



ECONOMIC DATA

SALE PRICE: \$1,499,999.99

PROPERTY INFORMATION

COUNTY: Los Angeles
MARKET: Culver City
SUBMARKET: West Los Angeles

BUILDING DATA

TOTAL BUILDING SF: 4,200 SF
YEAR BUILT: 1953
ZONING: CCC3YY

PROPERTY OVERVIEW

An exceptional opportunity to acquire a ±4,200 SF multi-tenant retail strip center in a highly visible and high-traffic location along Sepulveda Blvd in Culver City. The property consists of three units of approximately ±1,400 SF each, offering flexible leasing options for a variety of retail or service businesses. Built in 1953, the site features 232 feet of Sepulveda Blvd frontage with one curb cut and includes 20 parking spaces, providing ample convenience for tenants and customers alike. Seller may consider financing options with negotiable terms, offering flexibility for qualified buyers.

Important Notice:

The property is offered as-is, where-is, with known environmental conditions. Seller and Broker make no representations or warranties regarding environmental matters, zoning, or future redevelopment potential. Seller and Broker will provide only those documents and reports currently in their possession. Buyers are responsible for conducting their own due diligence and independent investigations of all aspects of the property.

Donald P. Brown
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE – PRIME CULVER CITY RETAIL / OWNER-USER / INVESTMENT PROPERTY

5405 - 5409 SEPULVEDA BLVD.

Culver City, CA 90230

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



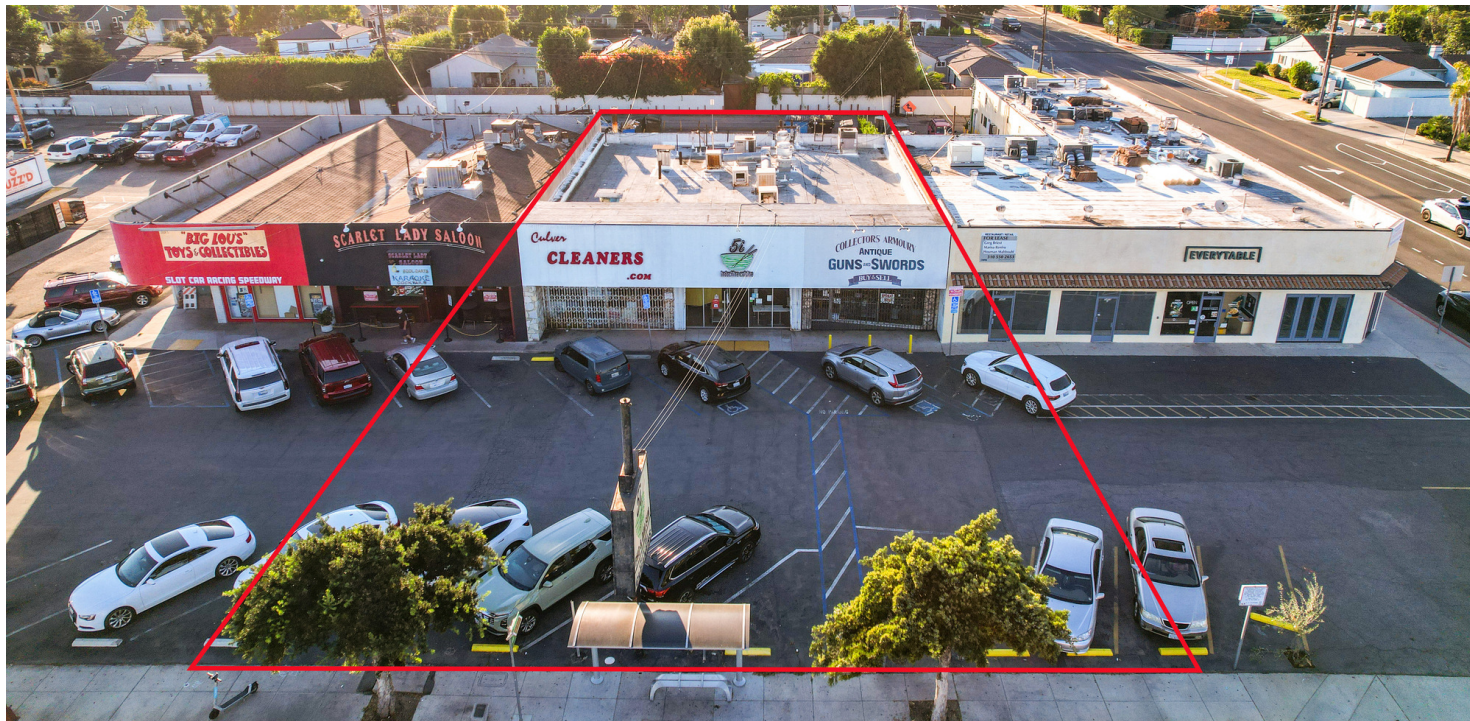
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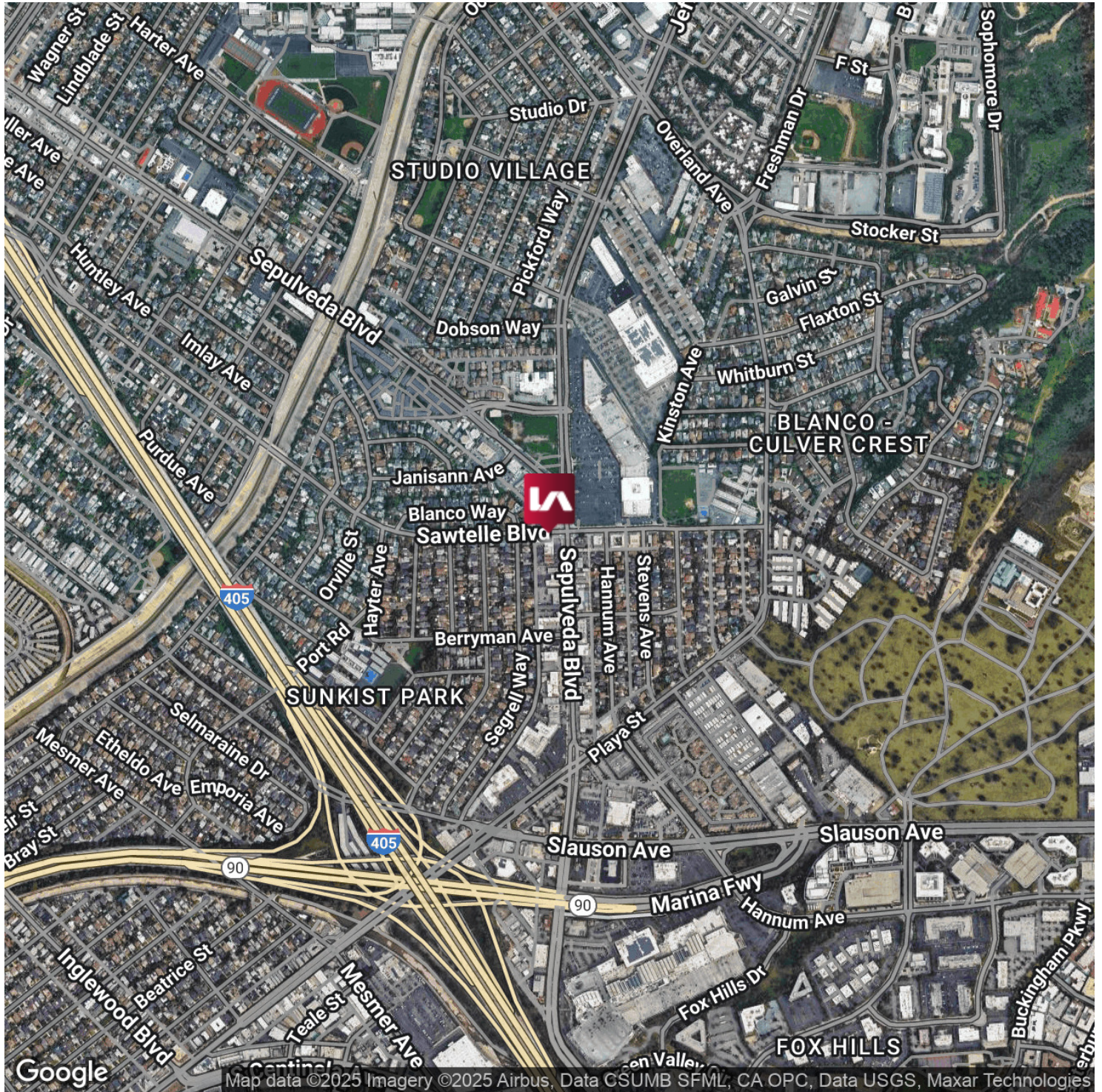
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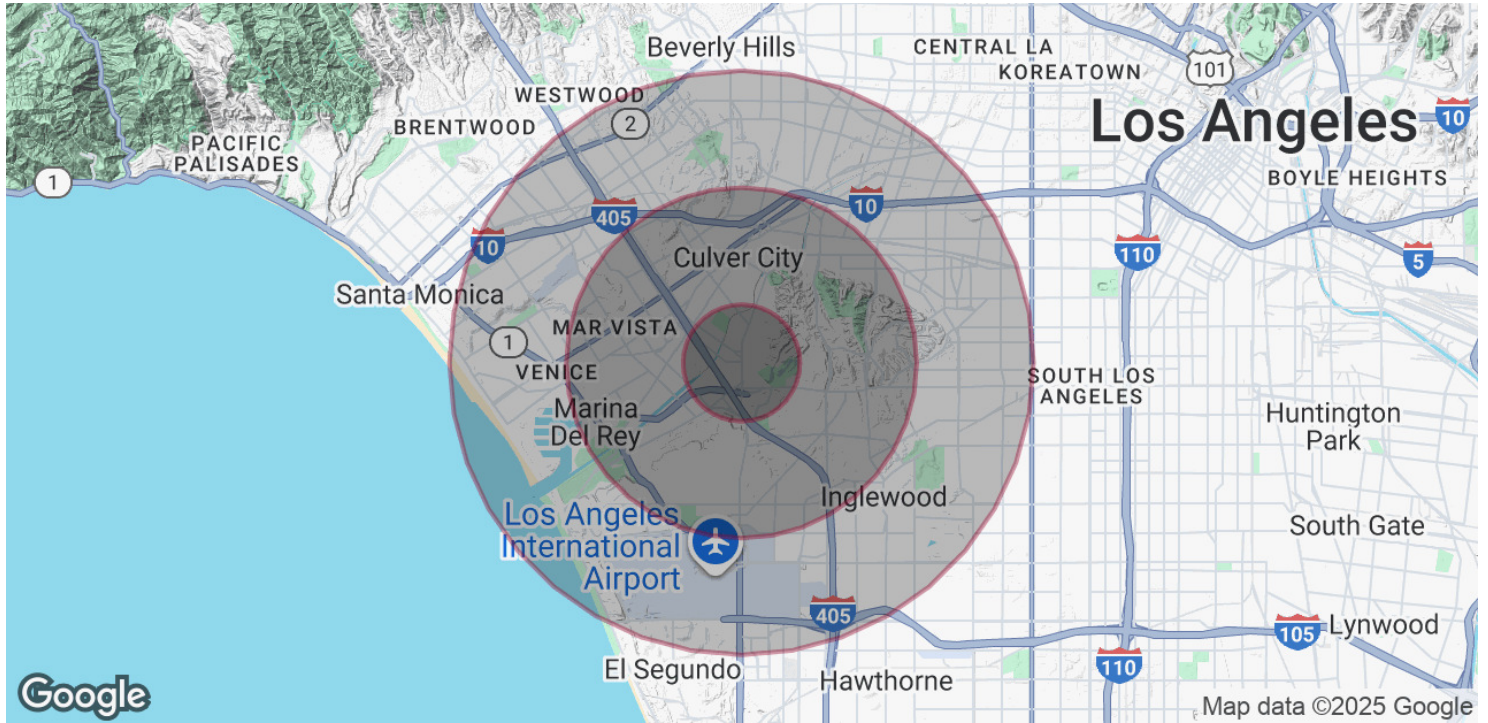


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,865	267,713	724,327
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,626	116,047	300,048
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$152,471	\$148,116	\$133,219
Average House Value	\$1,349,583	\$1,347,612	\$1,291,110

Demographics data derived from AlphaMap

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