

# 10,055 SF

## Available for Sublease

### 4545 Sepulveda Blvd, Culver City, CA

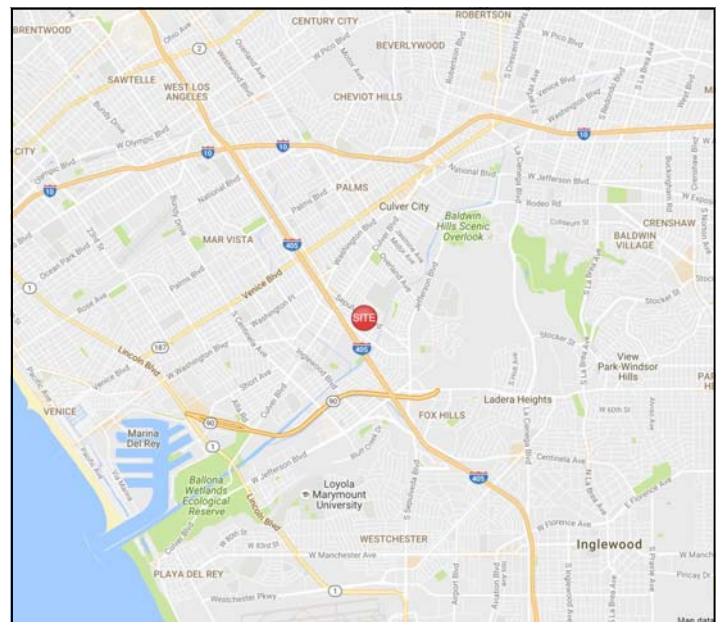


## Project Features

- Sublease from Harbor Freight Tools in heart of Culver City trade area
- Pole signage available on Sepulveda Blvd
- Primary term through 8/11/2026 with two 5 year options
- Asking rent = \$30.00 psf / NNN

## Demographics

(2017 Estimates)	1 Mile	3 Mile	5 Mile
Population	35,395	261,418	768,785
Avg. HH Income	\$99,812	\$107,530	\$102,565
Daytime Population	11,042	142,387	499,605



**Robert Pinon**

CA Lic. #01789887

rpinon@clovercompany.com

**Patrick Gilhooly**

CA Lic. #01210372

pgilhooly@clovercompany.com

THE  
**CLOVER**  
COMPANY  
Retail Real Estate Services

8675 Washington Blvd

Suite 201

Culver City, CA 90232

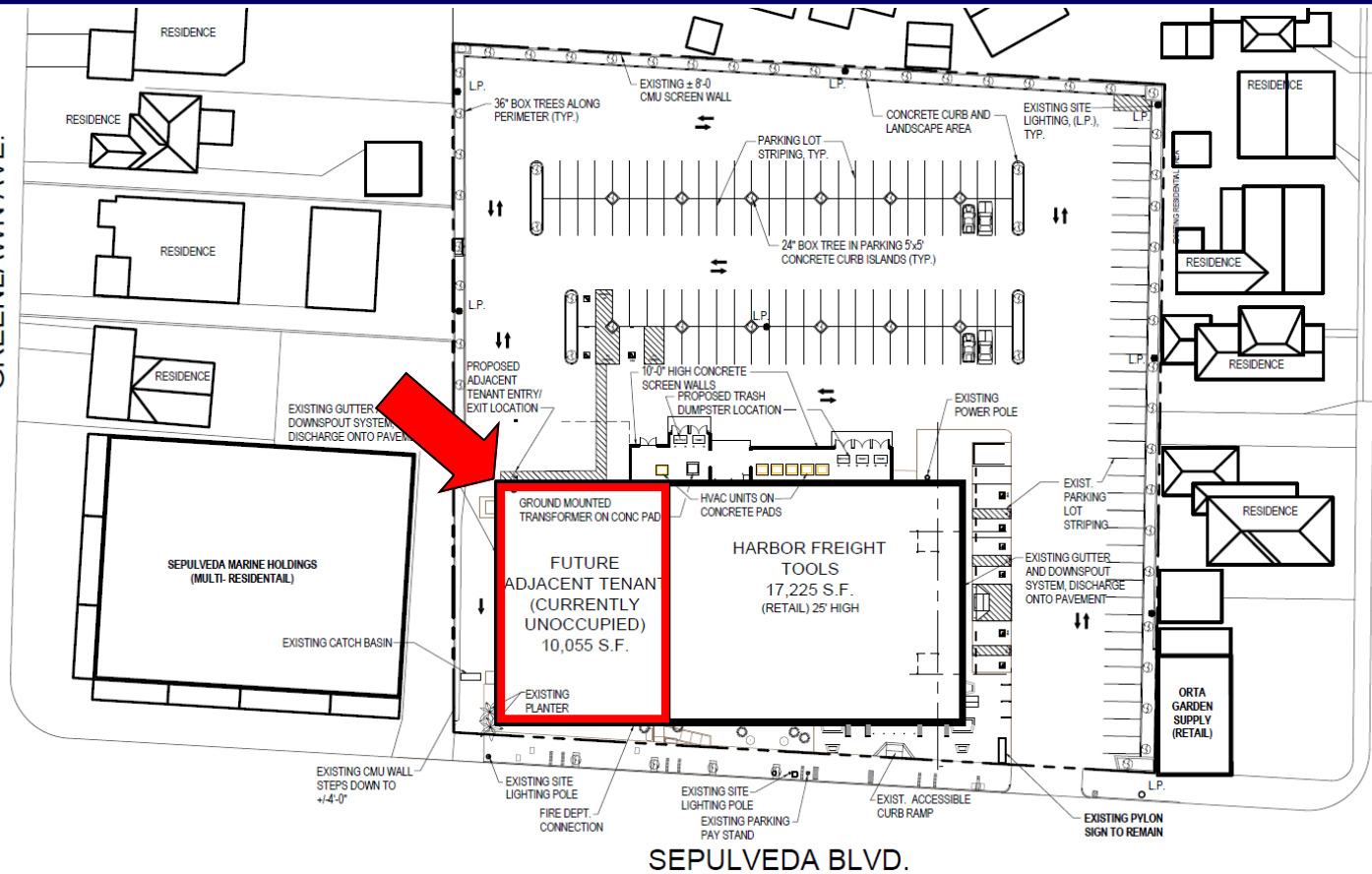
Phone: (310) 815-8611

www.clovercompany.com

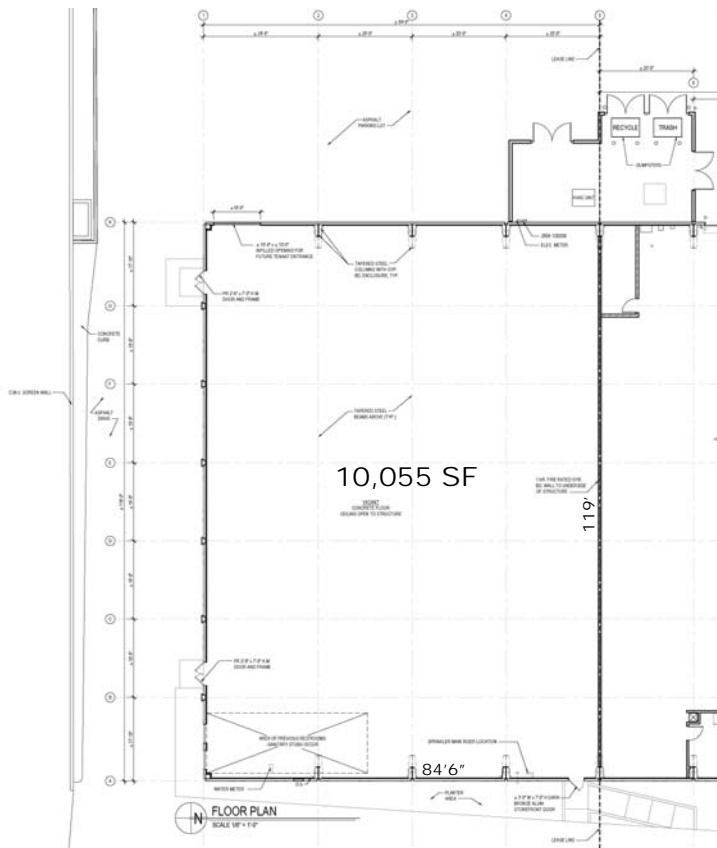
The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements and other facts shown are approximate, and should be independently verified by you and may not be relied upon as a precise representation by this office.

GREENLAWN AVE.

FRANKLIN AVE.

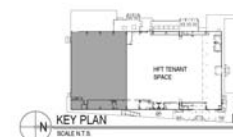


SEPULVEDA BLVD.



UTILITY SUMMARY	
WATER	WATER IS A HOT AND COLD WATER LINE AT THE NORTHWEST CORNER OF THE BUILDING. THE WATER IS SUPPLIED TO THE BUILDING FROM THE STREET. THE WATER IS SUPPLIED TO THE BUILDING FROM THE STREET. THE WATER IS SUPPLIED TO THE BUILDING FROM THE STREET.
SEWERAGE	SEWERAGE IS SUPPLIED TO THE BUILDING FROM THE STREET. THE SEWERAGE IS SUPPLIED TO THE BUILDING FROM THE STREET. THE SEWERAGE IS SUPPLIED TO THE BUILDING FROM THE STREET.
TELEPHONE	A TELEPHONE CABLE IS LOCATED ON THE WEST ELEVATION OF THE BUILDING. THE CABLE IS LOCATED ON THE WEST ELEVATION OF THE BUILDING. THE CABLE IS LOCATED ON THE WEST ELEVATION OF THE BUILDING.
POWER	POWER IS SUPPLIED TO THE BUILDING FROM THE STREET. THE POWER IS SUPPLIED TO THE BUILDING FROM THE STREET. THE POWER IS SUPPLIED TO THE BUILDING FROM THE STREET.
DATA	DATA IS SUPPLIED TO THE BUILDING FROM THE STREET. THE DATA IS SUPPLIED TO THE BUILDING FROM THE STREET. THE DATA IS SUPPLIED TO THE BUILDING FROM THE STREET.
STORM	STORM IS SUPPLIED TO THE BUILDING FROM THE STREET. THE STORM IS SUPPLIED TO THE BUILDING FROM THE STREET. THE STORM IS SUPPLIED TO THE BUILDING FROM THE STREET.

STORE INFORMATION	
BUILDING SQUARE FOOTAGE	10,055 SF



Robert Pinon  
CA Lic. #01789887  
rpinon@clovercompany.com

Patrick Gilhooly  
CA Lic. #01210372  
pgilhooly@clovercompany.com

THE  
CLOVER  
COMPANY  
Retail Real Estate Services

8675 Washington Blvd  
Suite 201  
Culver City, CA 90232  
Phone: (310) 815-8611  
www.clovercompany.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements and other facts shown are approximate, and should be independently verified by you and may not be relied upon as a precise representation by this office.