

FOR SALE

3951 Higuera St, Culver City CA 90232



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** All property photos are from CoStar*

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DETAILS



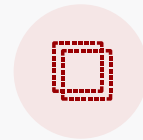
Price:
\$4,500,000



Building Size*:
4,480 SF



Lot Size:
0.17 AC



Zoning:
Commercial Mixed Use



Year Built:
1946



Parking:**
5 spaces (1/1,000)



Floors:
1

** Property features over 1,000 SF of additional, bonus square footage in the creative outdoor courtyard*

*** See parking information on page 8 for further detail*

PRICE REDUCED!



NAI Capital is pleased to present 3951 Higuera St, an exceptional opportunity for an owner user or investor to acquire a fully improved, income-producing commercial property in one of the westside's most desirable creative-office and media-adjacent submarkets.

Offered at an incredible 8.89% cap rate based on the current in-place income, this asset delivers strong day-one cash flow with meaningful future potential. The property is leased through March 15, 2027, providing predictable near-term revenue while simultaneously offering strategic flexibility to the next owner. If desired, the current tenant could potentially vacate early for an incoming owner user.

The property consists of a well-maintained, $\pm 4,480$ SF commercial building situated on $\pm 7,405$ SF of land, originally constructed in 1946 and modernized for contemporary office and production uses. The site features:

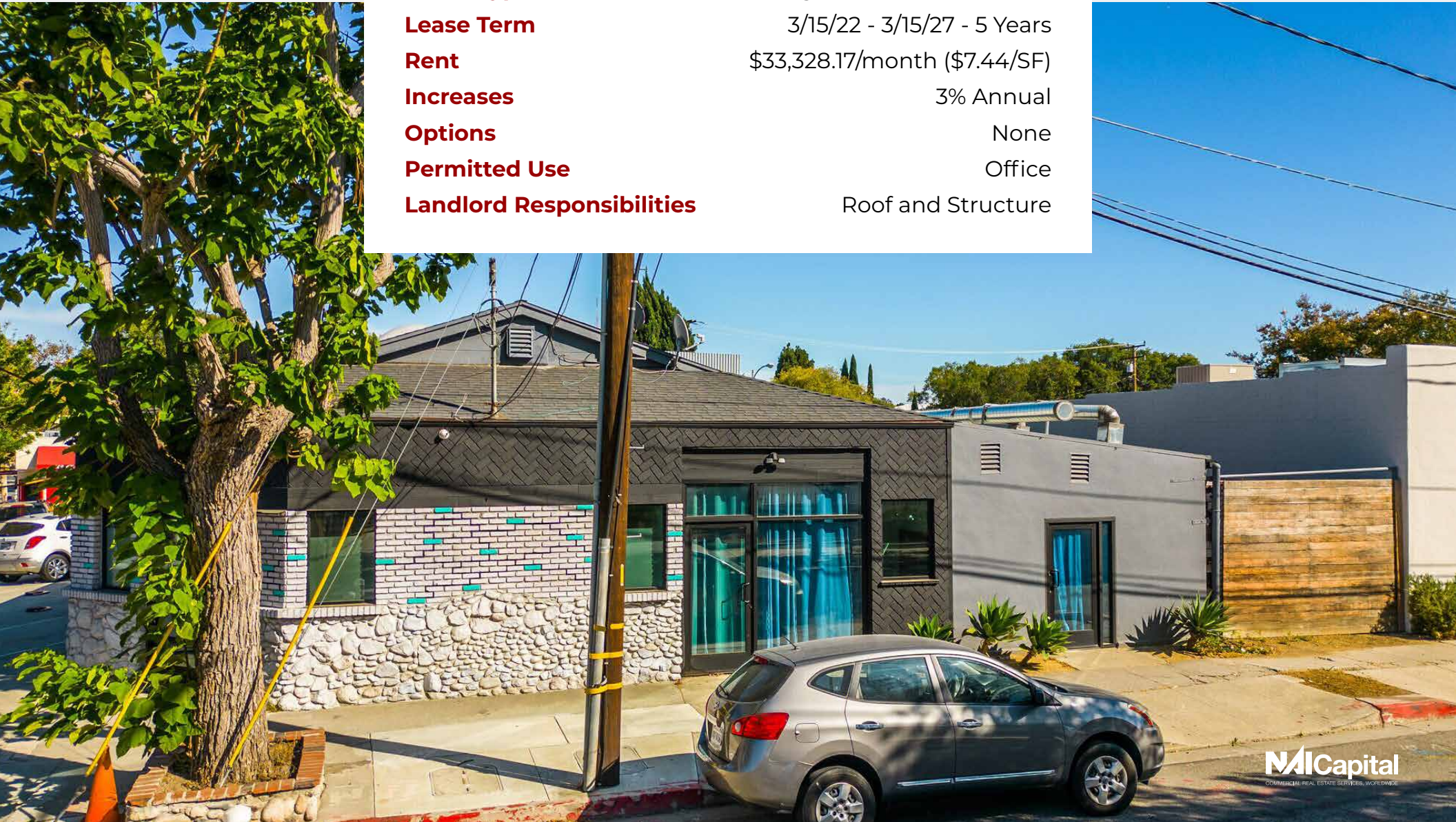
- Improved creative office layout suitable for technology, production, incubator, or boutique professional uses.
- 5 on-site parking spaces, providing an efficient $\sim 1.0/1,000$ SF parking ratio.
- A functional, single-tenant layout ideal for tenants who value privacy and control of their environment.
- Prime positioning within the Hayden Tract / Higuera industrial-creative cluster — one of L.A.'s highest-demand pockets for emerging companies, creators, and tech-forward concepts.
- **Over 1,000 SF of bonus square footage in the creative outdoor courtyard, perfect for events, coworking, common area, and other uses**

LEASE ABSTRACT

About the Tenant

TechStars is a mentorship-driven accelerator that supports founders, mentors, investors, and partners in building the future of business. Founded in 2006, the company has helped launch and grow thousands of companies across more than 150 countries. Learn more: <https://www.techstars.com/> Tenant will vacate early if desired for incoming owner user.

Lease Type	Single Tenant Gross Lease
Lease Term	3/15/22 - 3/15/27 - 5 Years
Rent	\$33,328.17/month (\$7.44/SF)
Increases	3% Annual
Options	None
Permitted Use	Office
Landlord Responsibilities	Roof and Structure



PRICING SUMMARY

Price	\$4,500,000
Price PSF	\$1,004
Price Per Land SF	\$608
Annual Gross Income	\$399,936
Expenses	Approx \$65,000 (taxes/Insurance)
Net Income	\$334,936
Cap Rate	8.89%

Owner User Potential

Qualifying businesses seeking to occupy 51% or more of the usable building area can obtain SBA financing with as little as 10% down payment.



LOAN QUOTE



**3951 Higuera St.
Culver City, CA 90232**

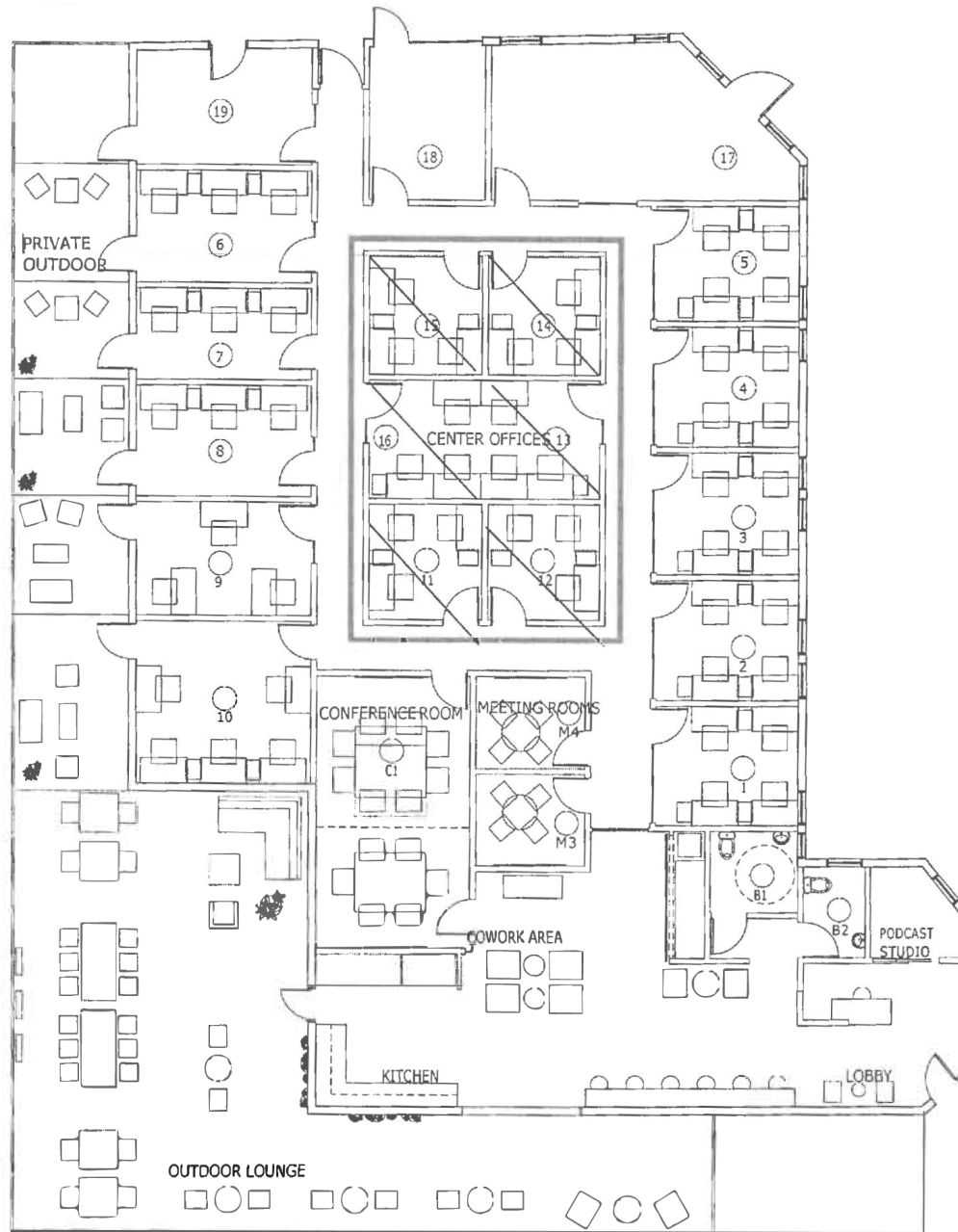
Owner Occupied Financing

Claude Harris 818-488-4578

Conventional Fixed Rate Loan*		Conventional Fixed Rate Loan*		Conventional Fixed Rate Loan*	
Project Amount:	\$4,500,000	Project Amount:	\$4,500,000	Project Amount:	\$4,500,000
Loan Amount:	\$3,825,000	Loan Amount:	\$3,825,000	Loan Amount:	\$3,375,000
Amortization:	15 -yrs	Amortization:	20 -yrs	Amortization:	25 -yrs
Loan Term:	5 -yrs	Loan Term:	5 -yrs	Loan Term:	5 -yrs
Interest Rate*:	5.60%	Interest Rate*:	5.65%	Interest Rate*:	5.70%
Monthly Payment Est:	\$31,457	Monthly Payment Est:	\$26,637	Monthly Payment Est:	\$21,130
Cash Down Payment:	\$675,000 15.0%	Cash Down Payment:	\$675,000 15.0%	Cash Down Payment:	\$1,125,000 25.0%
*Rate/Terms subject to change without notice		*Rate/Terms subject to change without notice		*Rate/Terms subject to change without notice	

We offer 85% LTV conventional financing and **up to 100% for SBA programs**. As the nation's largest privately controlled bank, FCB specializes in owner occupied CRE and is aggressive with pricing. We have a streamlined approval process.

FLOOR PLAN



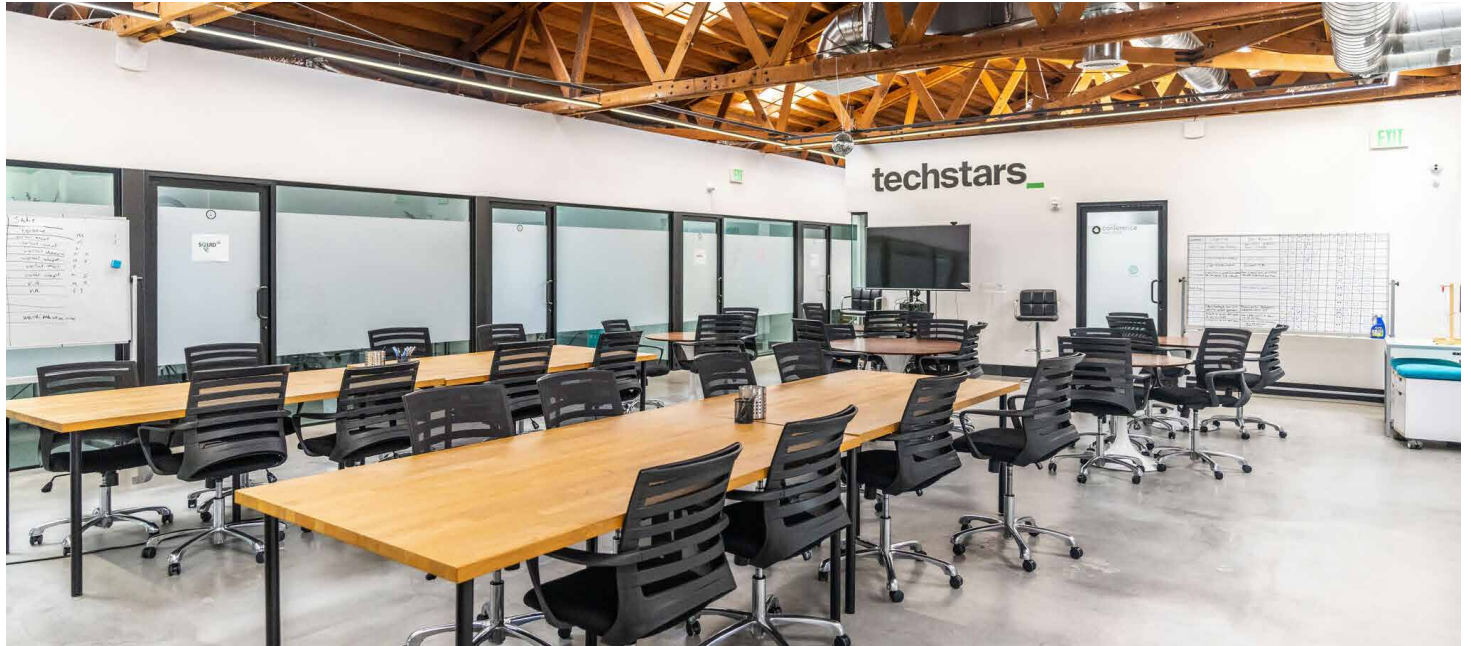
PARKING OPTIONS

3951 Higuera has five on site parking spots located at the front of the property. In addition, there are two unofficial spaces on Lindblade Street, where curb cuts that were previously used for a loading door and yard access for the property are now utilized instead as parking spaces for the building, creating a total of 7 dedicated spaces. There are several other available parking options in the area:

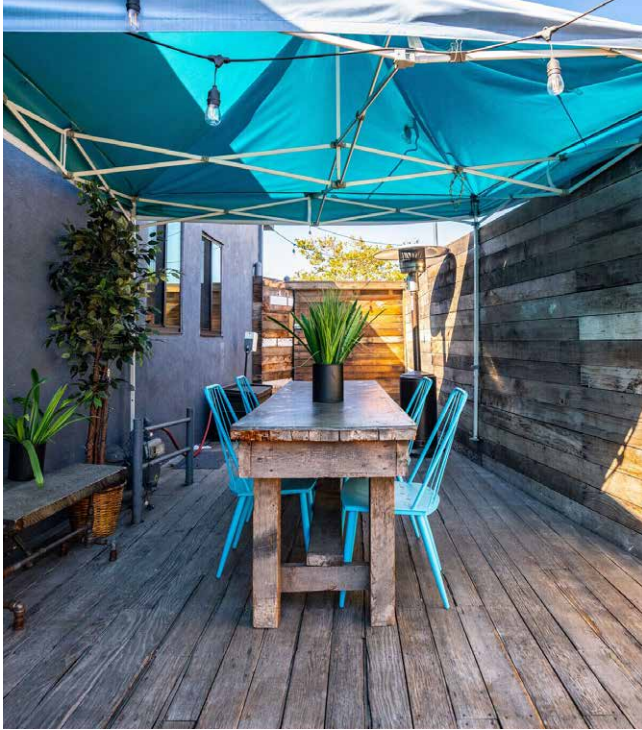
- On Hubbard St, from Higuera to the north end of the street, there is unlimited parking every day.
- Surrounding residential streets have no-cost 2 hour parking.
- The INCE parking structure at 9099 Washington Blvd, located 0.2 miles from the property, offers 24/7 unreserved parking for \$120/month.
- For those who prefer not to drive, the Metro E Line station is 0.3 miles from the property (2 minute walk).
- There are several underutilized parking lots directly surrounding the property, where additional spaces could potentially be leased.



PROPERTY PHOTOS



PROPERTY PHOTOS



Culver City, CA

3951 Higuera Street lies squarely in the thriving Culver City creative corridor, an established hub home to major names such as Apple, Amazon Studios, WarnerMedia, TikTok, Nike, and countless boutique agencies. The area blends walkability, urban energy, and adaptive-reuse charm, supported by:

- Immediate access to the 10 & 405 freeways
- Proximity to the Metro E-Line connecting Santa Monica and Downtown LA
- A dense concentration of media, technology, design, and entertainment businesses
- Nearby amenities including retail, restaurants, breweries, creative studios, and production facilities
- Strong surrounding demographics, with high educational attainment and strong local spending power

The Culver City market continues to be recognized as one of the Westside's premier destinations for innovative companies and entrepreneurial ecosystems.



AERIAL MAP



AMENITIES MAP

EATERIES

- 1** Jerry's Market
- 2** Sweet Wheat
- 3** Bacari Culver City
- 4** Public School 310
- 5** Tito's Tacos
- 6** Hey, Sunshine Kitchen
- 7** Laurel Grill
- 8** The Cinema Bar
- 9** Earthbar

SHOPPING

- 10** Culver Center (shopping mall)
- 11** Platform (shopping mall)
- 12** Graphaids Art Supply
- 13** Oops! Art Happens
- 14** Hiromi Paper
- 15** FrameStore-Custom Framing
- 16** Dr. Sebi's Cell Food

GROCERS

- 17** Trader Joe's
- 18** Ralphs
- 19** Whole Foods Market
- 20** Erewhon

HEALTH & WELLNESS

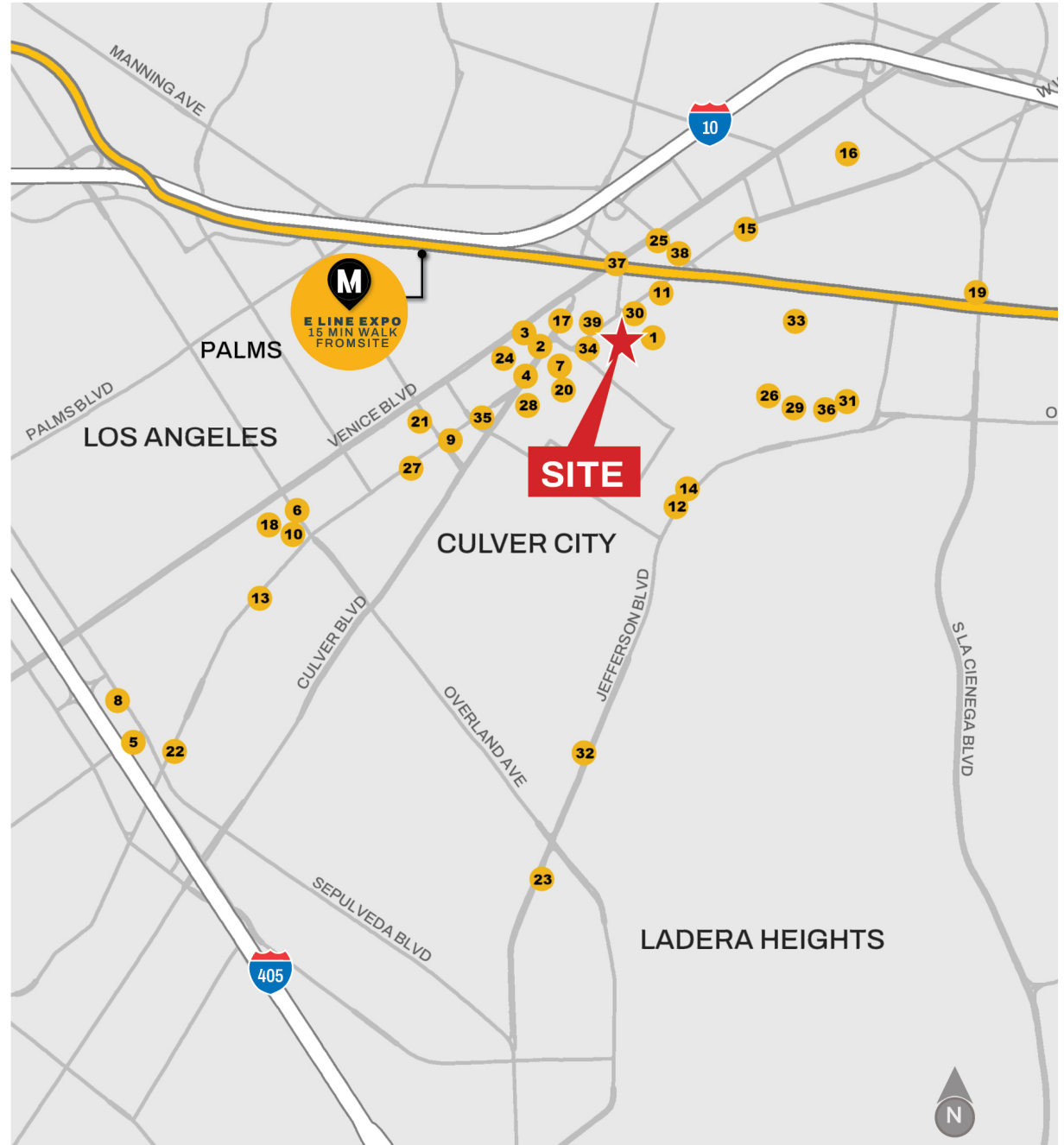
- 21** Equinox
- 22** The Body Process
- 23** Club Pilates
- 24** Mighty Pilates Culver City
- 25** Solidcore Culver City

MEDIA

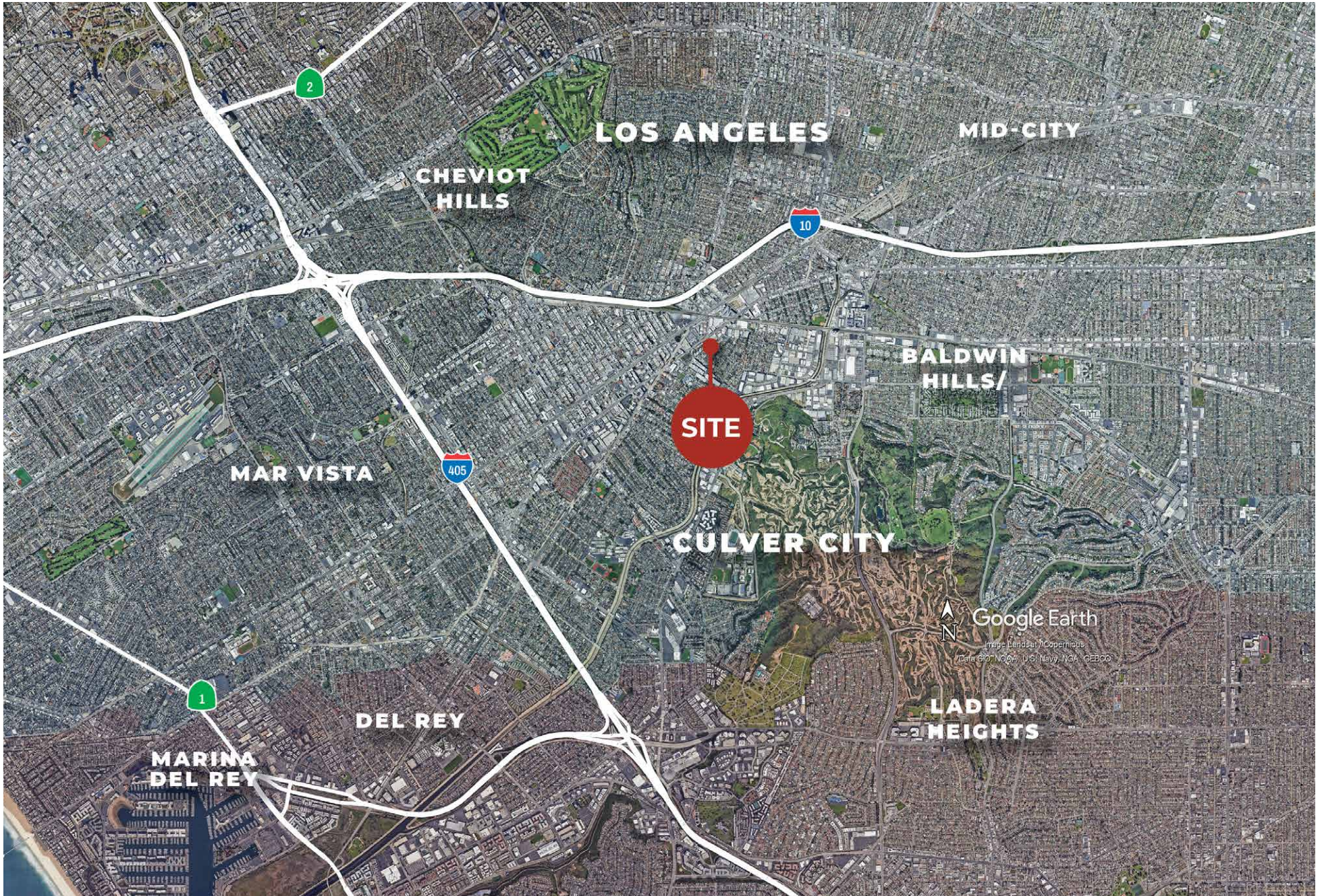
- 26** Smashbox Studios
- 27** Sony Pictures Studios
- 28** The Culver Theater
- 29** Beats Electronic
- 30** Tik Tok
- 31** SM Entertainment
- 32** VaynerMedia LA HQ
- 33** Scopely
- 34** Amazon MGM Studios
- 35** Kirk Douglas Theatre
- 36** The Culver Studios

TRANSPORTATION

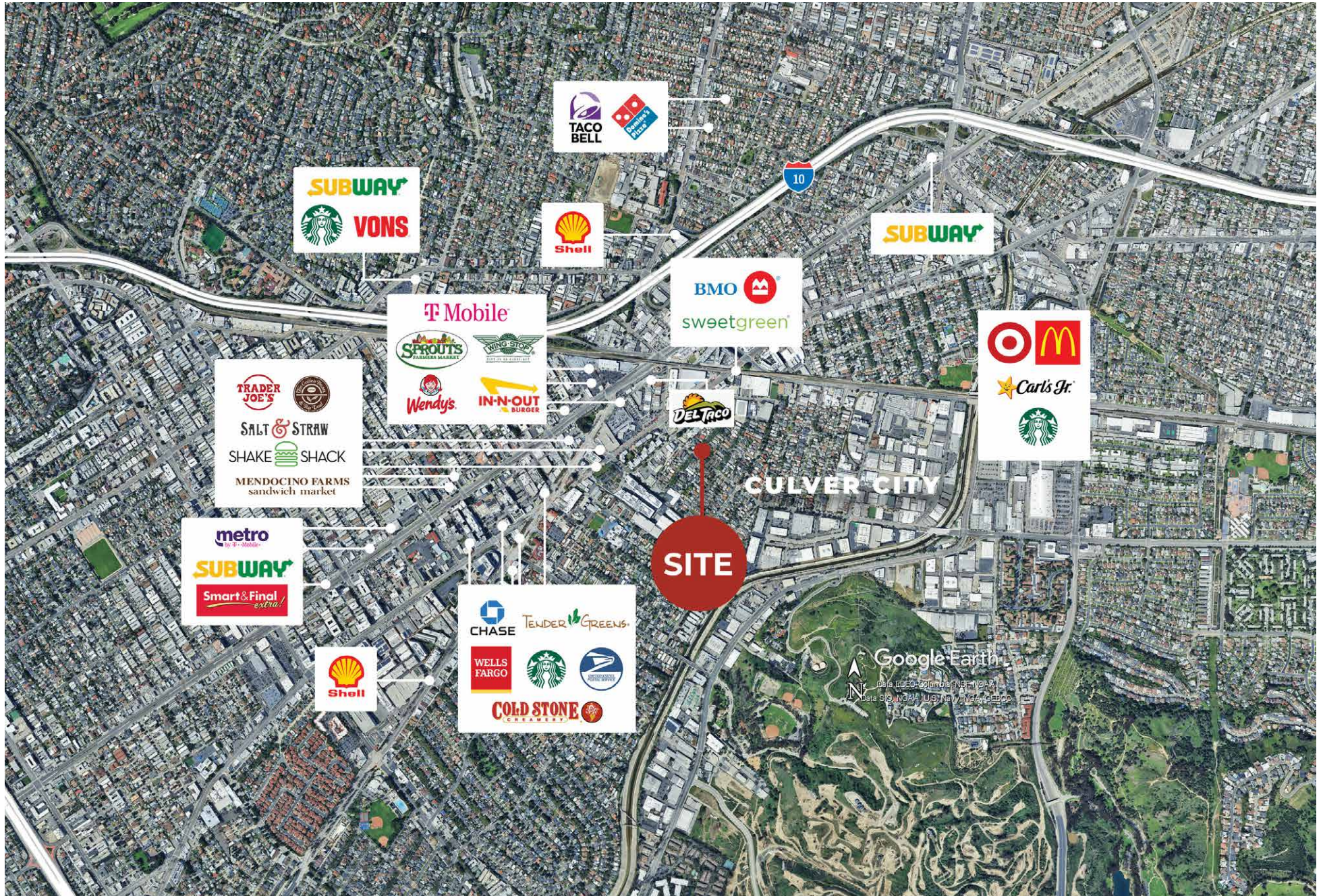
- 37** Robertson Blvd & Venice Blvd (Culver City Bus Station)
- 38** Metro Bike Hub at the Ivy Station complex
- 39** INCE Parking Structure



REGIONAL MAP



RETAILERS MAP



AREA DEMOGRAPHICS

	1 Mile	3 Miles
Population	33,751	311,294
Households	15,780	130,704
Median Age	37.30	39.10
Median HH Income	\$99,029.00	\$90,065
Daytime Employees	33,896	220,636

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