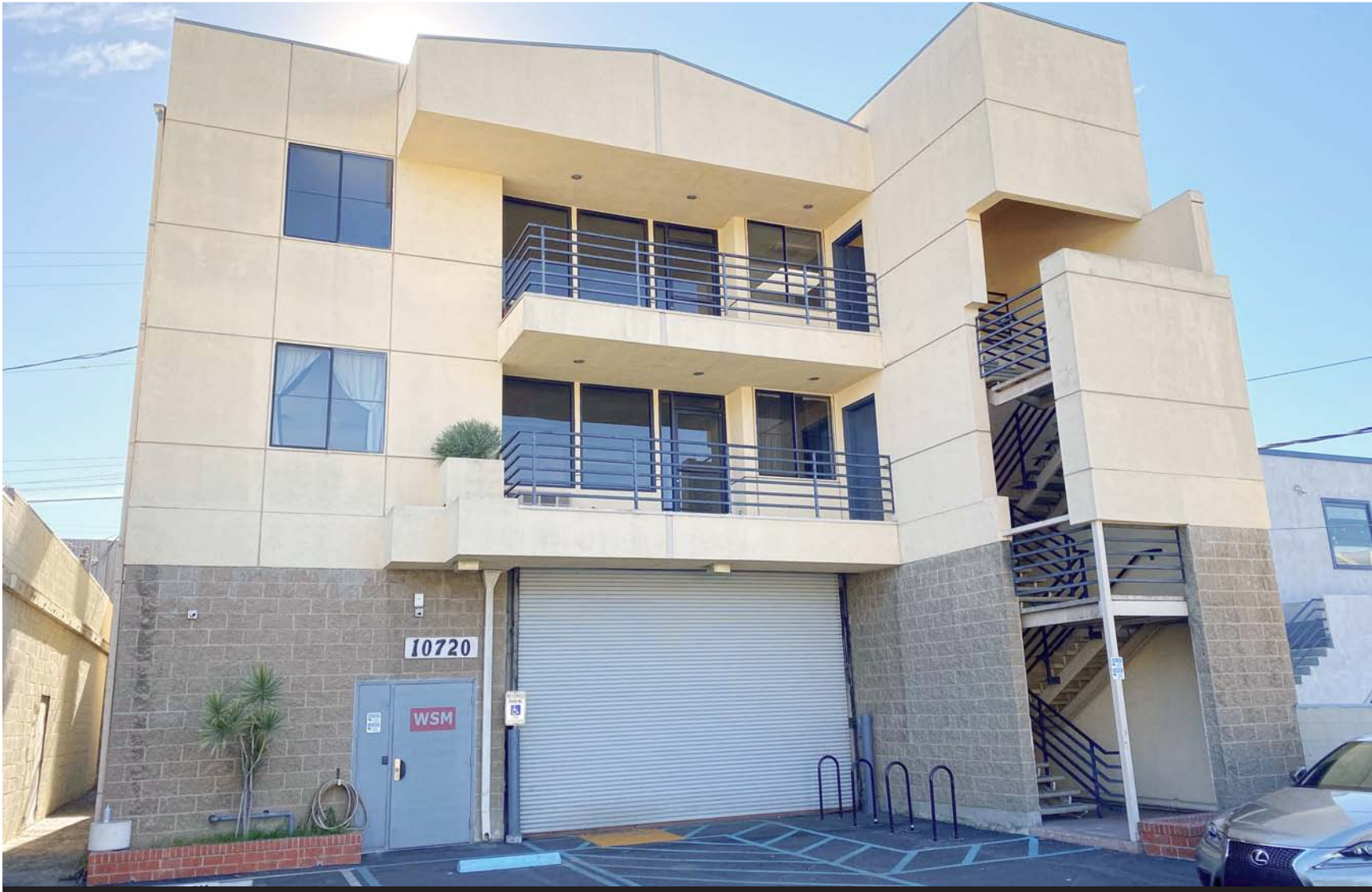


10720 MCCUNE AVENUE • LOS ANGELES, CA 90034

COVID SAFETY FEATURES: OUTDOOR WALKWAY, EXTERIOR SUITE ACCESS, OPEN STAIRWELL, OPERABLE WINDOWS, OPEN SURFACE PARKING LOT

OFFICE BUILDING



FOR SALE



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10720 McCune Avenue, Los Angeles, CA 90034

BUILDING SIZE: Approximately 6,020 square feet per assessor
(Approximately 2,000 square feet per floor)

LOT SIZE: Approximately 7,335 square feet per assessor

APN #: 4252-030-005

SALE PRICE: \$4,000,000.00

YEAR BUILT: 1958 per assessor

ZONING: LA-M1

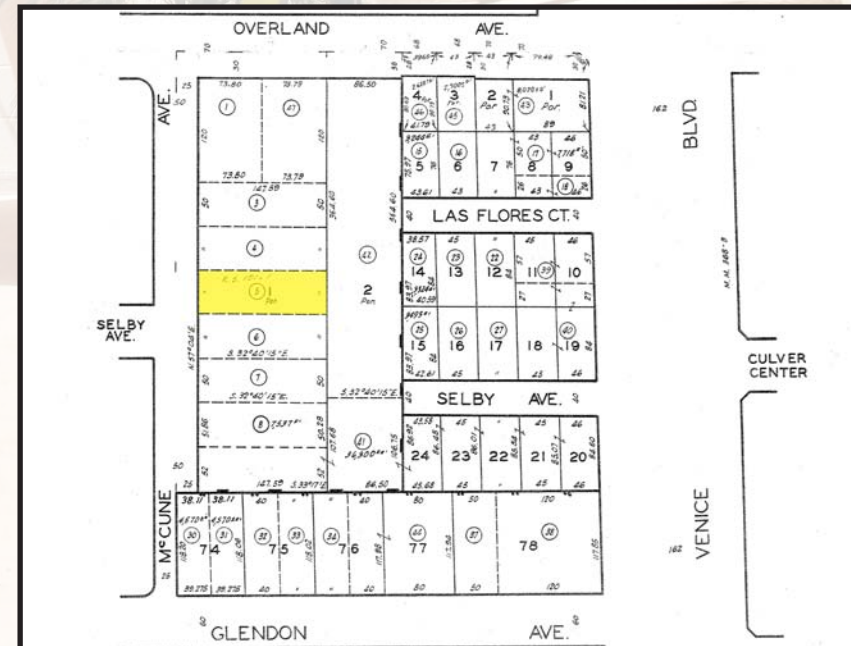
OWNERSHIP: Fee simple

PARKING: Eleven (11) total surface level parking spaces
(Ten (10) plus one (1) handicapped)

- Second and third floors will be delivered vacant
- Owner user can occupy 2,000 to 4,000 square feet
- Operable windows
- Large private patio
- Near downtown Culver City with an abundance of amenities
- Strategically located between West LA, Beverly Hills, Century City, Venice, Mar Vista and Santa Monica

GROUND FLOOR LEASE ABSTRACT

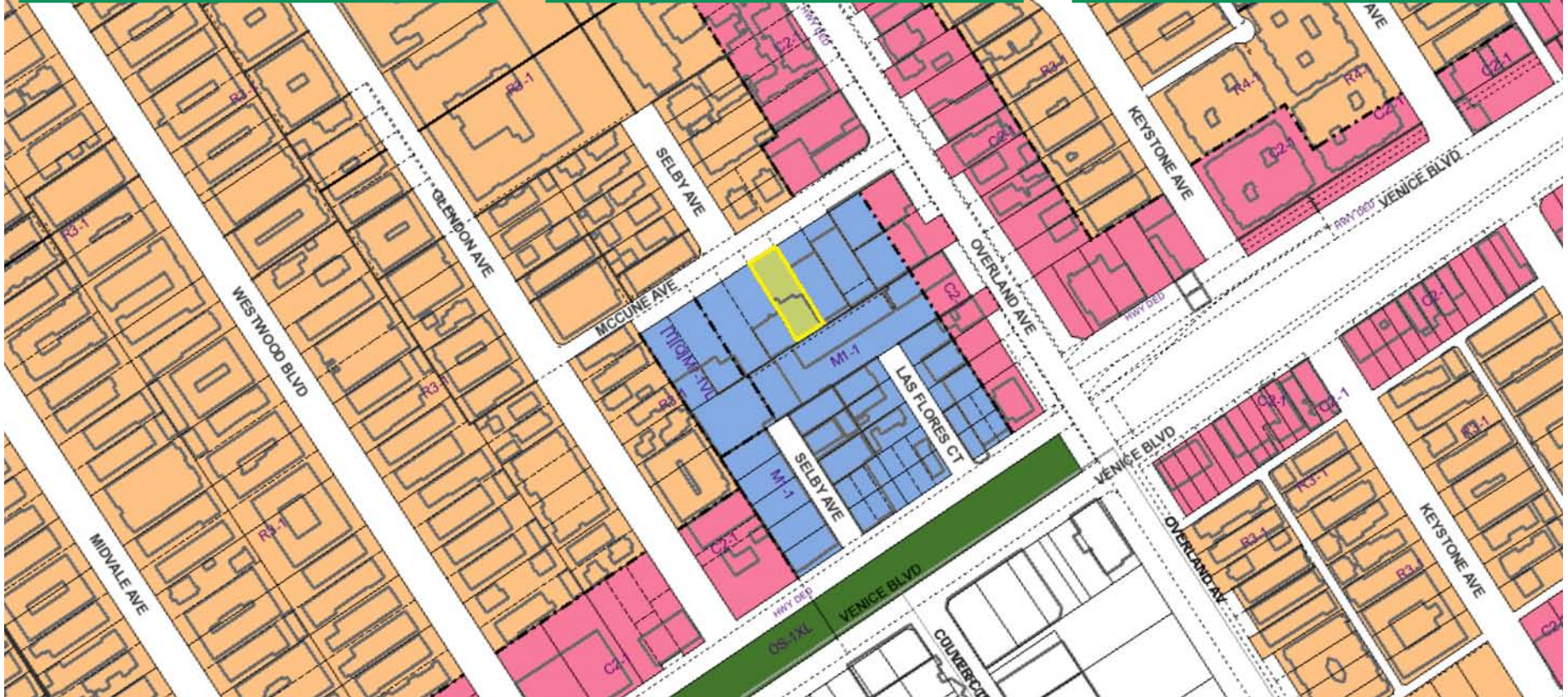
Year	Monthly Base Rent	Lease Type	Lease Start	Lease End	Options
1/2020	\$3,710.00	Modified Gross Net of utilities & janitorial	12/15/17	12/31/22	Four - 5 year options
1/2021	\$3,815.00				
1/2022	CPI Increase				



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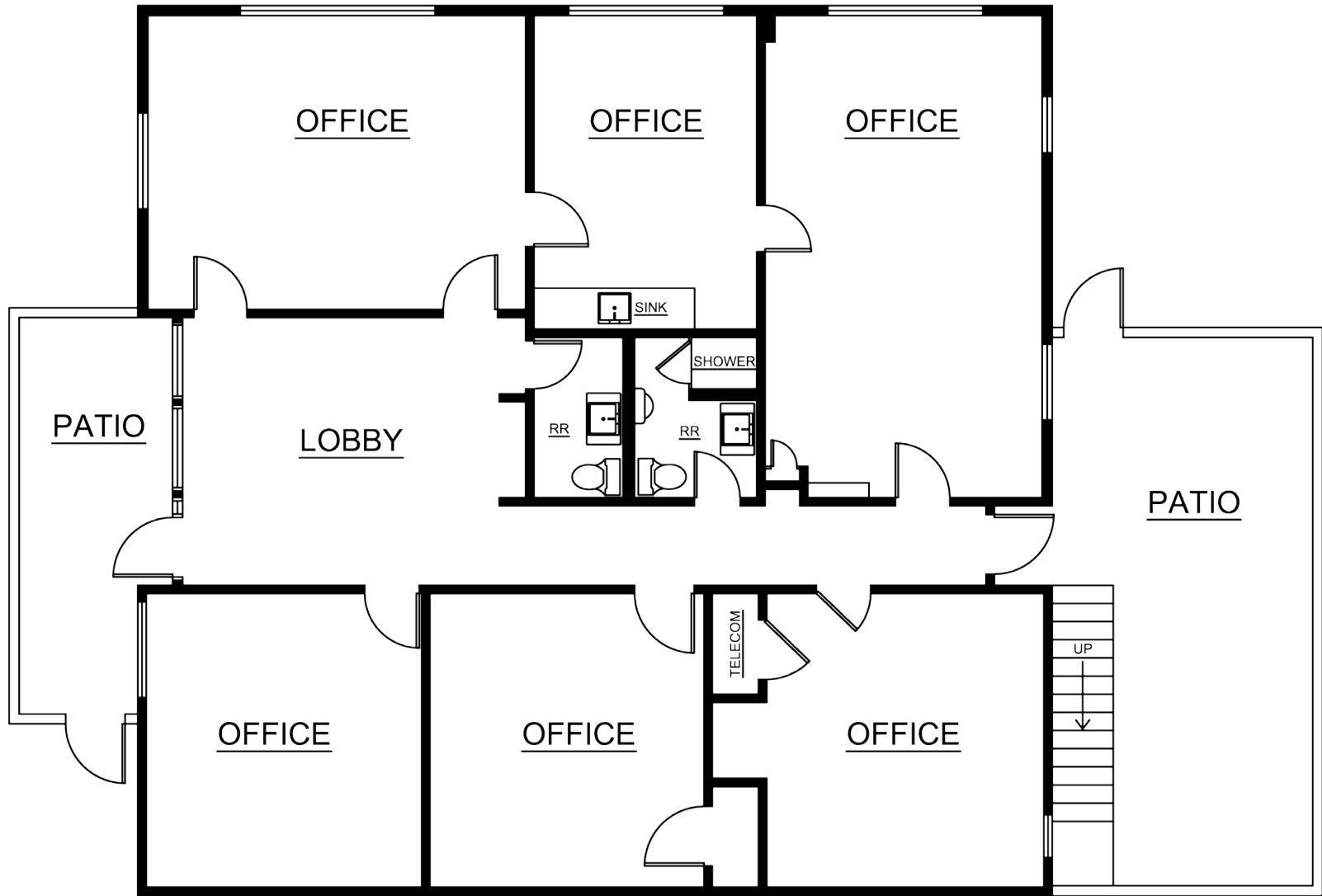
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FLOOR PLAN



SECOND FLOOR



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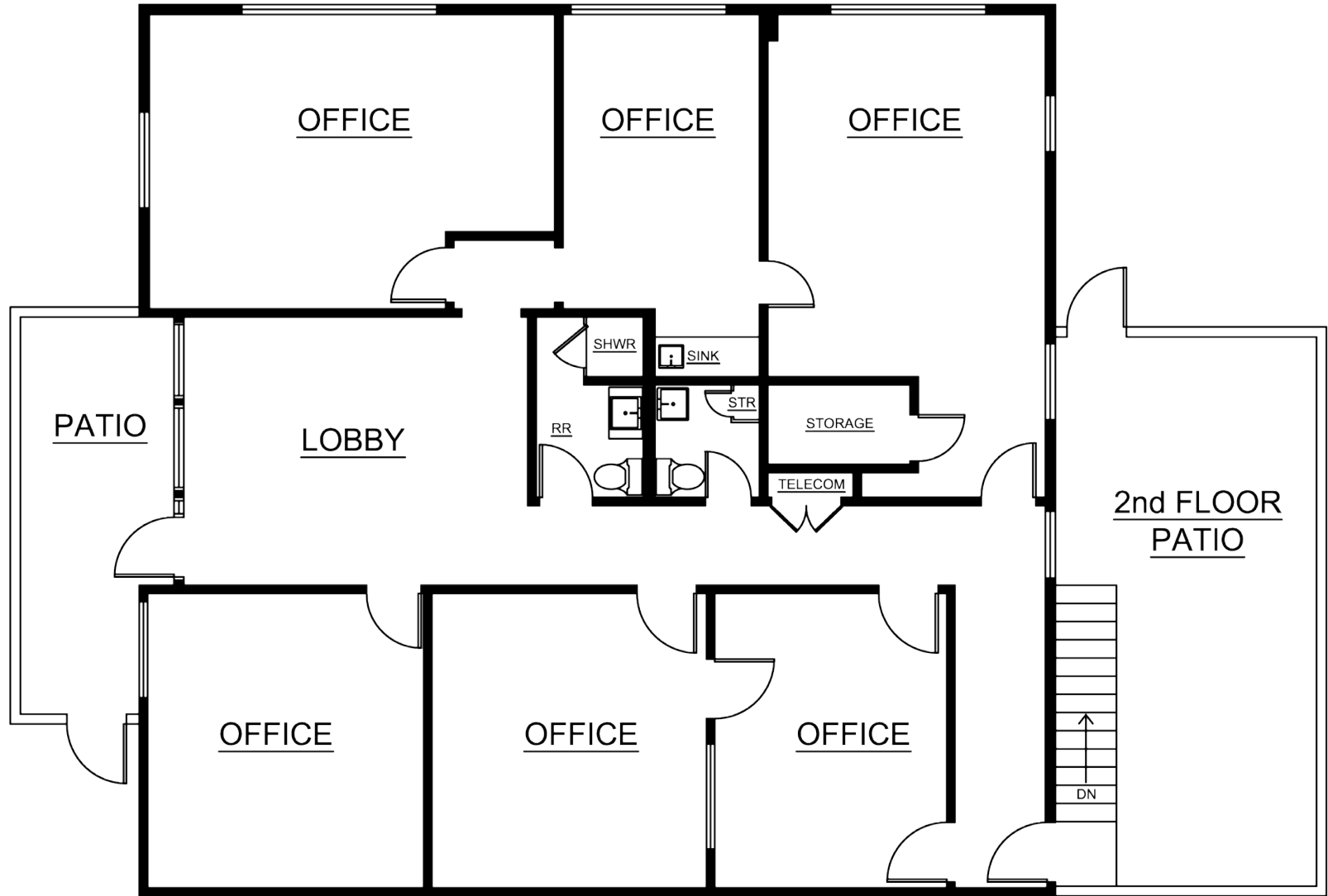
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FLOOR PLAN



THIRD FLOOR



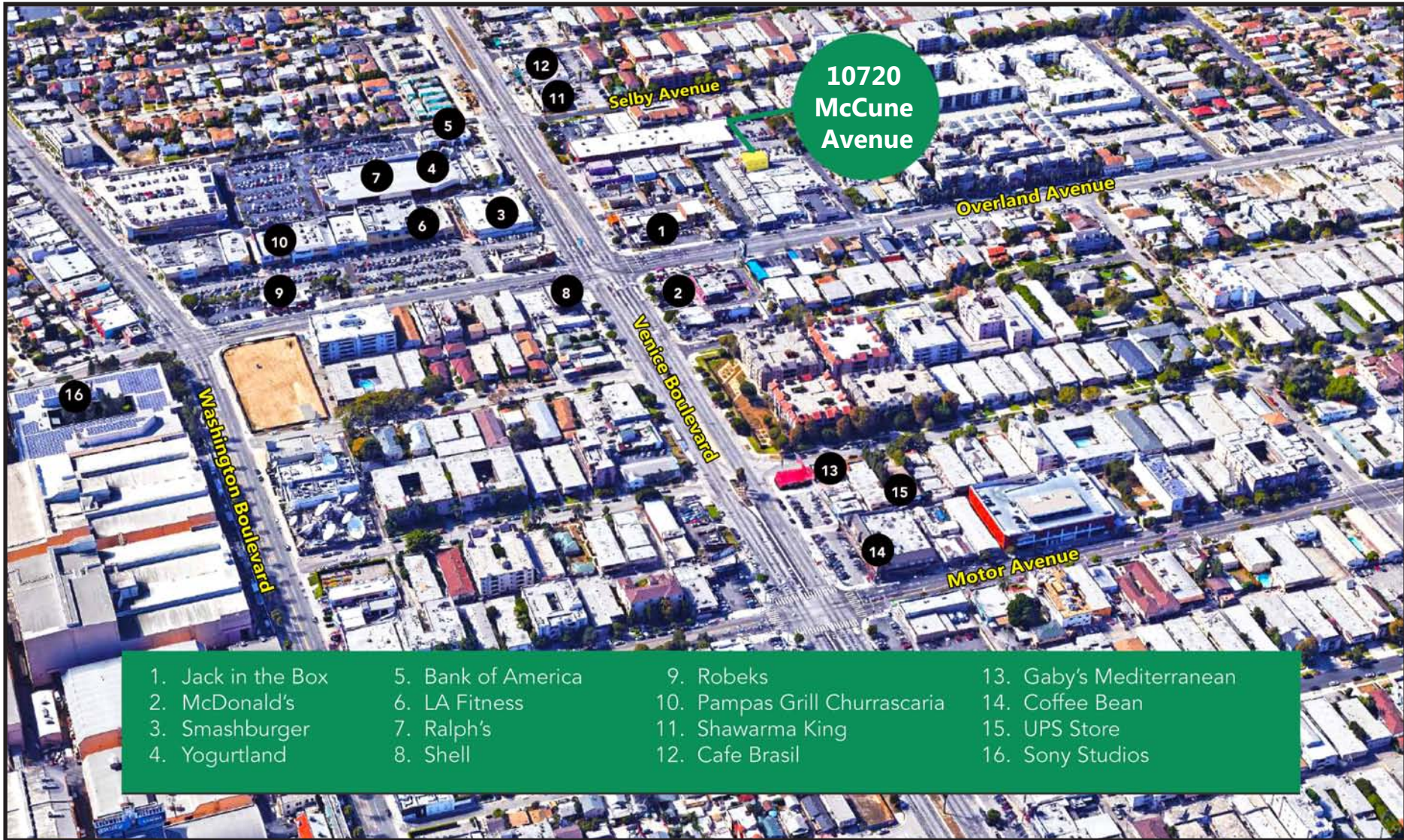
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- | | | | |
|--------------------|--------------------|-------------------------------|--------------------------|
| 1. Jack in the Box | 5. Bank of America | 9. Robeks | 13. Gaby's Mediterranean |
| 2. McDonald's | 6. LA Fitness | 10. Pampas Grill Churrascaria | 14. Coffee Bean |
| 3. Smashburger | 7. Ralph's | 11. Shawarma King | 15. UPS Store |
| 4. Yogurtland | 8. Shell | 12. Cafe Brasil | 16. Sony Studios |



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West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 13,582, with approximately 12,061 people per square mile. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.



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