

A Rare Westside Medical Owner-User Opportunity
With Parking, Visibility, and Immediate Occupancy

11444 W WASHINGTON BLVD

LOS ANGELES, CALIFORNIA 90066



Marcus & Millichap

MOSSANEN COMMERCIAL REAL ESTATE

APPROX. 5,480 SF • 18 ON-SITE PARKING SPACES • MEDICAL/OFFICE BUILDING

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EXECUTIVE SUMMARY



11444 W Washington Blvd presents the opportunity to acquire a highly visible medical/office building in a strategic Westside location at the southwest corner of Washington Boulevard and Purdue Avenue, within the broader Culver City / Mar Vista trade area. Improved with approximately 5,480 square feet on approximately 7,201 square feet of land, the property offers a rare combination of existing medical functionality, direct boulevard exposure, and 18 on-site parking spaces in one of the Westside's most practical owner-user corridors.

The building is configured for medical use, with a smaller dental suite and a substantially larger suite that is now vacant. The vacant suite was most recently an urgent care practice and, before that, a dental practice, and it is delivered free of tenancy, creating a clear path for an owner-user seeking immediate occupancy. Existing medical and dental improvements, treatment rooms, multiple restrooms, ADA-compliant elevator access, and rear access functionality, together with an ambulance parking space and the potential for up to four storefront/office-front entrance doors, reinforce the building's practical usability for a wide range of healthcare, wellness, and specialty-office users.

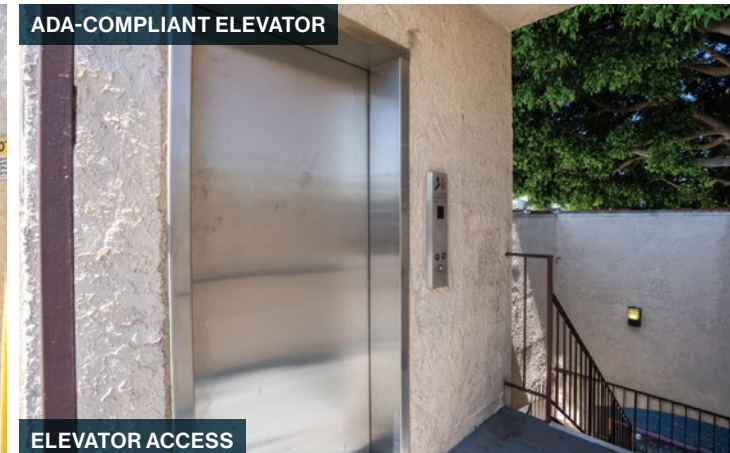
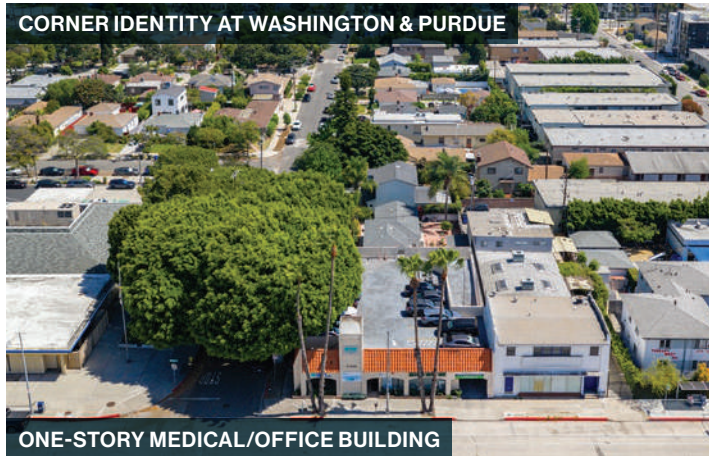
Positioned near Sepulveda Boulevard and the 405 and 10 Freeways, the property benefits from immediate access to Culver City, Mar Vista, Playa Vista, Marina del Rey, Venice, Santa Monica, and broader West Los Angeles. Nearby Kaiser, UCLA Health, and Cedars-Sinai facilities further support the corridor's medical relevance, while the surrounding employment base provides steady daytime demand.

ADDRESS	11444 W Washington Blvd Los Angeles, CA 90066
BUILDING SIZE	Approx. 5,480 SF
LAND AREA	Approx. 7,201 SF
STORIES	1
YEAR BUILT	1978
PARKING	18 On-Site Spaces
APN	4217-005-011
ZONING	CCC3*
LAND USE	Office Building / Commercial Office
LIST PRICE	\$4,995,000
PRICE PER SF	\$911.50

PROPERTY OVERVIEW

The subject property is a one-story medical/office building with an existing healthcare-oriented layout that would be difficult to recreate today in this location and size range. Long used for medical and dental purposes, the property offers a practical physical setup for urgent care, dental, primary care, behavioral health, physical therapy, wellness, specialty practice, outpatient services, or a multi-provider group format. The layout includes reception and waiting areas, treatment rooms, office areas, storage, laboratory, equipment rooms, and a configuration that can be demised further if needed.

One of the property's strongest differentiators is its parking and circulation. The building offers 18 on-site spaces, direct street identity on Washington Boulevard, corner positioning, and rear access that adds meaningful functionality for patient-serving uses. The site also benefits from ample street parking, which further supports day-to-day usability for patients, staff, and visitors. In a Westside submarket where parking often limits medical usability, that matters.



PROPERTY PHOTOS



SECOND-LEVEL PARKING DECK / 18 SPACES



FRONT OFFICE, VACANT SUITE



PRIVATE OFFICE, VACANT SUITE



BREAK ROOM, VACANT SUITE

PROPERTY PHOTOS

CONTINUED



RECEPTION AND WAITING AREA, DENTAL SUITE



TREATMENT ROOM, DENTAL SUITE



TREATMENT ROOM WITH DIGITAL IMAGING

INVESTMENT HIGHLIGHTS

Rare Medical Owner-User Opportunity

A scarce Westside offering well suited for medical, dental, urgent care, wellness, specialty office, or healthcare-adjacent users.

Immediate Control Of The Larger Suite

The larger suite is vacant and delivered free of tenancy, creating a clear and immediate occupancy path for an owner-user.

Meaningful Parking Advantage

18 on-site spaces provide a rare level of parking utility for a medical user in this part of West Los Angeles. Ample street parking further enhances accessibility for patients, visitors, and staff.

Medical Functionality Already In Place

Existing dental and urgent care build-out, treatment areas, restrooms, and ADA-compliant elevator access reduce repositioning friction. The inclusion of an ambulance parking space further supports patient-serving functionality.

Highly Visible Corner Positioning

Freestanding on a corner lot, the building's southwest-corner frontage at Washington Boulevard and Purdue Avenue supports recognition, signage, and ease of access. The frontage also offers potential for up to four storefront/office-front entrance doors.

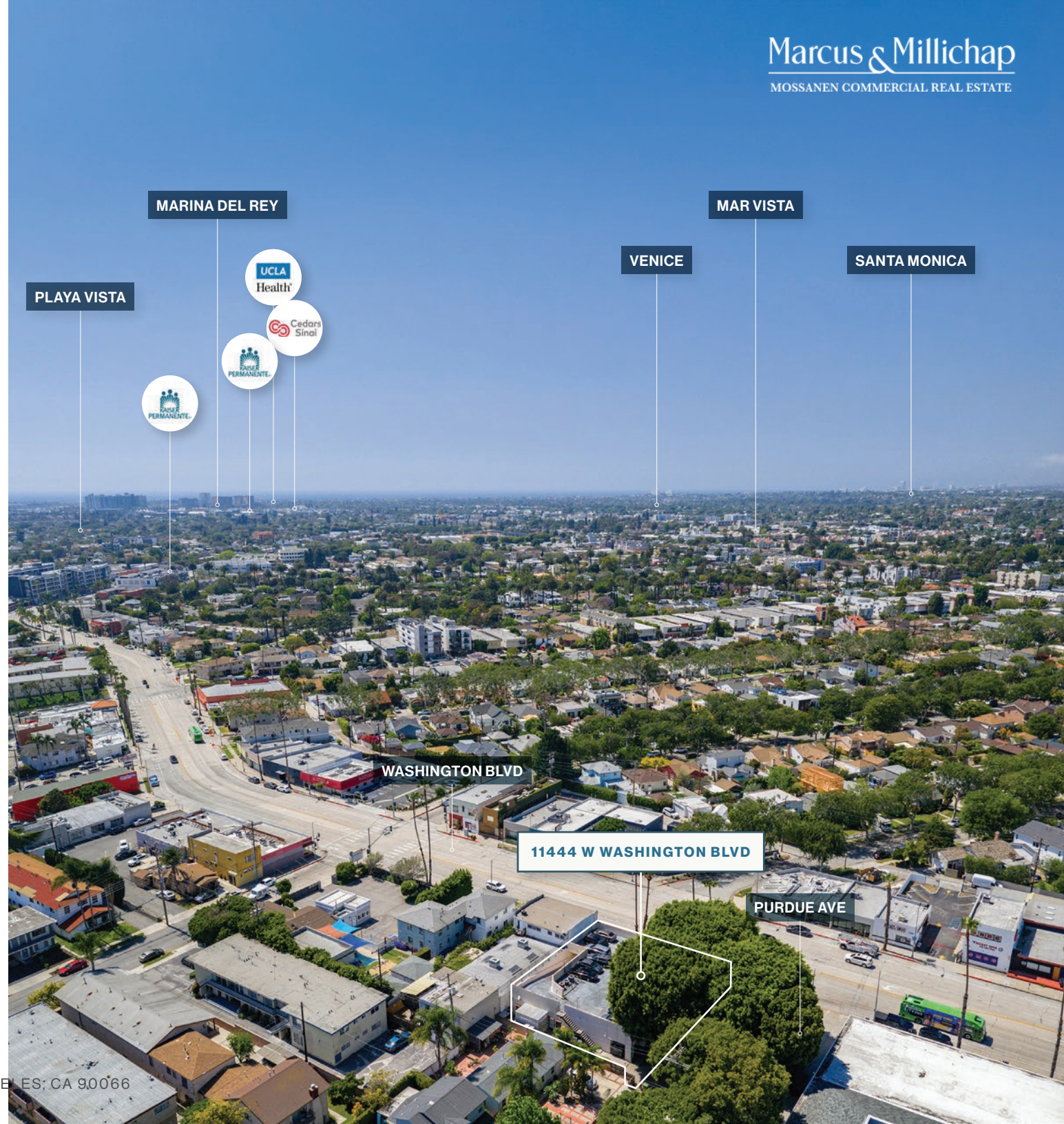
Compelling Westside Location

Located within the broader Culver City / Mar Vista / West LA ecosystem near healthcare nodes, dense neighborhoods, and major employment centers.

AT THE CROSSROADS OF CULVER CITY, MAR VISTA, AND WEST LOS ANGELES

11444 W Washington Blvd occupies a highly practical infill position along Washington Boulevard, one of the Westside's most important east-west commercial corridors. Although the property carries a Los Angeles address, it sits within the broader Culver City / Mar Vista trade area and benefits from close access to Sepulveda Boulevard, the 405 Freeway, and the 10 Freeway. This places the site within easy reach of Playa Vista, Marina del Rey, Venice, Santa Monica, Palms, and broader West Los Angeles.

What makes this corridor appealing is its balance of neighborhood demand and regional accessibility. It serves local residents, nearby employers, and cross-market traffic moving through the Westside. That combination supports medical uses particularly well, because it offers both convenience and visibility rather than relying on destination traffic alone.



MEDICAL FUNCTIONALITY, ACCESS & PARKING ADVANTAGE

For a medical owner-user, the subject's appeal is unusually direct: existing healthcare improvements, street identity, strong access, and real on-site parking. Many owner-user opportunities on the Westside force a compromise between visibility and functionality. Here, the building offers both. Patients and staff benefit from direct Washington Boulevard access, a recognizable corner position, and parking that is materially more useful than many comparable small-building offerings in surrounding submarkets. ADA-compliant elevator access, an ambulance parking space, and ample street parking further strengthen the property's day-to-day functionality.

The surrounding healthcare ecosystem strengthens that positioning. Kaiser Permanente's Culver Marina Medical Offices are located nearby on Washington Boulevard. UCLA Health operates both Primary & Specialty Care and Immediate Care in Culver City, and Cedars-Sinai operates Cedars-Sinai Marina Hospital in nearby Marina del Rey. For an owner-user, that matters: it helps confirm the corridor as an established healthcare-serving location rather than a generic office pocket.



POSITIONED WITHIN ONE OF THE WESTSIDE'S STRONGEST EMPLOYMENT CORRIDORS



The broader Culver City and West Los Angeles market has evolved into one of the region's strongest employment clusters, shaped by media, entertainment, technology, creative production, and professional services. Major company presence in and around Culver City includes Sony, Amazon, Apple, and HBO, helping anchor a dense daytime workforce that supports surrounding medical, wellness, and service-oriented real estate.

That employment base is directly relevant here. CoStar's subject-property data indicates approximately 21,098 daytime employees within one mile and 161,249 within three miles, which is strong support for patient-serving uses that benefit from nearby resident and employee traffic.



AFFLUENT DEMOGRAPHICS, STRONG DAYTIME ACTIVITY, AND ESTABLISHED WESTSIDE DEMAND

The surrounding trade area offers a strong demographic profile for medical and service-oriented real estate. CoStar's subject-property data shows approximately 40,627 residents within one mile, 16,772 households within one mile, and median household income of \$102,479 within one mile, with substantially larger population and income figures across the three-mile radius. That combination of household density, income, and daytime activity supports long-term demand for neighborhood-serving medical and professional uses.

The corridor also benefits from solid traffic exposure. Nearby 2025 traffic counts in the CoStar materials place Washington Boulevard in the roughly 21,284 to 23,055 vehicles-per-day range near the site, supporting visibility and signage value.



CULVER CITY



MARINA DEL REY



MAR VISTA



VENICE

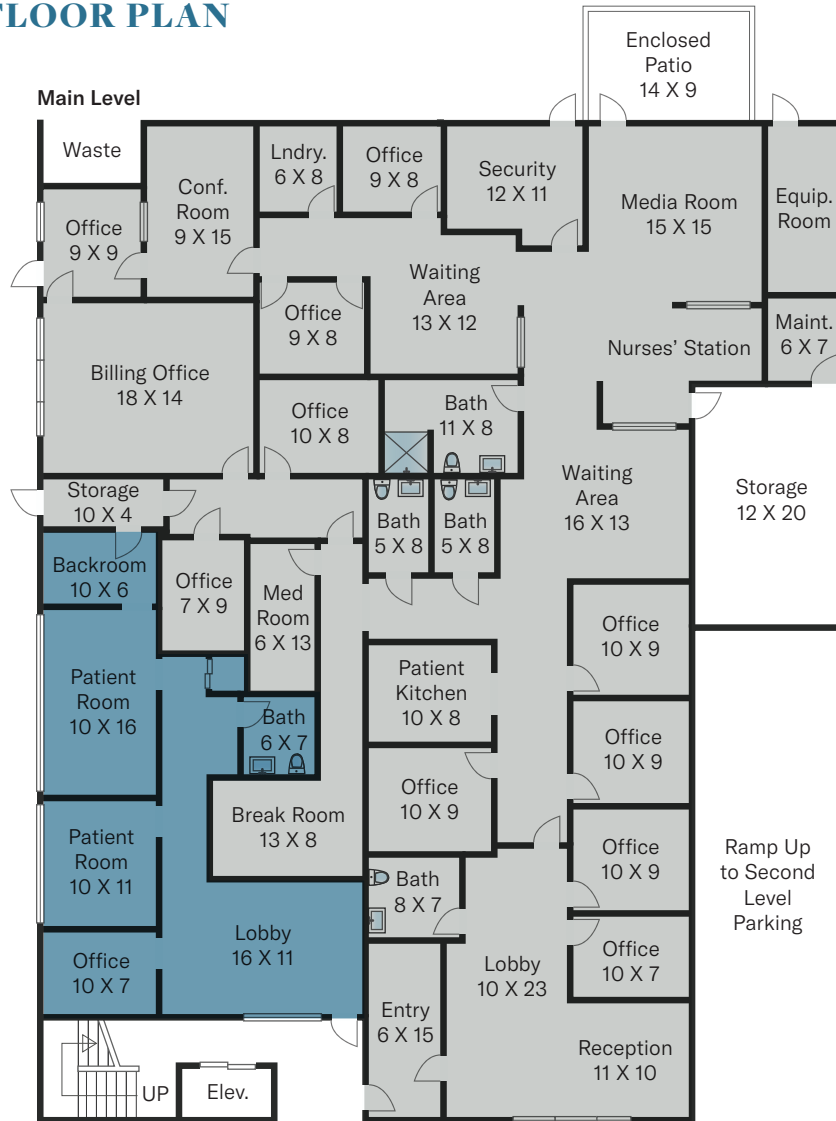


PLAYA VISTA

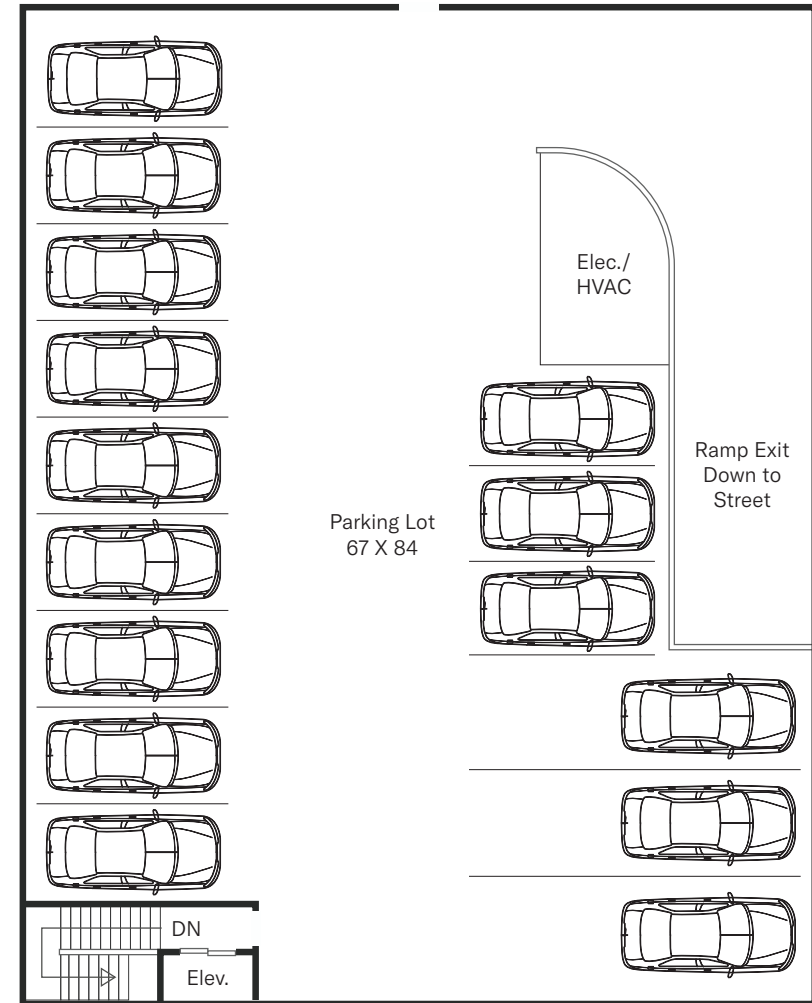


WASHINGTON CORRIDOR RETAIL AND SERVICES

FLOOR PLAN



Upper Level



SUITE A — Culver City Premium Dental Care — Approx. 902 SF

SUITE B — Vacant (Former Urgent Care Suite) — Approx. 4,578 SF

Washington Blvd Frontage
Purdue Ave Corner Exposure
Reception / Waiting Areas

Dental Offices
Treatment / Office Rooms
Laboratory

Storage
Equipment Room
Parking Access

Rear Access
Ada-Compliant Elevator
Ambulance Parking Space

Potential For Four Storefront/
Office-Front Entrance Doors

LEASE ABSTRACT



• SUITE A •

Culver City Premium Dental Care

SUITE SIZE	Approx. 902 SF
LEASE TYPE	NNN
LEASE COMMENCEMENT	June 1, 2023
LEASE EXPIRATION	May 31, 2028
CURRENT MONTHLY RENT	\$5,963
CURRENT ANNUAL RENT	\$71,556
CURRENT RENT PSF	\$6.61/SF Monthly • \$79.33/SF Annually
OPTIONS	2 x 5-Year Options At Fair Market Value



• SUITE B •

Vacant (Former Urgent Care)

SUITE SIZE	Approx. 4,578 SF
STATUS	Vacant
AVAILABILITY	Immediate
PRIOR USE	Urgent Care, Previously Dental
USE TYPE	Medical Office / Healthcare
OWNER-USER NOTE	The larger suite provides the primary owner-user opportunity within the building and offers an uncommon combination of scale, parking, visibility, and existing medical functionality.

The current profile combines in-place income from the smaller dental suite with immediate control of the larger medical suite, creating a compelling setup for a strategic owner-user acquisition.

SALES COMPARABLES

The sales below reflect recent owner-user and smaller-format office and medical transactions across the Westside. Measured against that set, the subject property is offered at a price per square foot beneath the entire comparable range.



SUBJECT PROPERTY

11444 W WASHINGTON BLVD

Los Angeles, CA 90066 • Medical / Office

BUILDING SIZE	Approx. 5,480 SF	LAND AREA	Approx. 7,201 SF
YEAR BUILT	1978	PARKING	18 On-Site Spaces

LIST PRICE
\$4,995,000

PRICE PER SF
\$911.50

RECENT COMPARABLE SALES



1 1046 S Robertson Blvd
Los Angeles, CA 90035

SALE PRICE	\$3,650,000
BUILDING SIZE	3,321 SF
SALE DATE	Nov 25, 2025
PRICE PER SF	\$1,099.07



2 9700-9708 Venice Blvd
Culver City, CA 90232

SALE PRICE	\$5,200,000
BUILDING SIZE	5,150 SF
SALE DATE	Nov 7, 2025
PRICE PER SF	\$1,009.71



3 5465 S Centinela Ave
Los Angeles, CA 90066

SALE PRICE	\$2,800,000
BUILDING SIZE	2,917 SF
SALE DATE	Jun 18, 2025
PRICE PER SF	\$959.89



4 3011 Santa Monica Blvd
Santa Monica, CA 90404

SALE PRICE	\$2,925,000
BUILDING SIZE	3,016 SF
SALE DATE	Mar 5, 2025
PRICE PER SF	\$969.83

SALES COMPARABLES

CONTINUED



5 1452 26th St
Santa Monica, CA 90404

SALE PRICE	\$2,775,000
BUILDING SIZE	2,874 SF
SALE DATE	Dec 30, 2024
PRICE PER SF	\$965.55



6 646 N Larchmont Blvd
Los Angeles, CA 90004

SALE PRICE	\$3,050,000
BUILDING SIZE	1,819 SF
SALE DATE	Sep 26, 2024
PRICE PER SF	\$1,676.75



7 1150-1154 S Robertson Blvd
Los Angeles, CA 90035

SALE PRICE	\$6,300,000
BUILDING SIZE	5,221 SF
SALE DATE	Sep 5, 2024
PRICE PER SF	\$1,206.67



8 409 N Larchmont Blvd
Los Angeles, CA 90004

SALE PRICE	\$3,100,000
BUILDING SIZE	2,293 SF
SALE DATE	Feb 20, 2024
PRICE PER SF	\$1,351.94



9 9230 W Olympic Blvd
Beverly Hills, CA 90212

SALE PRICE	\$9,500,000
BUILDING SIZE	8,211 SF
SALE DATE	Jan 26, 2024
PRICE PER SF	\$1,156.98



10 12524 W Washington Blvd
Los Angeles, CA 90066

SALE PRICE	\$5,005,000
BUILDING SIZE	5,092 SF
SALE DATE	Mar 21, 2023
PRICE PER SF	\$982.91



11 9701 W Pico Blvd
Los Angeles, CA 90035

SALE PRICE	\$7,490,000
BUILDING SIZE	8,036 SF
SALE DATE	Dec 29, 2022
PRICE PER SF	\$932.06

THE COMPARABLE SET

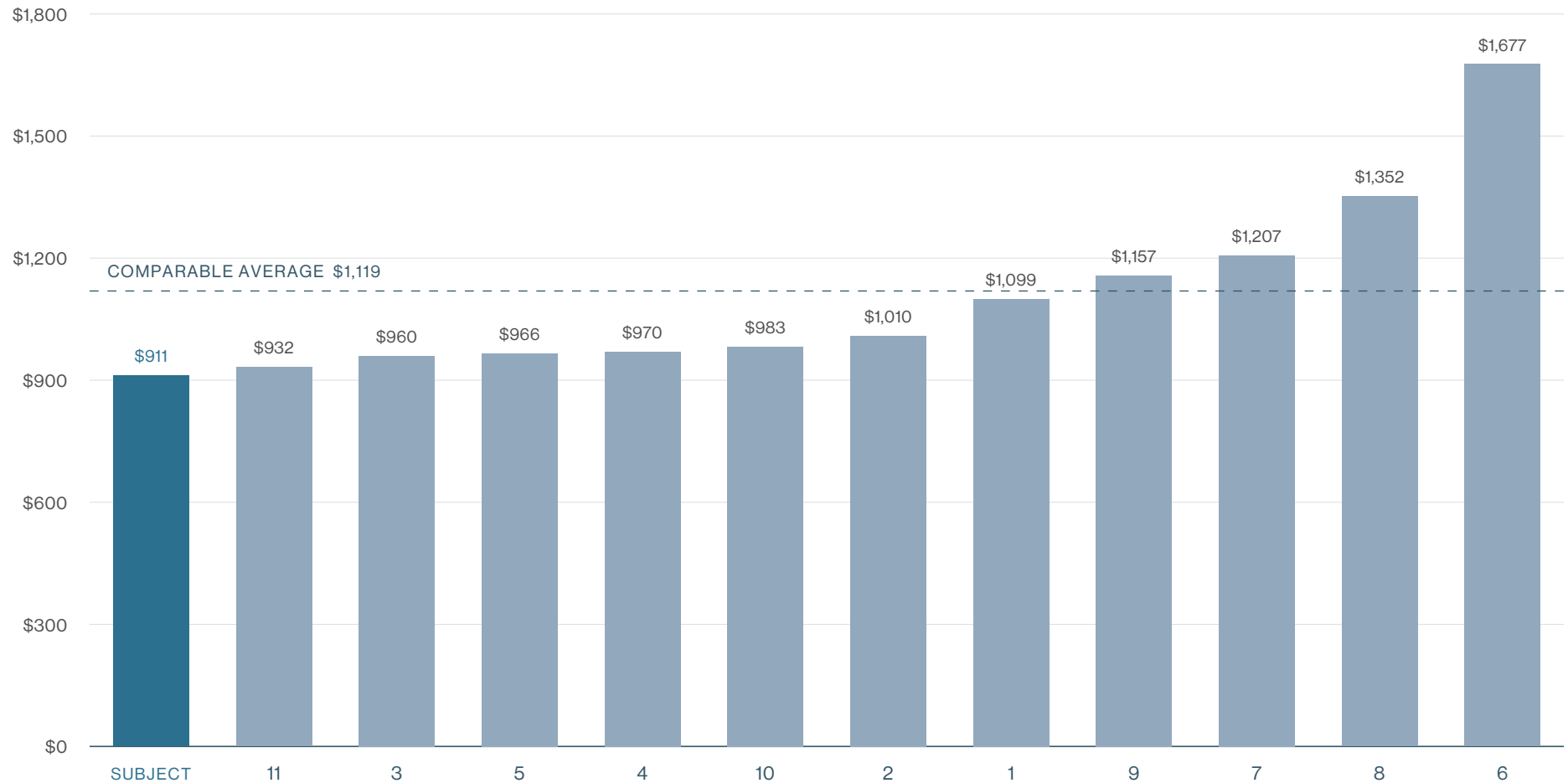
LOW	\$932.06
HIGH	\$1,676.75
AVERAGE	\$1,119.21
MEDIAN	\$1,009.71

SUBJECT \$911.50

Below every sale shown.

PRICE PER FOOT COMPARISON

Plotted against the comparable set, the subject's asking price per square foot sits below every sale shown, and roughly 19 percent beneath the set average. The eleven sales range from \$932 to \$1,677 per foot.



Numbers correspond to the comparable sales on the preceding pages. Price per square foot is rounded to the nearest dollar for display. Smaller buildings in the set trade at higher per-foot pricing, which further supports the subject's position on a 5,480 square foot basis.

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FOR ADDITIONAL INFORMATION

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Tours by Appointment Only