

11140 - 11144 WASHINGTON BOULEVARD
Culver City, CA 90232

CORNER RETAIL BUILDING

FOR SALE



GREG ECKHARDT
310.395.2663 x103
GECKO@PARCOMMERCIAL.COM
Lic# 01255469

LOCATION

11140 - 11144 Washington Boulevard
Culver City, CA 90232

ASKING PRICE

\$3,995,000.00

Current CAP: 4.00%
Building price per square foot: \$870.00
Land price per square foot: \$524.00

BUILDING

Public records show the subject building was built in 1949 and is approximately 4,588 square feet (per assessor). Buyer shall do its own investigation.

SITE

This boutique retail building is located on Washington Boulevard near the corner of Sepulveda Boulevard with approximately 21,335 cars passing per day.

LAND AREA & ZONING

The subject consists of one (1) parcel (4213-011-008) totaling approximately 7,617 square feet (per assessor) with a zoning designation of CCC344. Buyer shall do its own investigation.

PARKING

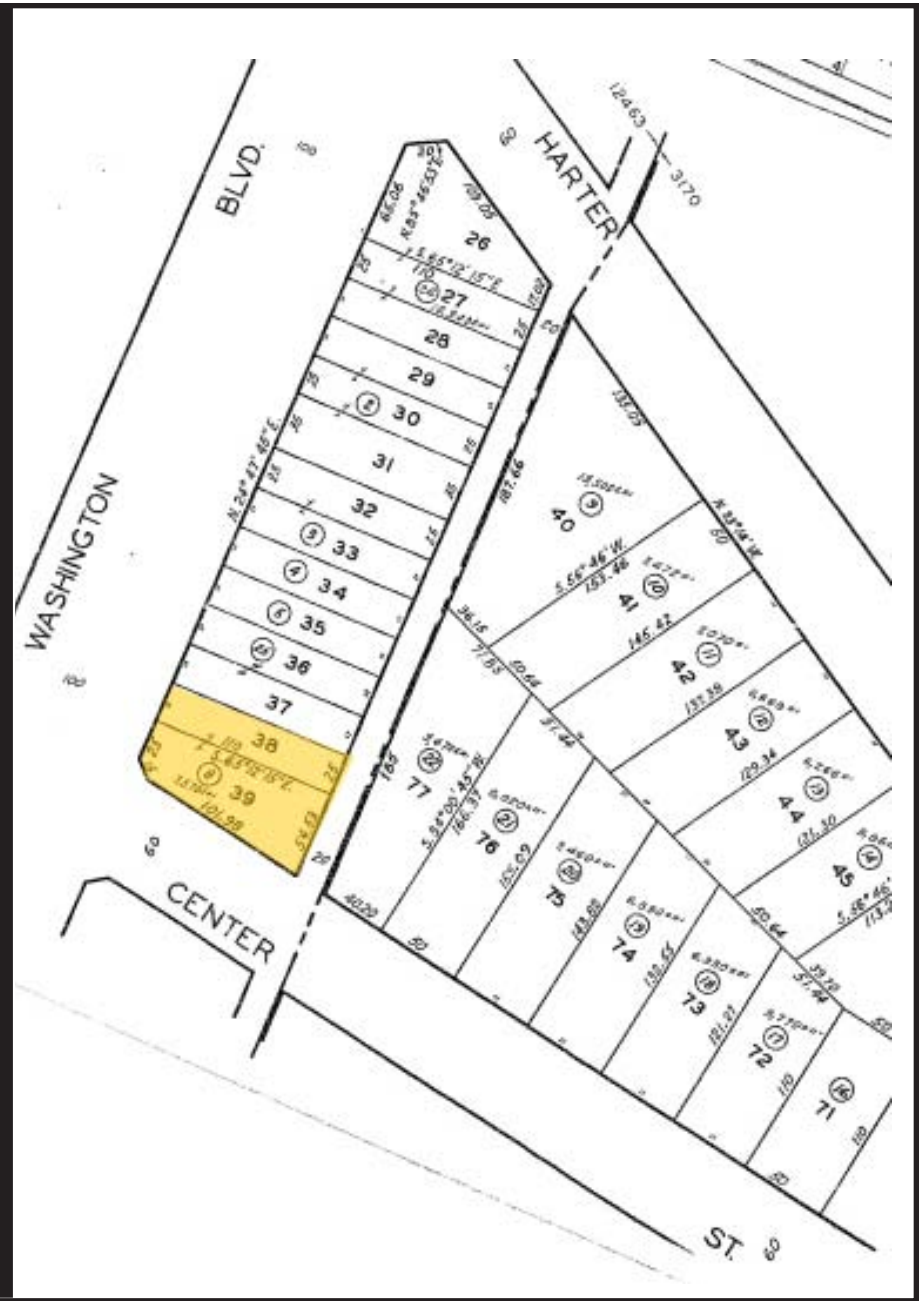
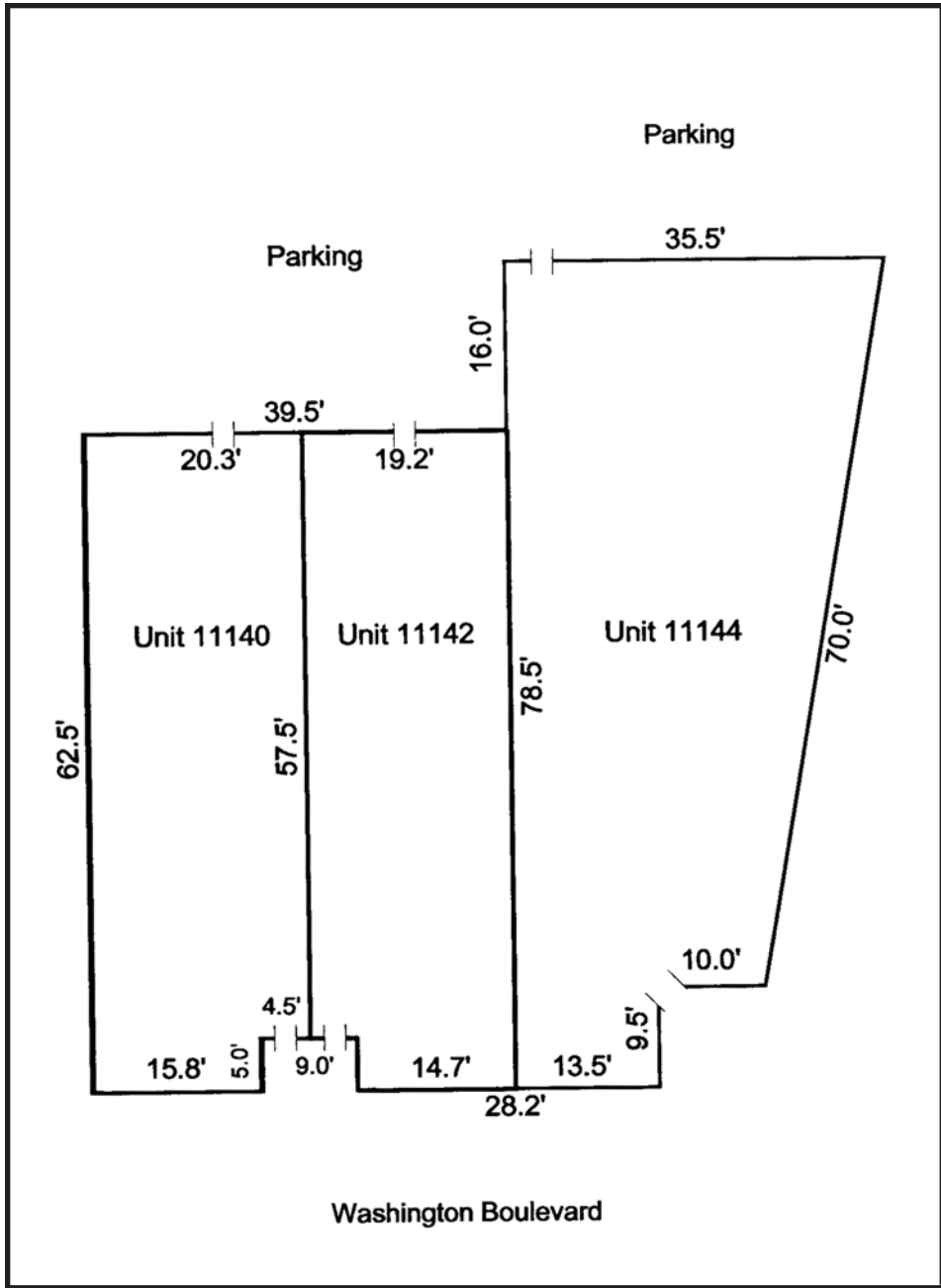
Currently configured with seven (7) tandem lanes plus one single parking space. (Total of 15 parking spaces)

Address	Tenant	Square Footage	Monthly Base Rent	Rent/SF	Lease Type	Lease Term	Options
11140 Washington Boulevard	Mauricio Acevado	1,243	\$3,715.20	\$2.99	NNN	1/1/2017 - 12/31/2021	One 5 year option at fair market value with 3% annual increases
11142 Washington Boulevard	Gwen and Chase Muro	1,082	\$3,062.37 (as of 5/1/2020)	\$2.83	NNN	5/1/2017 - 5/31/2021	One 5 year option at fair market value with 3% annual increases
11144 Washington Boulevard	Owner/User Potential	2,263	\$6,562.70	\$2.90	NNN	Month-to-Month	none
TOTAL:		4,588	\$13,340.27				



GREG ECKHARDT
310.395.2663 x103
 GECKO@PARCOMMERCIAL.COM
 Lic# 01255469

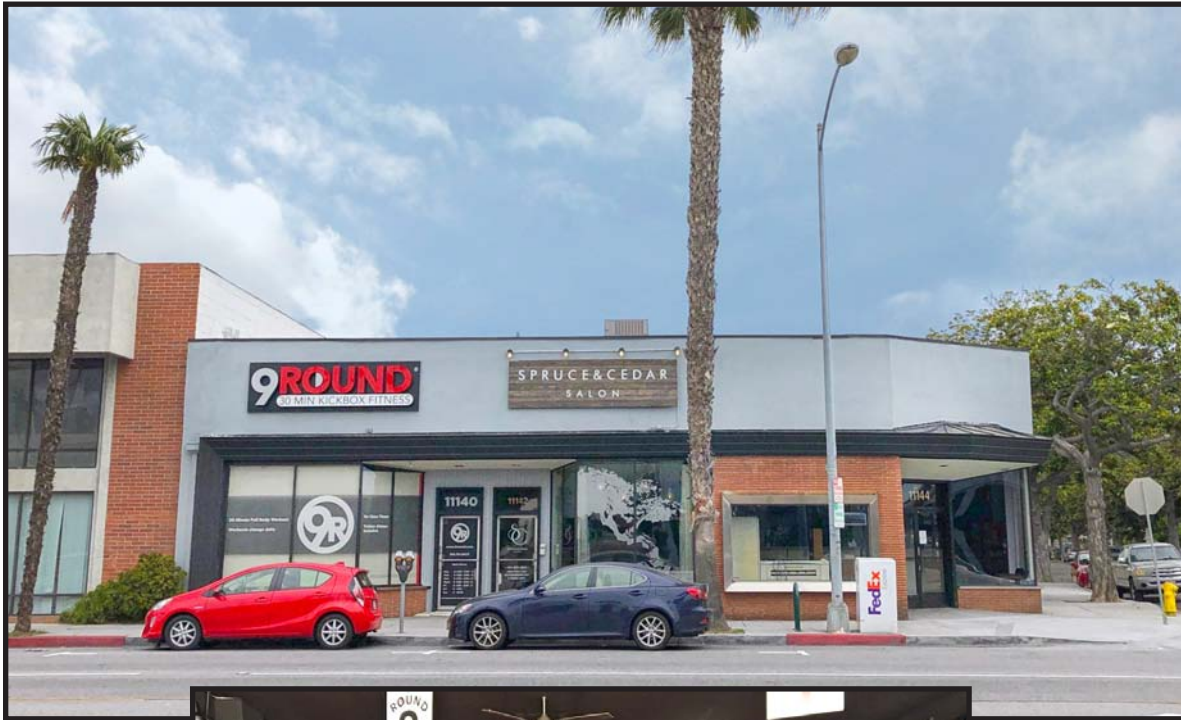
FLOOR PLAN & PLAT MAP



www.parcommercial.com

GREG ECKHARDT
310.395.2663 x103
GECKO@PARCOMMERCIAL.COM
Lic# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



Interior of 11142
Washington Boulevard



Interior of 11140 Washington Boulevard



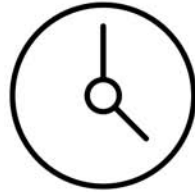
Within 1 Mile



Housing Units
11,849
38.91% owner occupied



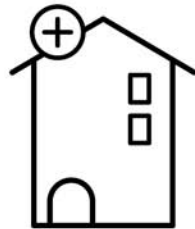
Educational Attainment
35%
with college or higher degree



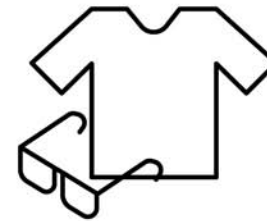
Estimated Population
35,034
0.58% growth 2010-2018
1.23% growth 2018-2023



Average Household Income
\$79,0378
26% earn more than \$100k



Median Home Value
\$710,079



Apparel, Food/Entertainment & Services
\$269,397
2018 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	35,464	341,876	1,016,625
2018 Estimated Population	35,034	335,375	995,709
2010 Census Population	334,833	320,659	942,622
Growth 2018-2023	1.23%	1.94%	2.10%
Growth 2010-2018	0.58%	4.59%	5.63%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	16.53%	15.56%	15.03%
\$75,000-\$99,000	11.44%	12.21%	10.97%
\$100,000 +	25.78%	33.32%	31.04%

TOTAL

2018 Estimated Average HH Income	\$79,037	\$96,665	\$91,905
2018 Estimated Households	11,849	141,718	410,573

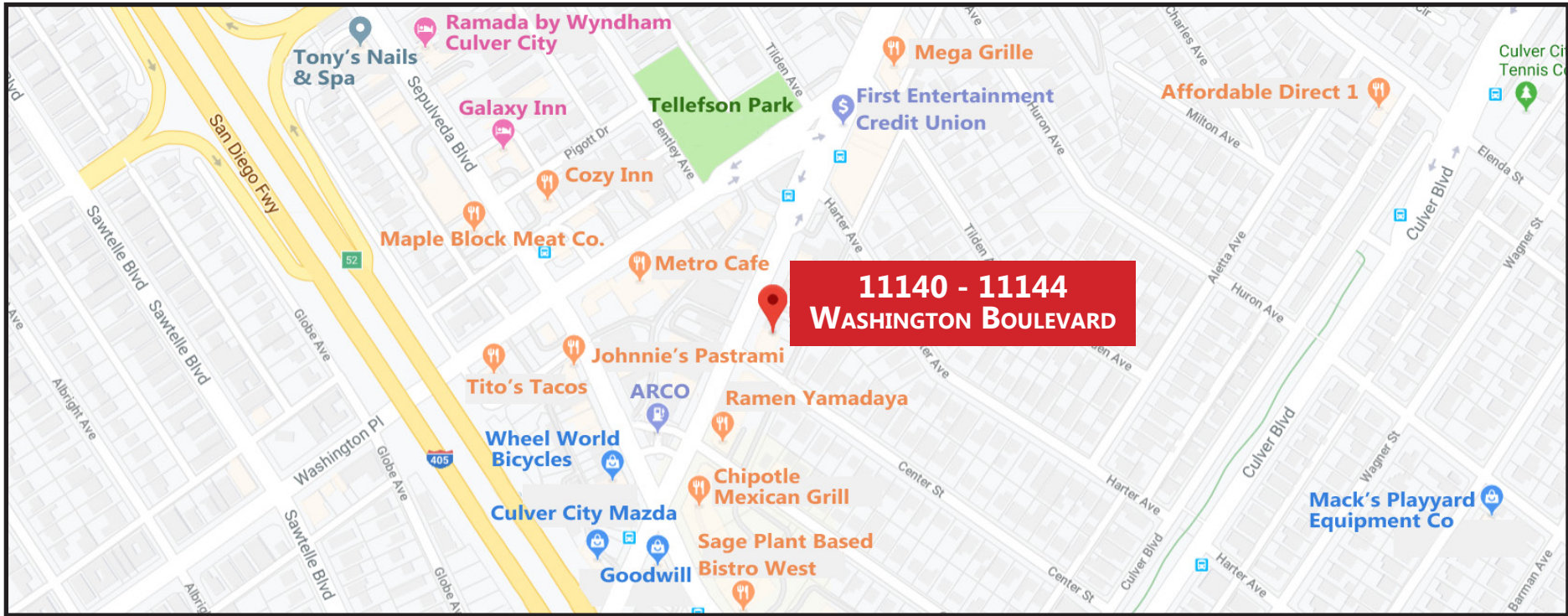


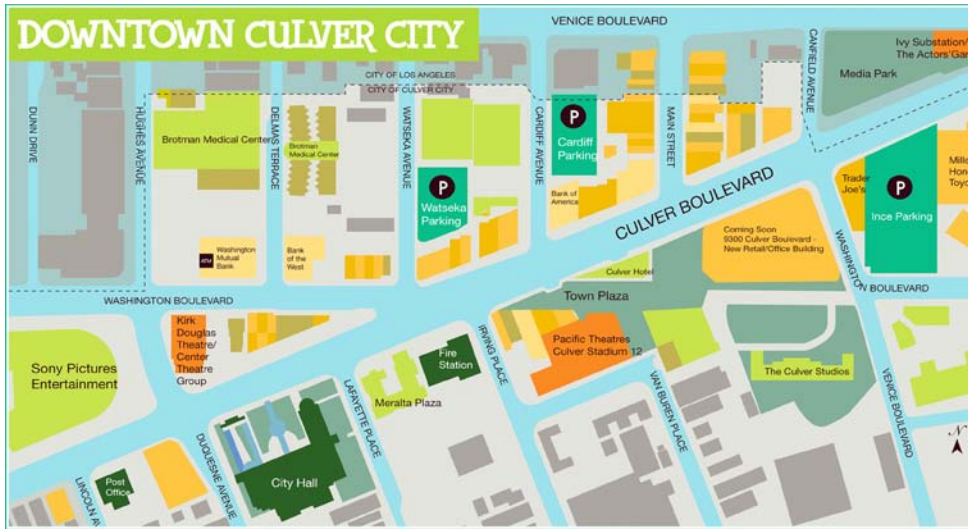
GREG ECKHARDT

310.395.2663 x103

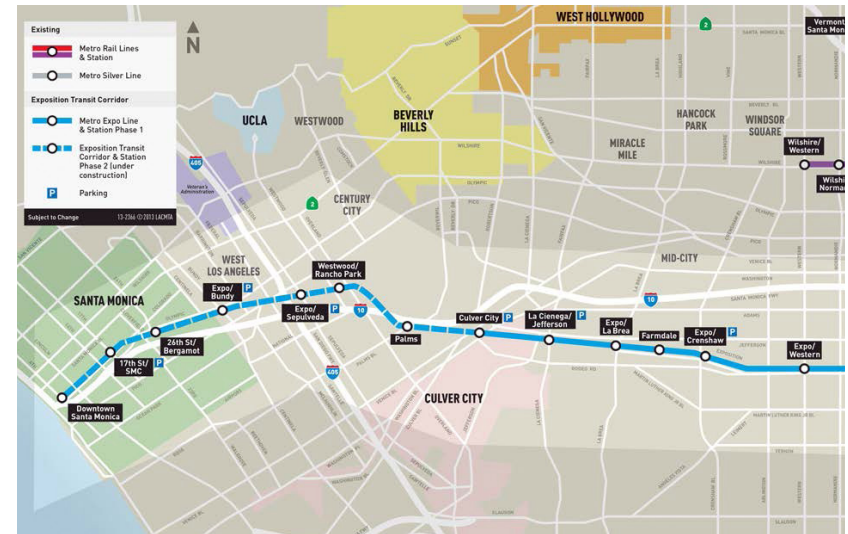
GECKO@PARCOMMERCIAL.COM

Lic# 01255469





Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.



GREG ECKHARDT
310.395.2663 x103
GECKO@PARCOMMERCIAL.COM
Lic# 01255469