

FOR SALE



11122 WASHINGTON BLVD, CULVER CITY, CA 90232

CREATIVE OFFICE / RETAIL OWNER-USER OPPORTUNITY IN THE HEART OF CULVER CITY'S MEDIA DISTRICT



OFFERING MEMORANDUM
CREATIVE OFFICE / RETAIL FOR SALE



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EXECUTIVE SUMMARY

11122 Washington Boulevard presents a rare opportunity to acquire a turnkey creative office and retail property in the heart of Culver City — one of Los Angeles' most dynamic and supply-constrained office markets.

The ±6,720 square foot two-story building offers exceptional flexibility for an owner-user, investor, or hybrid occupancy strategy. The property can function as a single-tenant headquarters or be demised into multiple suites to generate income while occupying a portion of the building.

The ground floor offers highly adaptable retail or showroom space that can be divided into up to four individual suites, each with its own entrance and restroom facilities, creating the potential for diversified income streams. The second floor is ideally suited for modern creative office users including media, technology, design, and professional services firms.

A secure rear parking lot accessed via private alley provides a significant operational advantage rarely found in comparable Culver City assets.

Strategically located along Washington Boulevard near Culver City's Media District — home to Amazon Studios, Apple, Sony Pictures, and numerous creative companies — the property benefits from strong long-term tenant demand and exceptional accessibility to the greater West Los Angeles market.



PROPERTY DETAILS

PROPERTY TYPE
OFFICE / RETAIL

BUILDING SIZE
6,720 SF
LOT SIZE 9,583 SF

YEAR BUILT
1980 / RENOVATED 2016

PARKING
REAR PARKING AREA VIA
PRIVATE ALLEY

ZONING
C3, CULVER CITY



WHY CULVER CITY?

- HOME TO AMAZON STUDIOS, APPLE, SONY PICTURES, HBO, AND MAJOR MEDIA FIRMS
- ONE OF LOS ANGELES' STRONGEST CREATIVE OFFICE MARKETS
- STRONG POPULATION GROWTH AND RESIDENTIAL DEVELOPMENT
- WALKABLE RETAIL AND RESTAURANT SCENE
- ACCESS TO 405, 10 FREEWAY, AND EXPO LINE



PUBLIC PARKING

242
spaces
available



POTENTIAL INCOME SCENARIO

GROUND FLOOR RETAIL:

3,360 SF × \$4.25/SF = \$14,280/MONTH

SECOND FLOOR CREATIVE OFFICE:

3,360 SF × \$3.50/SF = \$11,760/MONTH

TOTAL POTENTIAL GROSS RENT:

~\$26,040/MONTH



**EQUITY
UNION**
COMMERCIAL

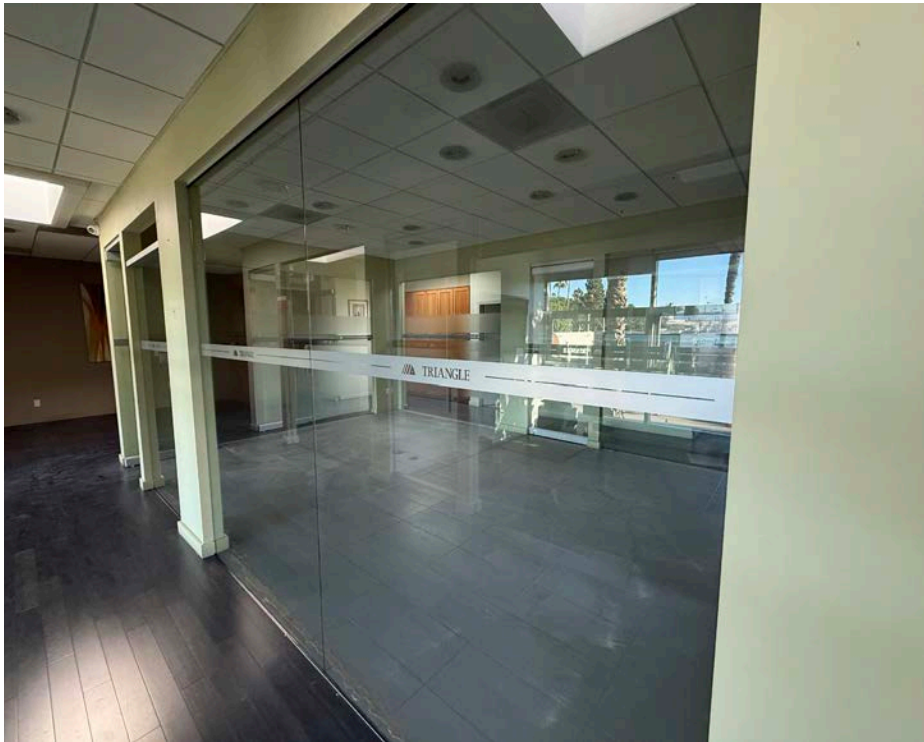
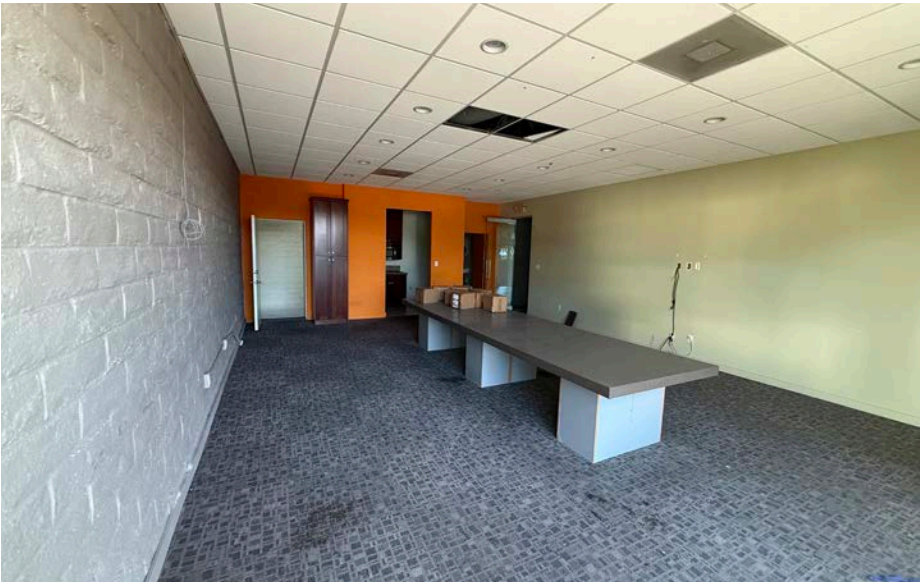




INVESTMENT HIGHLIGHTS

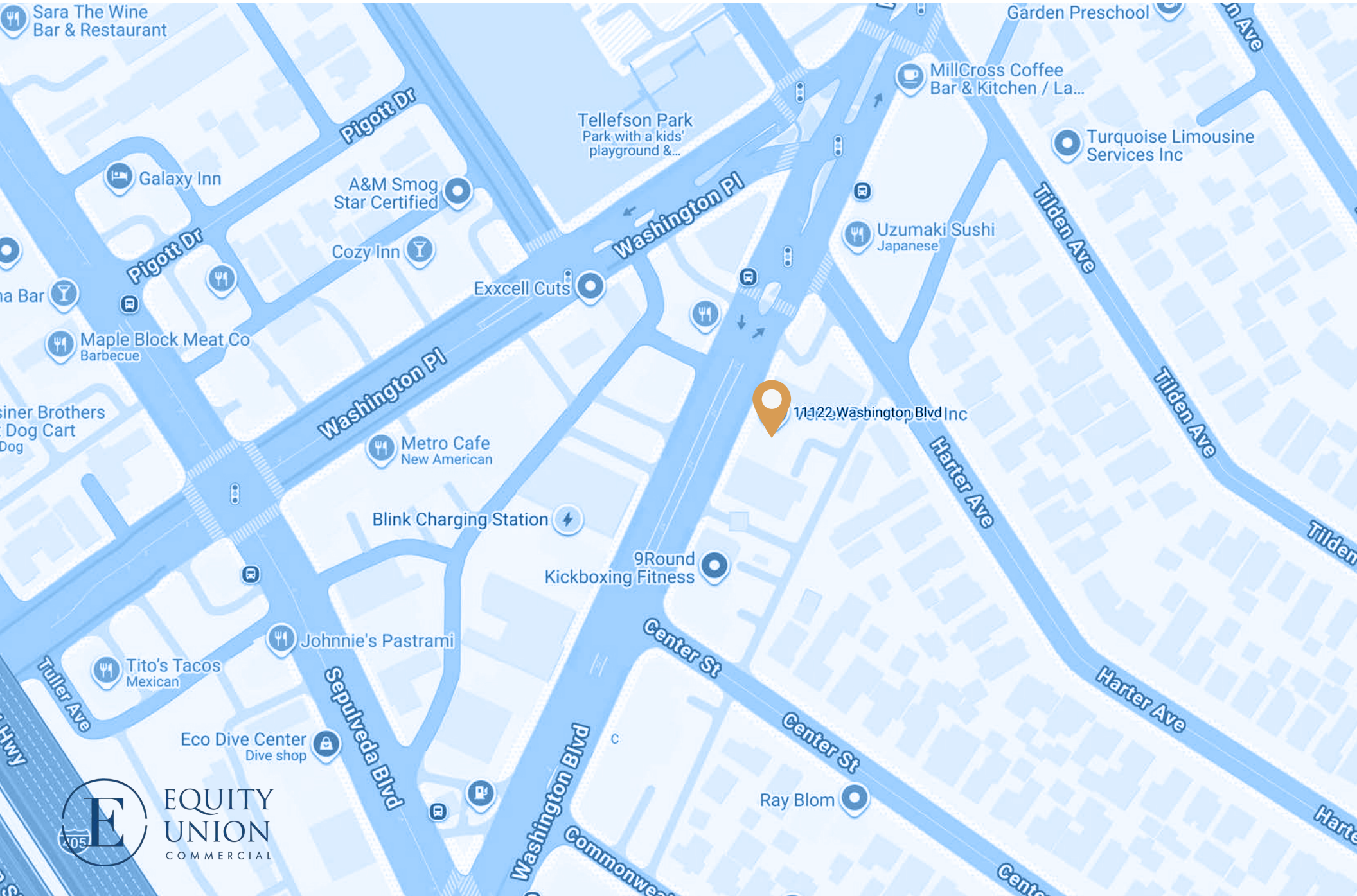
- OPPORTUNITY TO ACQUIRE CREATIVE OFFICE ASSET IN CULVER CITY BELOW REPLACEMENT COST
- FLEXIBLE LAYOUT ALLOWING SINGLE-TENANT OR MULTI-TENANT CONFIGURATION
- ABILITY FOR OWNER-USER TO OFFSET OCCUPANCY COSTS THROUGH RENTAL INCOME
- LOCATED WITHIN CULVER CITY'S HIGH-DEMAND MEDIA DISTRICT
- STRONG DEMOGRAPHICS WITH MEDIAN HOME VALUES EXCEEDING \$1M WITHIN 1 MILE
- LIMITED SUPPLY OF SMALL OWNER-USER OFFICE BUILDINGS IN CULVER CITY

PROPERTY PHOTOS





LOCATED AT 11122 WASHINGTON BOULEVARD IN THE HEART OF CULVER CITY, THIS ±6,720 SQUARE FOOT TWO-STORY TURNKEY COMMERCIAL BUILDING PRESENTS A COMPELLING OPPORTUNITY FOR AN OWNER-USER OR INVESTOR SEEKING FLEXIBILITY, MODERN DESIGN, AND PROXIMITY TO ONE OF LOS ANGELES' MOST DYNAMIC BUSINESS HUBS.



MARKET OVERVIEW

11122 Washington Blvd, Culver City, CA

1 mile radius

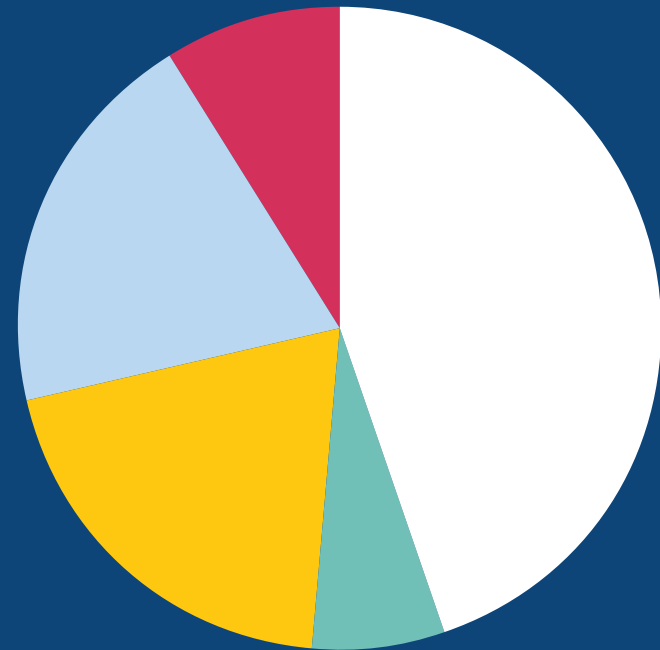
HOUSEHOLD & POPULATION CHARACTERISTICS

\$117,127	\$1,103,100	39%
Median Household Income	Median Home Value	Owner Occupied Housing Units
37.9	52%	115,106
Median Age	Bachelor's Degree or Higher	2024 Households (3 mile)

EDUCATION

7%	8%
No High School Diploma	High School Graduate
7%	67%
Associate Degree	Bachelors/Graduate Prof Degree

RACE



- White - 40-45%
- Black - 6-9%
- Other/Multi-Ethnic - 6-8%
- Asian - 18-22%
- Hispanic Origin - 20-25%



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