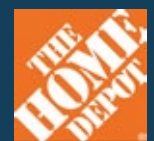


WATERIDGE

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Wateridge is a 21-acre park-like campus fronting Slauson Avenue, featuring 566,653 sf of office space, and 53,118 sf of retail space. The retail component of the property includes **24 FITNESS** and a **free standing 16,118 sf retail building** that is currently undergoing major renovations, with available retail/restaurant units ranging from 750 sf - 3,370 sf. The property offers ample on-site parking, lush landscaping, 24/7 on-site security, and on-site professional management team. Future tenants will benefit from the area's robust captive audience of 254,539 residents and 289,851 daytime employees in a 3 mile radius, presenting a colossal opportunity for retail and restaurant tenants in a severely underserved market.

Freestanding retail building adjacent to **24 FITNESS** and **THE HOME DEPOT** (NAP).
Currently undergoing major renovations.



PROPERTY DETAILS



± 16,118 SF PRIME RETAIL/
RESTAURANT SPACE
FOR LEASE



UNITS RANGE FROM
750 TO 3,370 SF



BASE RENT AVAILABLE
UPON REQUEST



64 ONSITE RETAIL PARKING SPACES



AVAILABLE NOW



CO-TENANTS INCLUDE 24 HOUR
FITNESS & HOME DEPOT (NAP)



566,653 SF OFFICE SPACE

LOCATION

Wateridge is conveniently located on Slauson Avenue just east of La Cienega Boulevard, which are both major commuter arteries with a combined traffic count of over **164,000 cars per day**. The property is located in close proximity to Culver City, Playa Vista and Marina Del Rey and benefits from its easy access to the 405 and 10 Freeways, in addition to its proximity to the new Expo Line station located at Jefferson and La Cienega Blvd., with a ridership of approximately 45,876 commuters a day.



Culver City
LAX
Marina del Rey
Playa Vista



El Segundo
West Los Angeles
Santa Monica
Venice



Beverly Hills
West Hollywood
Hollywood












Downtown LA





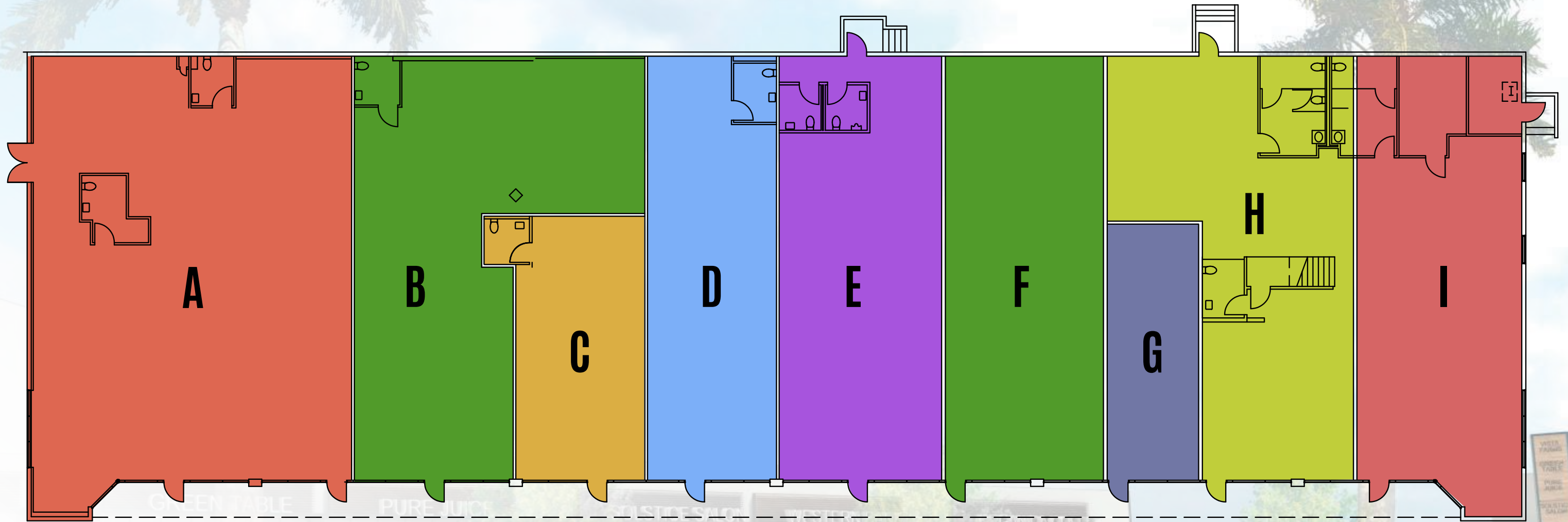
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
 PLACE OF WORK			
2016 Businesses	1,199	4,329	11,816
2016 Employees	14,778	50,915	142,806
 POPULATION			
2016 Current Year Estimate	20,069	92,425	254,539
 RACE AND ETHNICITY			
2016 Population			
White	4,024 20.1%	26,509 28.7%	77,590 30.5%
Black or African American	12,250 61.0%	42,600 46.1%	99,922 39.3%
Hispanic	2,664 13.3%	24,233 26.2%	90,587 35.6%
 HOUSEHOLDS			
2016 Households - Current Year Estimate	8,998	37,309	97,355
2016 Average Household Size	2.23	2.46	2.59
 HOUSEHOLD INCOME			
2016 Households			
2021 Average Household Income	\$107,946	\$96,603	\$83,923
 HOUSING VALUE			
2016 Owner Occupied Housing Units	4,576	18,306	40,330
\$500,000-\$749,000	1,283 28.0%	6,083 33.2%	12,913 32.0%
\$750,000-\$999,999	1,071 23.4%	3,554 19.4%	7,541 18.7%
\$1,000,000 and Over	606 13.2%	1,551 8.5%	3,046 7.6%
 MARITAL STATUS			
2016 Population 15+			
Never Married	6,896 40.0%	32,158 41.9%	91,197 43.8%
 CLASS OF WORKER			
2016 Employed Civiliation Population 16+			
White Collar	8,527 80.1%	32,841 70.9%	75,400 63.4%
 DAYTIME POPULATION			
2016 Daytime Population	21,534	101,459	289,851

AERIAL MAP



RETAIL SITE PLAN



Suite	Occupant	RSF	Suite	Occupant	RSF	Suite	Occupant	RSF
A	Vacant	3,371 SF	D	Vacant	1,336 SF	G	Vacant	900 SF
B	Vacant	2,200 SF	E	Vacant	1,650 SF	H	Vacant	2,400 SF
C	Vacant	750 SF	F	Vacant	1,650 SF	I	Vacant	1,800 SF



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CBRE

CBRE, INC.
Broker Lic. 00409987

CONTACT

ZACHARY CARD
Vice President
Lic. 01717802
+1 310 550 2542
zachary.card@cbre.com

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