

# conroy

conroycommercial.com



## Mar Vista

## FOR LEASE

### 3833 and 3831 GRAND VIEW BLVD RETAIL

3833 Grand View Blvd (Corner) - 1,100 Sq. Ft.

3831 Grand View Blvd (Middle) - 1,000 Sq. Ft.

Spaces can be combined for a total of 2,100 Sq. Ft.

Combined Rent: \$7,500/mo



Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

# Property Info

3833 and 3831 GRAND VIEW BLVD



## RENT

3833 - \$4,500

3831 - \$3,500

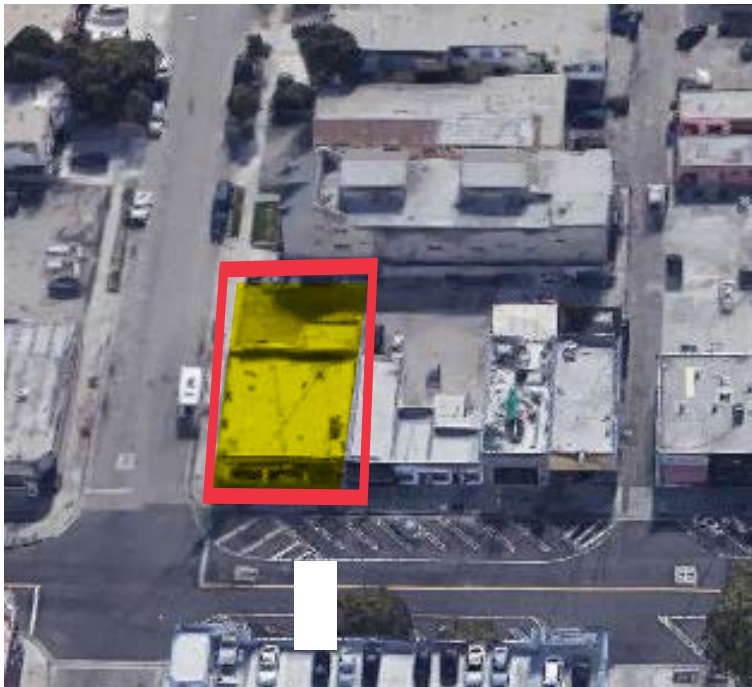
Combined rent - \$7,500

3829 - LEASED

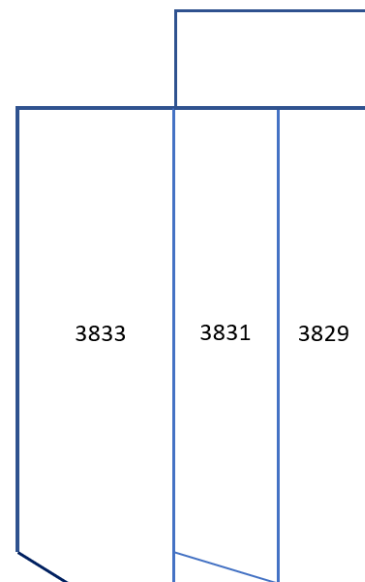
## PARKING

20 Spaces Just Behind Corner Building

Rendering only. Final building design will vary.



Parking Area



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## FEATURES

- GREAT corner location
- High pedestrian traffic
- Bustling Farmers' Market every Sunday
- Part of a hip up-and-coming community with trendy restaurants and boutique retail
- Easily accessible from 405 Freeway
- On one of the hottest blocks in Mar Vista
- Adjacent to Culver City, Santa Monica, and Venice Beach



## Walk Score

**86**

Walker's Paradise via WalkScore.com



## Traffic

**76,000+**

2017 Daily Traffic Volume



## Population

**293,403**

2019 Total Population (3 Mile radius)



## Housing

**\$964,405**

2019 Median Home Value



## Population Growth

**1.97%**

2019-2024



## Households

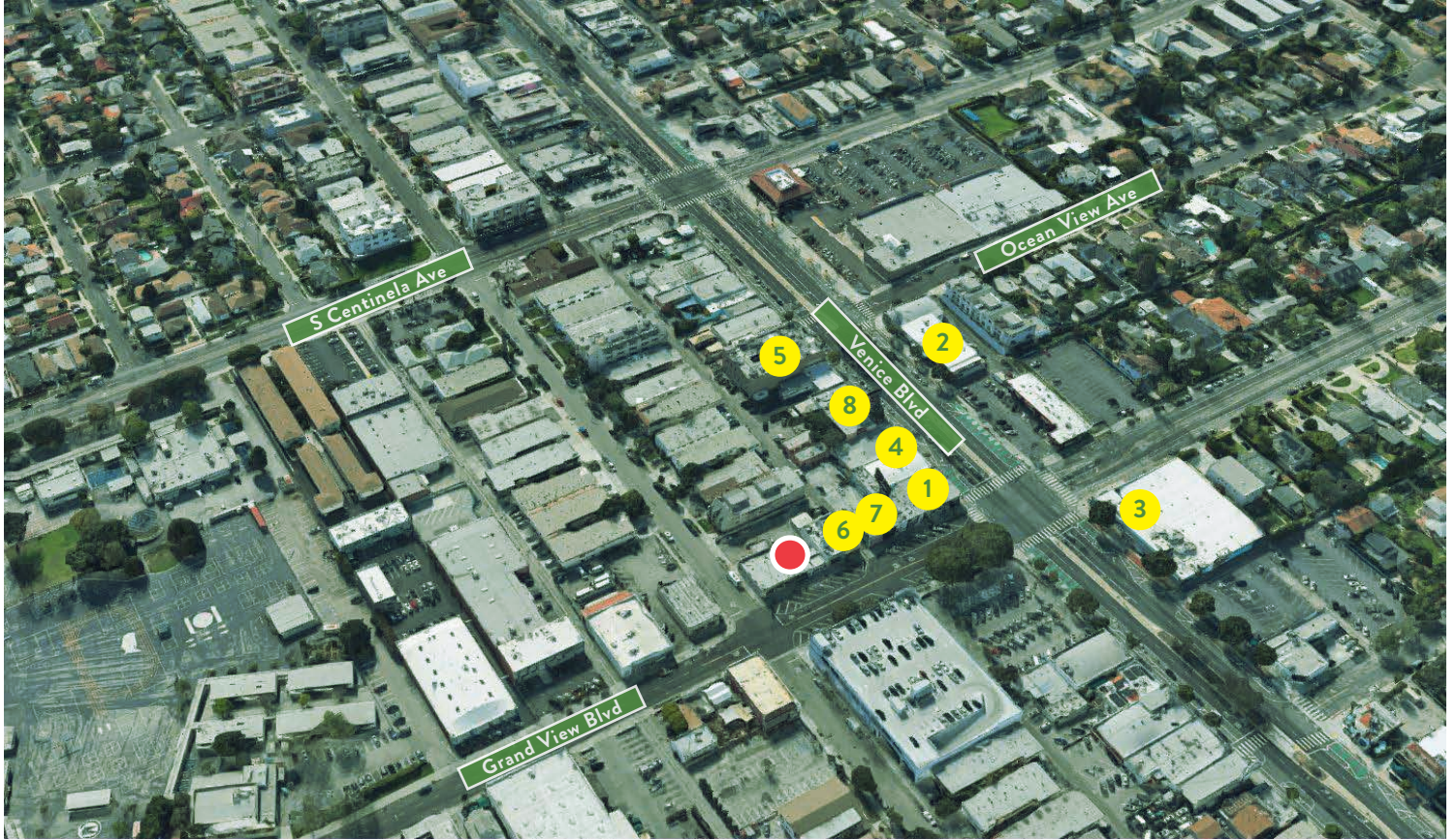
**\$85,083**

2018 Median Household Income

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# Property Info

3833 and 3831 GRAND VIEW BLVD



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THE  
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