



**PRIME RESTAURANT/RETAIL SPACE FOR LEASE**

**WATERIDGE**

5035 WEST SLAUSON AVENUE LOS ANGELES, CA 90056

**LPCWEST**  
LINCOLN PROPERTY COMPANY

**CBRE**





# WATERIDGE

5035 WEST SLAUSON AVENUE LOS ANGELES, CA 90056

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 1,284 sf to 2,953 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



BASE RENT AVAILABLE  
UPON REQUEST



UNITS RANGE FROM  
1,284 TO 2,953 SF



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 Civilian 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		

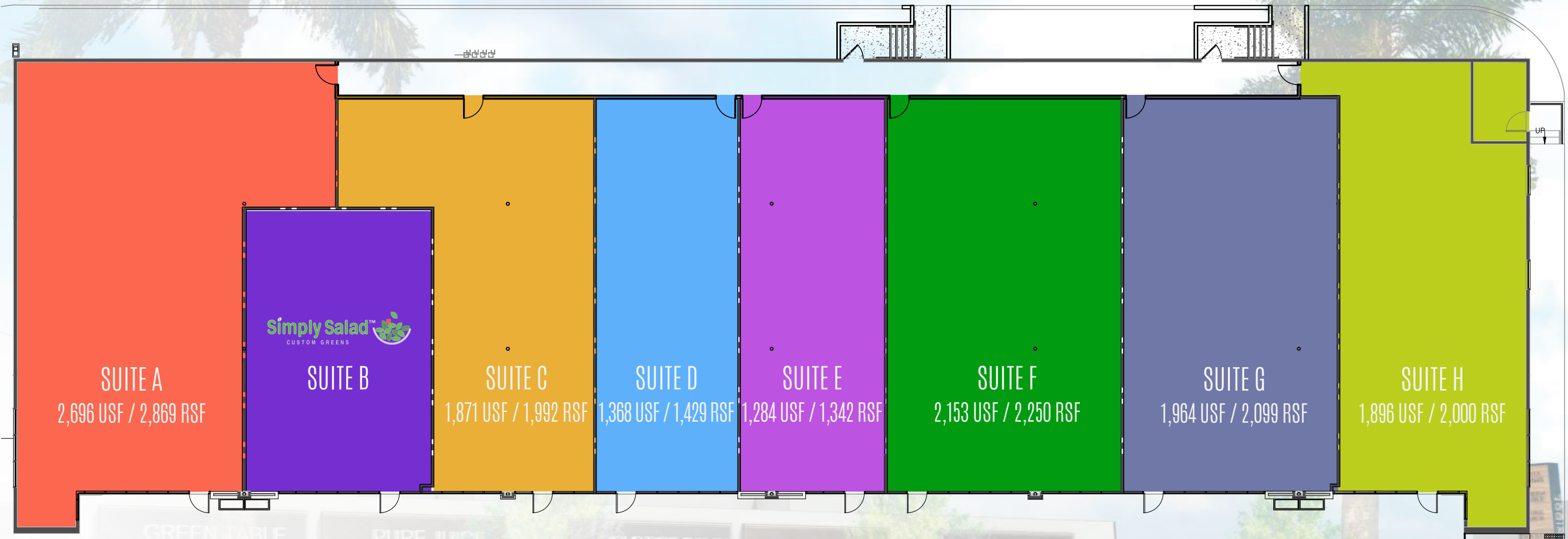


# AERIAL MAP





# RETAIL SITE PLAN







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**CBRE**

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