

**FOR  
SALE**

**OWNER-USER  
OPPORTUNITY IN  
CULVER CITY**



**13110  
W WASHINGTON  
BOULEVARD**

# FOR MORE **INFORMATION:**

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# **WESTMAC**

Commercial Brokerage Company



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# DEVELOPMENT POTENTIAL



# EXECUTIVE SUMMARY

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WESTMAC Commercial Brokerage Company is pleased to present the opportunity to purchase 13110 W. Washington Boulevard, a freestanding commercial building with an adjacent parking lot in Culver City. The property was built in 2012 and is zoned CCCG (Culver City Commercial General). The properties can be purchased together or separately.

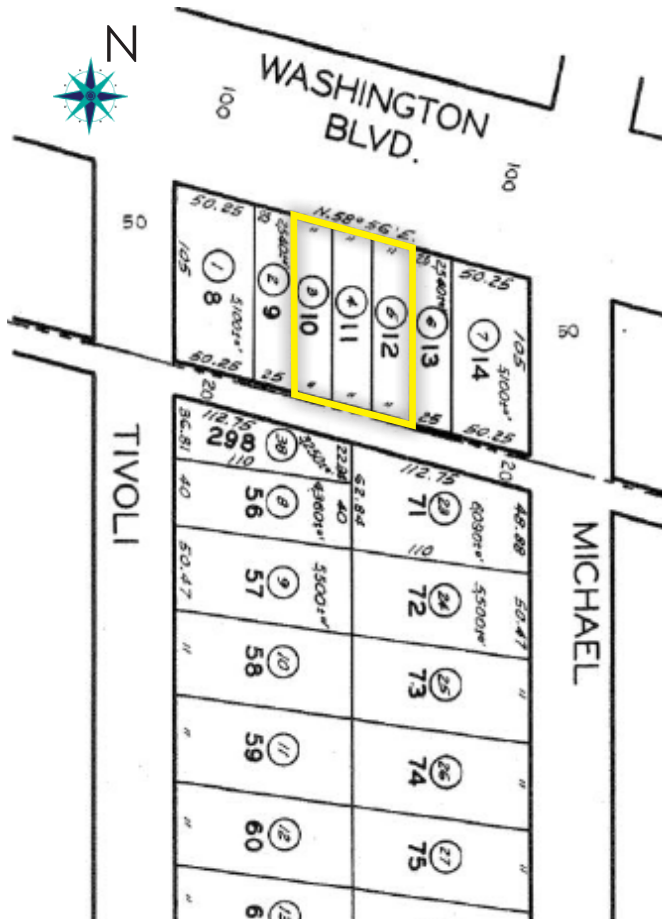
13110 W Washington is comprised of three parcels totaling approximately  $\pm 7,612$  square feet of land. Each parcel is approximately  $\pm 2,537$  square feet of land each (per tax record). On the easternmost parcel there is a 2-story 2,700 square foot office building with four tandem parking spaces in the rear. The building is currently vacant and available for immediate occupancy. The building is available for a single-tenant owner-user, or can be divided among multiple tenants.

The other two parcels are  $\pm 2,537$  square feet each, totaling  $\pm 5,074$  square feet. The parcels are currently a 21-space parking lot. Development standards would allow for a 2-story 6-unit building on this bustling Culver City corridor.

The building is located on the south side of Washington, just a few blocks east of Lincoln Boulevard. 13110 W. Washington Boulevard's spectacular Westside location puts it near the center of highly affluent Los Angeles neighborhoods, including Venice, Marina Del Rey, and Culver City. The location draws traffic from the dense residential population surrounding the immediate area, while Venice Beach and Santa Monica's tourist industry brings visitors from all over the world.



# PARCEL MAP



# PROPERTY PROFILE

<b>Address</b>	13110 W. Washington Boulevard, Los Angeles, CA 90066
<b>APN</b>	4230-016-003; 004; 005
<b>Building Size</b>	+/- 2,700 square feet (per tax record)
<b>Lot Size</b>	+/- 7,612 square feet (per tax record)
<b>Built / Renovated</b>	2012
<b>Zoning</b>	CCCG (Culver City Commercial General)
<b>Stories</b>	Two (2)
<b>Frontage</b>	75' on W Washington Blvd.
<b>Tenancy</b>	Single or Multi
<b>Occupancy</b>	Vacant
<b>Parking</b>	Approximately twenty (20) surface spaces
<b>Walk Score</b>	92
<b>Sale Price</b>	\$2,995,000



CLICK OR SCAN FOR AERIAL VIDEO



# PROPERTY HIGHLIGHTS



- » **FLEXIBLE PROPERTY** - The subject property is comprised of three different parcels, offering flexibility for a buyer. An owner-user can occupy the entire building and utilize all the parking, or they just purchase the building without the adjacent lots. Alternatively, a developer can purchase only the two lots.
- » **EXCELLENT LOCATION** - The location of the subject property is ideal and convenient. Being on the western edge of Culver City offers convenient access to Venice (only five minutes from Abbot Kinney Boulevard). It is also only 10 minutes north of Loyola Marymount University.
- » **PARKING** - Parking in Los Angeles is a highly sought-after commodity. If purchased all together, the property boasts over twenty (20) spaces total.
- » **PROMINENT THOROUGHFARE** - Washington Boulevard is the main artery that runs through Culver City connecting it to the surrounding neighborhoods. It is bustling with the shops and restaurants that make Culver City such a desirable neighborhood. Washington Boulevard sees a traffic volume of nearly 40,000 cars in the area adjacent to the subject property.



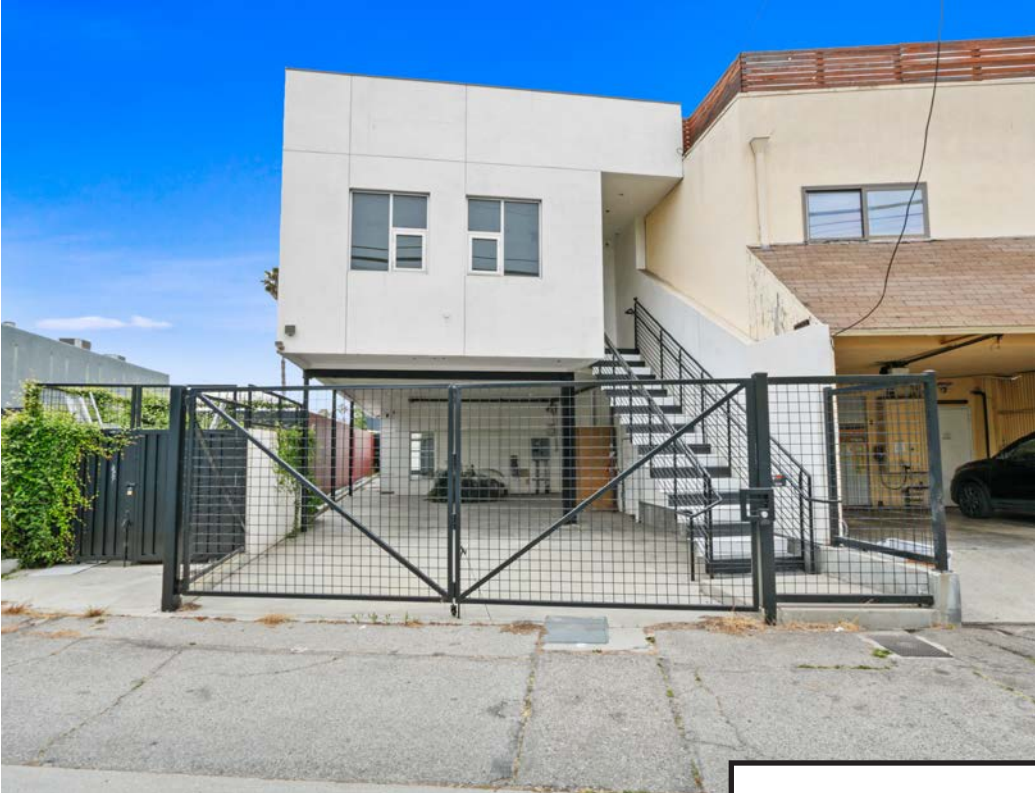
## INTERIOR PHOTOS



# FLOOR PLAN



**Notes:** Floor plans are not to scale. Floor plans for information purposes only. Layout may vary.

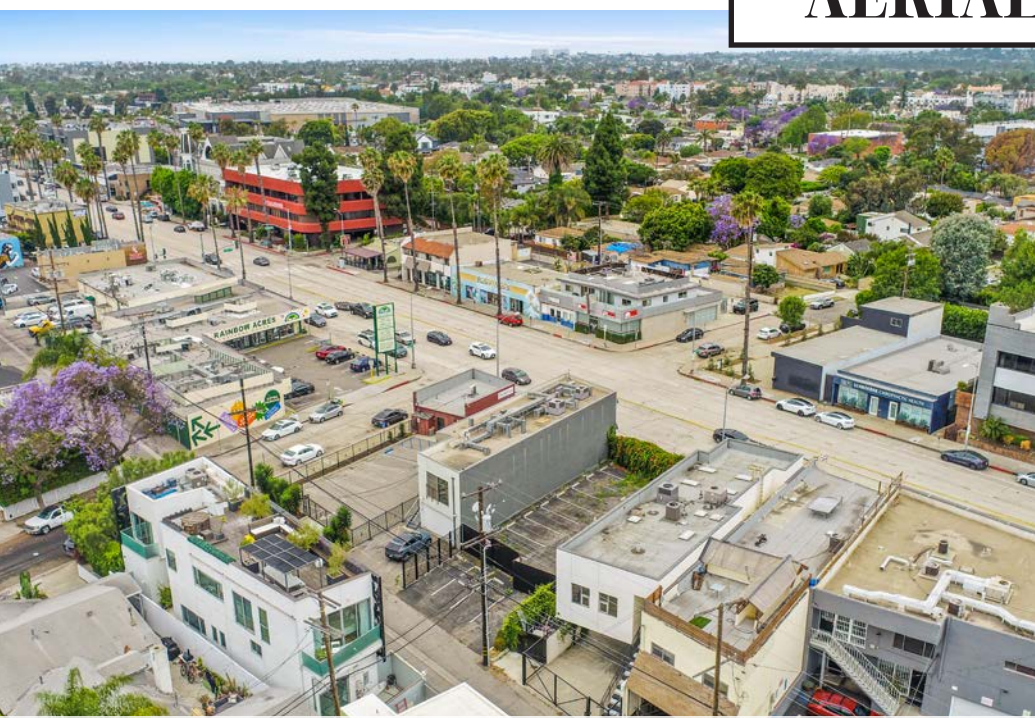


**EXTERIOR PHOTOS**





# AERIAL PHOTOS





# WASHINGTON BOULEVARD



# AREA SUMMARY

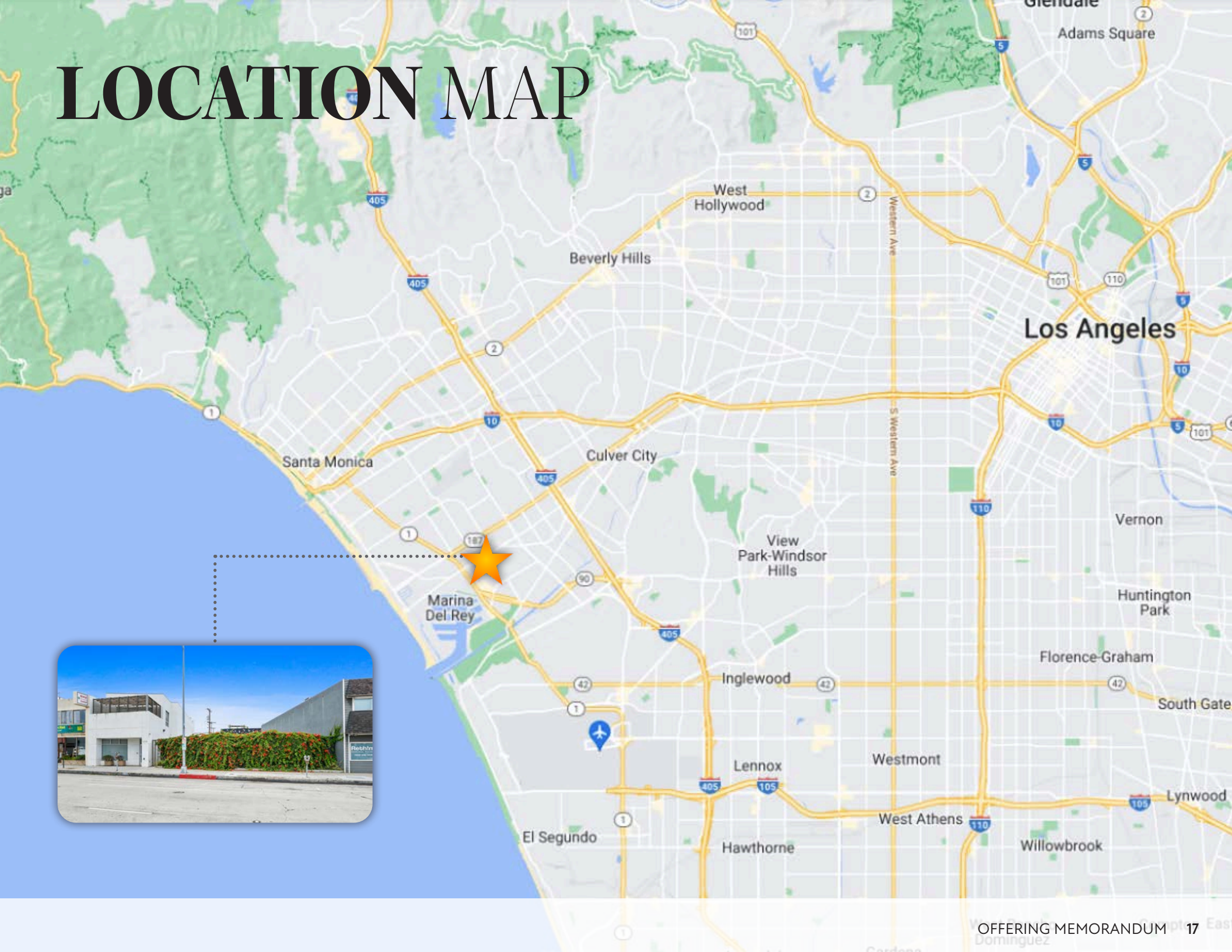
Culver City is a vibrant neighborhood located on the west side of Los Angeles. The neighborhood is characterized by a mix of residential, commercial, and green spaces. The neighborhood has undergone significant transformation over the years, evolving from a mostly industrial and film production area to a bustling urban center. Today, it boasts a thriving arts scene, with numerous galleries, theaters, and public art installations. The area is also known for its diverse culinary offerings, featuring a wide range of restaurants and cafes that cater to a variety of tastes.

Culver City offers excellent public transportation options, including bus lines and the Metro Expo Line, which connects it to downtown Los Angeles and Santa Monica, enhancing its appeal to commuters.

The subject property is also convenient to Venice, one of Los Angeles's most well-known and often visited beach communities. The iconic Abbot Kinney Boulevard is only a five minute drive from the subject property and is lined with boutique shops, upscale restaurants, and hip coffee shops.

13110 W Washington enjoys convenient access to everything Culver City and Venice have to offer, and much more.

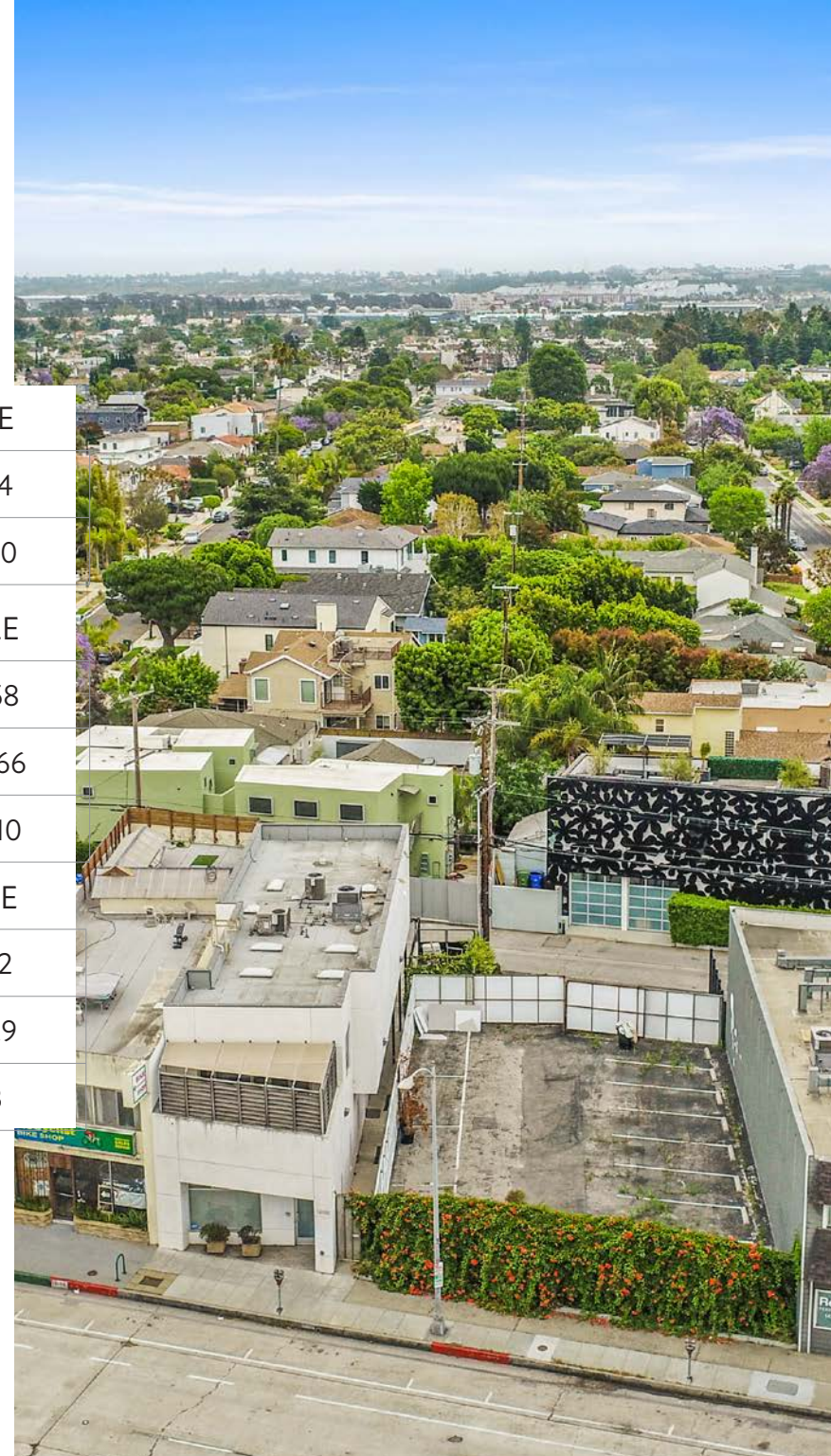
# LOCATION MAP



# DEMOGRAPHICS

*1-3-5 miles from subject property*

<b>Population</b>	1-MILE	3-MILE	5-MILE
2010 Population	36,735	245,856	522,674
2023 Population	37,519	255,614	544,080
<b>Household</b>	1-MILE	3-MILE	5-MILE
2023 Households	17,429	118,034	252,358
Median Household Income	\$101,224	\$104,910	\$104,266
Average Household Income	\$131,452	\$135,059	\$132,710
<b>Business</b>	1-MILE	3-MILE	5-MILE
Total Businesses	2,736	16,874	50,002
Total Employees	17,890	153,385	441,029
Total Consumer Spending	\$639.6	\$4.4B	\$9.2B



# AMENITIES MAP





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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

# FOR SALE

## OWNER-USER OPPORTUNITY IN CULVER CITY

# WESTMAC

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# 13110 W WASHINGTON BLVD

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