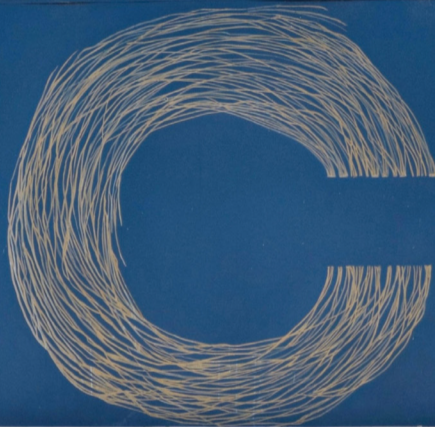


8560

VENICE BLVD

LOS ANGELES



8560



**FOR SALE**

FREESTANDING CREATIVE  
OWNER/USER OPPORTUNITY

**FOUND**  
REAL ESTATE

# EXECUTIVE SUMMARY

**8560 Venice Boulevard** is a freestanding, LAC2-zoned commercial building offered for sale on one of Los Angeles' most established commercial corridors. Move-in ready and adaptable to a variety of uses, the property features an open floor plan with polished concrete floors, exposed ceilings, and skylights that provide abundant natural light throughout. Recent HVAC upgrades, quality finishes, and a private restroom enhance functionality, while a roll-up door opens directly to a landscaped, partially covered patio, creating a seamless indoor-outdoor environment. On-site parking for up to 4 cars.

Located adjacent to Downtown Culver City, the property benefits from a highly central location with convenient access to many of Los Angeles' most prominent business, retail, and residential districts. Venice Boulevard serves as a major east-west thoroughfare, providing direct connectivity across the city, while the surrounding area continues to attract significant public and private investment. The Metro E Line is accessible from both the Culver City and La Cienega/Jefferson stations, and multiple Metro bus lines run directly along Venice Boulevard. The property is also located within close proximity to both the 10 and 405 Freeways, providing efficient access throughout Los Angeles.

Freestanding commercial buildings with Venice Boulevard frontage and dedicated on-site parking rarely become available in this submarket. Offered at \$1,295,000, the property is well-positioned for SBA 504 financing, presenting an attractive opportunity for an owner/user seeking long-term control of its real estate along one of Los Angeles' most visible and accessible commercial corridors.





# IN THE DETAILS

## BUILDING AREA

1,325 SF

## LAND AREA

2,500 SF

## APN(S)

5065-007-010

## SALE PRICE

\$1,295,000 (\$977.35/SF)

## PARKING

4 spaces

## ZONING

LAC2

## LOADING

1x Ground-level door

## FOUNDATION

Concrete Slab

\*Buyer to verify





**OPEN WORKSPACE**  
WITH ABUNDANT NATURAL LIGHT

# DESIGNED TO BLEND

INDOOR AND OUTDOOR SPACES SEAMLESSLY





REAR ENTRANCE WITH  
**GATED ACCESS**

# SITE PLAN



# IN THE CENTER OF IT ALL



THE HAYDEN TRACT

Culver CITY  
**ARTS**  
DISTRICT

PLATFORM

**CUMULUS**  
DISTRICT

LA CIENEGA AVE

8560  
VENICE

VENICE BLVD

**Helms**  
DESIGN DISTRICT  
FOOD | FURNISHINGS | FUN



IVY STATION  
CULVER CITY

THE CULVER  
STEPS

# DEMOGRAPHICS

## BY THE NUMBERS

Culver City is one of LA's most coveted urban communities, home to a highly educated and affluent resident base with a median household income of \$117,389 — approximately 22% above the greater LA Metro average. Anchored by a thriving technology, media, and professional services corridor, the area consistently attracts high-income renters and owner-occupants, supporting strong demand fundamentals and above-market rental performance.

### INCOME & HOUSING

Median Household Income  
**\$117,389**  
 +22% vs. LA Metro (\$95,958)

Avg. Household Income  
**\$178,232**  
 U.S. Census Bureau, 2024

Per Capita Income  
**\$80,099**  
 1.6x LA Metro (\$47,931)

Median Property Value  
**\$1.1M**  
 Homeownership rate: 54.6%

Median Gross Rent  
**\$2,805/mo**  
 Cost of living index: 145.9

Bachelor's Degree or Higher  
**62.4%**  
 vs. 35.7% nationally

### POPULATION OVERVIEW

Total Population  
**39,931**  
 2026 projected: ~40,242

Median Age  
**40.8 yrs**  
 Male: 38.7 · Female: 43.0

### AGE DISTRIBUTION (CULVER CITY CITY LIMITS)

Under 15  
**17.3%**

15–24  
**7.7%**

25–44  
**30.8%**

45–64  
**26.4%**

65+  
**17.8%**

### RACE & ETHNICITY

White		44.8%
Hispanic		20.0%
Asian		19.8%
Black / Afr. Am.		6.9%
Other / Multi.		8.5%

### TOP EMPLOYMENT SECTORS

Prof. / Sci. / Tech		4,582
Health Care / Social		2,737
Educational Services		2,316
Arts / Entertainment		2,035
Employed total		20,887

All data: Culver City city limits. Sources: U.S. Census Bureau ACS 2024 5-Year Estimates · Census Reporter (profile 16000US0617568) · DataUSA Culver City, CA · California-Demographics.com · City-Data.com

# FINANCIAL ANALYSIS

The Small Business Administration (SBA) 504 loan program is a powerful tool for owner/users, offering up to 90% financing. This analysis assumes a purchase price of \$1,295,000 (\$977.35/SF) with a 25-year amortization period.

PROFORMA - Owner/User		
<b>Purchase Price</b>	<b>\$1,295,000</b>	<b>\$977.35/SF</b>
Building SF	1,325	
SBA 504 Loan - 90% LTV	\$1,165,500	
Down Payment - 10%	\$129,500	
Interest Rate (Blended)	6.50%	
Amortization Period	25	years
Mortgage - Monthly	-\$7,870	
Mortgage - Annual	-\$94,434	
<b>Expenses</b>		
Property Taxes	\$16,188	est. @ 1.25%
Property Insurance	\$1,500	est.
Utilities	\$1,200	est.
Maintenance/Misc	\$1,000	est.
<b>Total Annual Expense</b>	<b>-\$19,888</b>	
<b>MONTHLY CARRYING COST</b>	<b>-\$9,527</b>	
<b>ANNUAL CARRYING COST</b>	<b>-\$114,322</b>	



# 8560

## VENICE BLVD

LOS ANGELES

FREESTANDING CREATIVE  
OWNER/USER OPPORTUNITY

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**OFFERED EXCLUSIVELY BY:**

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