

PRIME
NNN **FOR SALE**

13300 W. Washington Blvd.,
Los Angeles, CA 90066



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WESTMAC
Commercial Brokerage Company

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SITE DESCRIPTION

PRICE:	\$2,100,000
ADDRESS:	13300 W. Washington Blvd., Los Angeles, CA 90066
BUILDING SIZE:	Approx. ± 1,380 square feet
LAND SIZE:	Approx. ± 7,870 square feet or 0.18 acres
LAND AREA/APN:	2,000 square feet ▪ #4230-008-029 1,830 square feet ▪ #4230-008-030 2,110 square feet ▪ #4230-008-031 <u>1,930 square feet ▪ #4230-008-032</u> 7,870 square feet
CITY OF CULVER CITY	Parcels (Northern most) #29 & #31 are located in Culver City (Culver City commercial general zone)
CITY OF LOS ANGELES	Parcels (Southern most) #30 & #32 are located in Los Angeles (Los Angeles located in the Glencoe/Maxella specific plan area)
PARKING	Twelve (12) on site single-striped parking and one (1) handicapped space

PARCEL MAP



CURRENT LEASE TERMS

TENANT:

Dunkin' Donuts/ Brand New Franchisee/ New Assignment recently completed

LEASE TERM:

- Original lease commencement date is 2/5/2015
- Original lease term was ten (10) years
- Options as follows:
 - 1. 9/01/2025-8/31/2030 = \$8,132.71 per month/\$97,592.55 per annum, NNN (**exercised**)
 - 2. 9/01/2030-8/31/2035 = \$9,108.63 per month/\$109,303.65 per annum, NNN
 - 3. 9/01/2035-8/31/2040 = \$10,201.67 per month/\$122,420.10 per annum, NNN
 - 4. 9/01/2040-8/31/2045 = \$11,425.87 per month/\$137,110.51 per annum, NNN



AMENITIES MAP

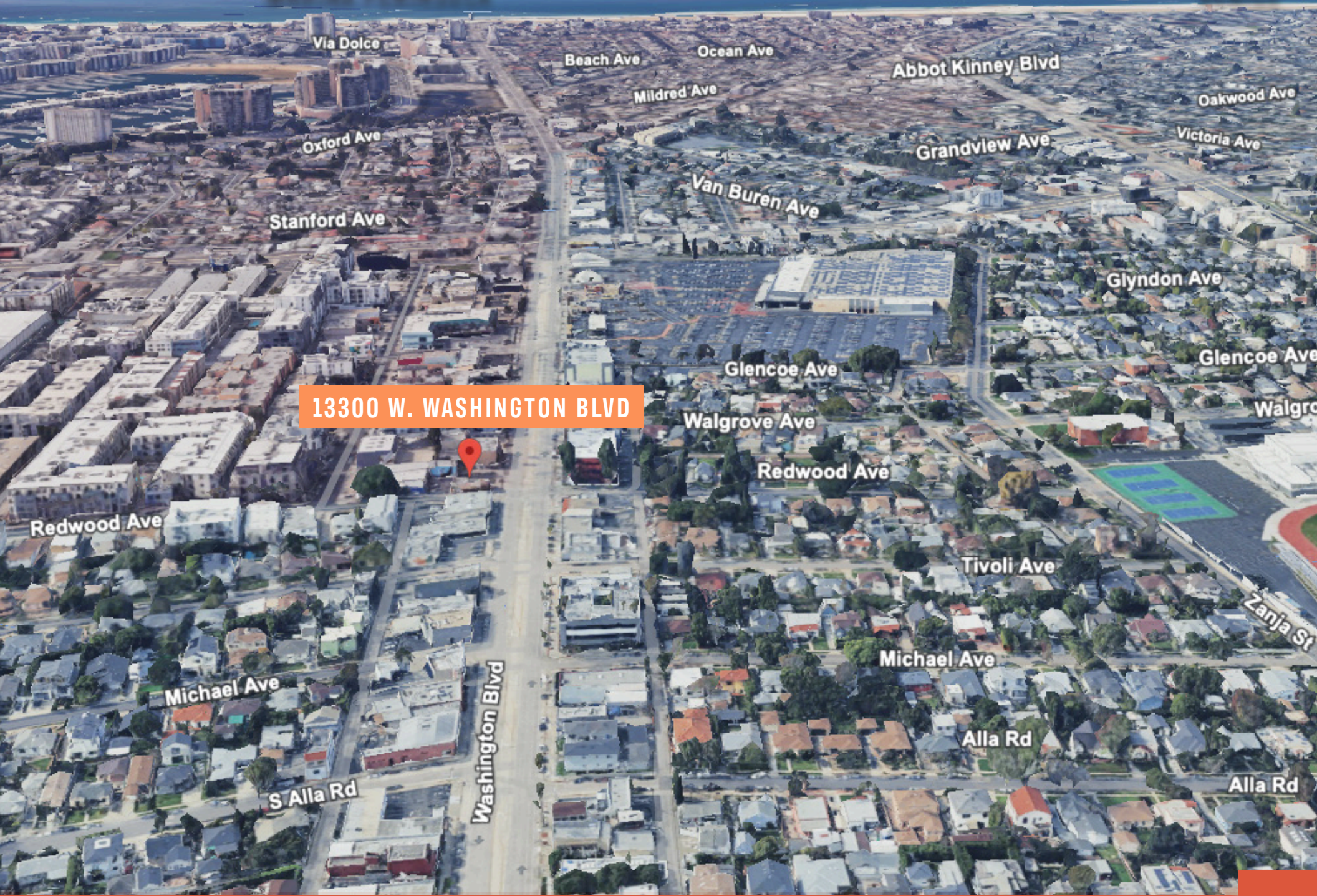
THINGS TO DO & SHOP

- 1 Tulum Spa By Tomo
- 2 Rainbow Acres Natural Foods
- 3 Costco Wholesale
- 4 Venice Indoor Pool (seasonal)
- 5 Rider Shack Surf Shop

FOOD & DINING

- ★ **Dunkin' Donuts - Subject Property**
- 1 Tacos La Opcion
- 2 Ekkamai Thai Restaurant
- 3 Maxine's Cafe
- 4 Hamakaze Sushi & Izakaya
- 5 Variable Cafe
- 6 UO NIGIRI
- 7 Fat Tomato Pizza
- 8 Celadon Thai Kitchen
- 9 Sakura House
- 10 In-N-Out Burger
- 11 Kaya Sushi
- 12 noun coffee + wine
- 13 Pittfire Pizza

SUBJECT PROPERTY



13300 W. WASHINGTON BLVD

DEMOGRAPHICS

1-3-5 mile radius from Subject Property

POPULATION	1-Mile	3-Mile	5-Mile
2020 Population	37,501	255,178	546,701
2024 Population	37,003	257,294	559,396
Median Age	40.5	39.8	39.5
Bachelor's Degree	59%	60%	61%

HOUSEHOLD	1-Mile	3-Mile	5-Mile
2020 Households	17,963	118,703	254,338
2024 Households	17,583	119,177	259,312
Median Year Built	1974	1971	1970
Average H.H. Income	\$146,707	\$139,504	\$136,228
Median H.H. Income	\$111,740	\$107,415	\$105,586

BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	2,977	17,620	53,072
Total Employees	18,660	144,171	414,965
Employees Per Business	6	8	8
Total Consumer Spending	\$659M	\$4.3B	\$9.3B



MEDIAN HOME VALUE

Within a 3-Mile Radius **\$1,104,510**



OWNER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius **39,581**



RENTER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius **76,736**

WESTWOOD

CENTURY CITY

SUBJECT PROPERTY

WASHINGTON BLVD.

REDWOOD AVE.





EXTERIOR PHOTOS



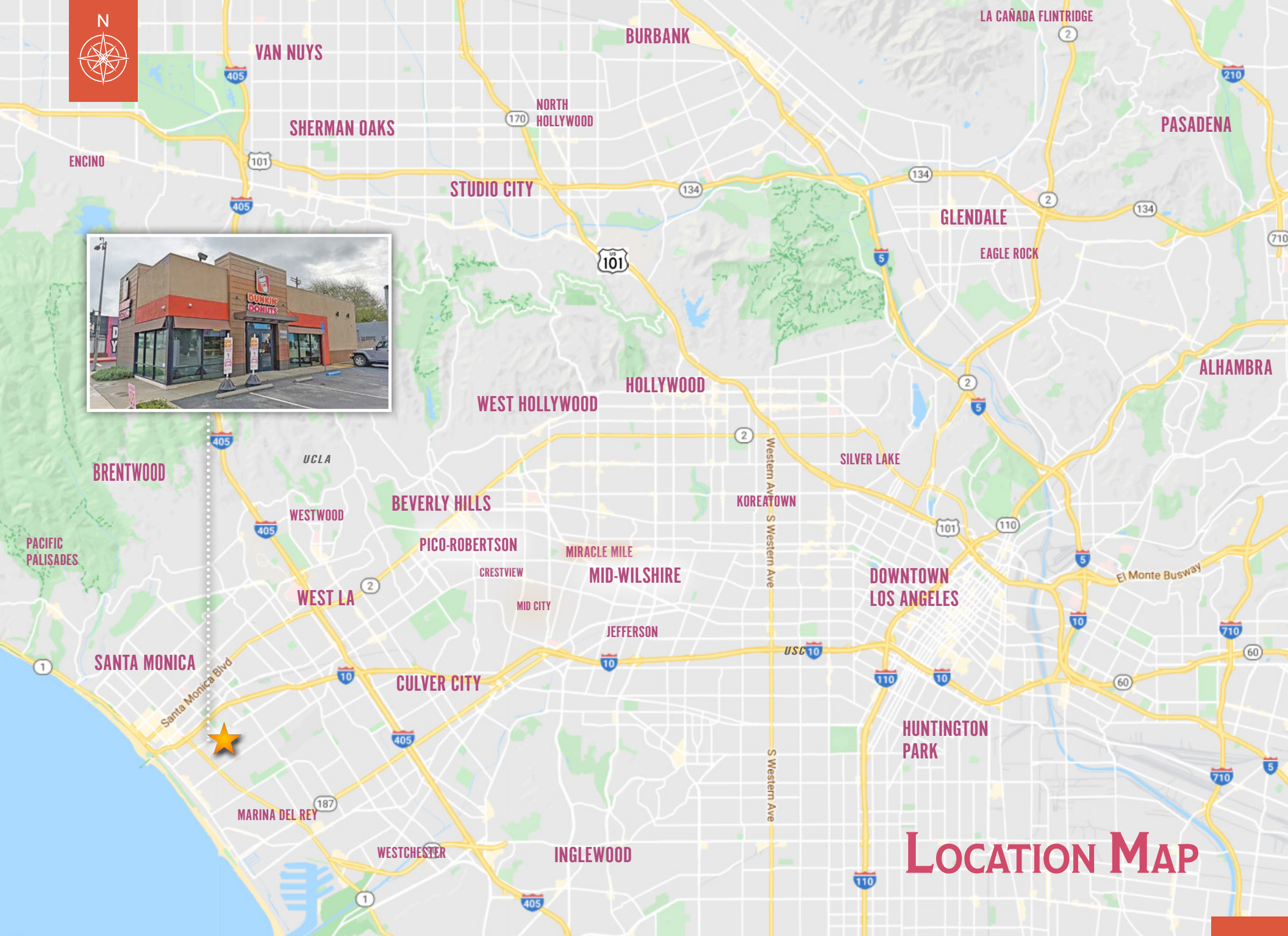


AERIAL PHOTOS



CLICK OR SCAN FOR 360° AERIAL VIDEO





LOCATION MAP

FOR INFORMATION



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