

FOR SALE

investor, owner-user,
development opportunity

3472 CENTINELA AVENUE
WEST LOS ANGELES

FOR MORE INFORMATION

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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is proud to present this ±7,565 SF commercial property, located in the highly desirable Mar Vista submarket of Los Angeles' Westside. Positioned along Centinela Avenue—a key north-south corridor—the property benefits from consistent vehicular traffic, strong visibility, and convenient access to Interstate 10, enhancing connectivity to the broader Los Angeles region.

3472 S. Centinela Avenue is a commercial asset offering functional and flexible space suitable for a variety of business uses. The property features a practical layout designed to accommodate retail, office, or service-oriented tenants. With open floor areas that allow for efficient space planning and customization based on tenant needs, the beautiful ceiling structure creates an ideal space for a showroom. The property also has 21 striped spaces in an on-site parking lot. The large frontage along Centinela Avenue enhances natural light within the premises while supporting strong exterior visibility and signage opportunities. The property was formerly a Mrs. Gooch's Natural Food market and a showroom. Given the large 17,927 SF lot, the property could be redeveloped for mixed use with an emphasis on apartments. The Seller had plans to develop 34 units (3 affordable) plus 2,991 SF of retail.

The surrounding neighborhood is characterized by a blend of residential density and neighborhood-serving retail, creating a stable customer base and sustained demand for commercial services. The area has experienced continued investment and redevelopment, driven in part by nearby tech and media tenants such as those in Culver City and Playa Vista, which has elevated both daytime and evening population activity. This dynamic supports a wide range of commercial uses, including retail, office, or mixed-use configurations. The property presents an attractive opportunity for both owner-users and investors seeking exposure to a supply-constrained Westside market. Its location within a walkable, amenity-rich community enhances tenant appeal, while ongoing growth in the surrounding submarkets provides potential for rental upside and long-term appreciation.

Overall, 3472 S Centinela Avenue offers a compelling combination of strategic location, strong fundamentals, and future growth potential in one of Los Angeles' most sought-after commercial corridors.



PROPERTY PROFILE

PRICE: \$7,000,000

ADDRESS: 3472 S Centinela Ave., Los Angeles, CA 90066

APN: 4248-017-010

BUILDING SIZE: ± 7,565 SF

LAND SIZE: ± 17,927

TYPE / CURRENT USE: Retail

BUILT: 1946

ZONING: (Q)C1-1VL; subject to West Los Angeles Transportation Improvement and Mitigation Specific Plan

STORIES: 1

TENANCY: Vacant

PARKING: 21 spaces

WALK SCORE: 72 (Very Walkable)

DEVELOPMENT POTENTIAL

| | |
|---------------------|-------------------------|
| UNITS: | 34 units (3 affordable) |
| STORIES | 4 |
| STATUS: | Fully entitled - RTI |
| RETAIL: | 2,991 SF |
| MULTIFAMILY: | 20,361 SF |

PARCEL MAP



The image shows the exterior of a building with a dark grey facade and a gabled roof with grey shingles. A large window with a black frame is visible on the left. The name 'The Hänsel' is painted in white on the wall. A blue sign with a wheelchair icon and the text 'PARKING ONLY VAN ACCESSIBLE MINIMUM FINE \$250' is mounted on a pole. A mural of a typewriter is on the wall to the right. A large green tree is on the left side of the frame.

PROPERTY HIGHLIGHTS

- *Prime Westside location in the Mar Vista submarket of Los Angeles*
- *Frontage on Centinela Avenue with strong visibility and signage potential*
- *Flexible interior layout suitable for retail, office, or service use*
- *Abundant natural light through prominent street-facing windows*
- *Commercial zoning allowing for a variety of permitted uses*
- *Open floor plan with high bow truss ceiling*
- *Development potential for mixed-use*
- *Proximity to Culver City, Playa Vista, and Silicon Beach*
- *21 on-site parking spaces for tenants and customers*

SANTA MONICA

CENTINELA AVE.

SUBJECT PROPERTY

21
ON-SITE
PARKING
SPACES

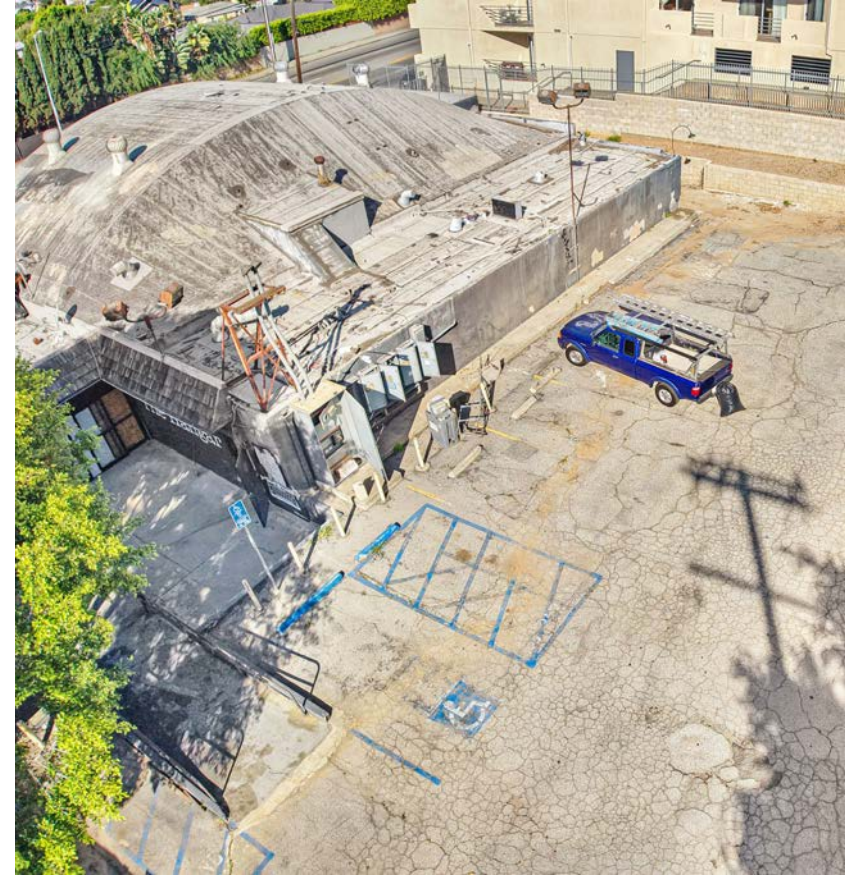
PALMS AVE.



INTERIOR PHOTOS

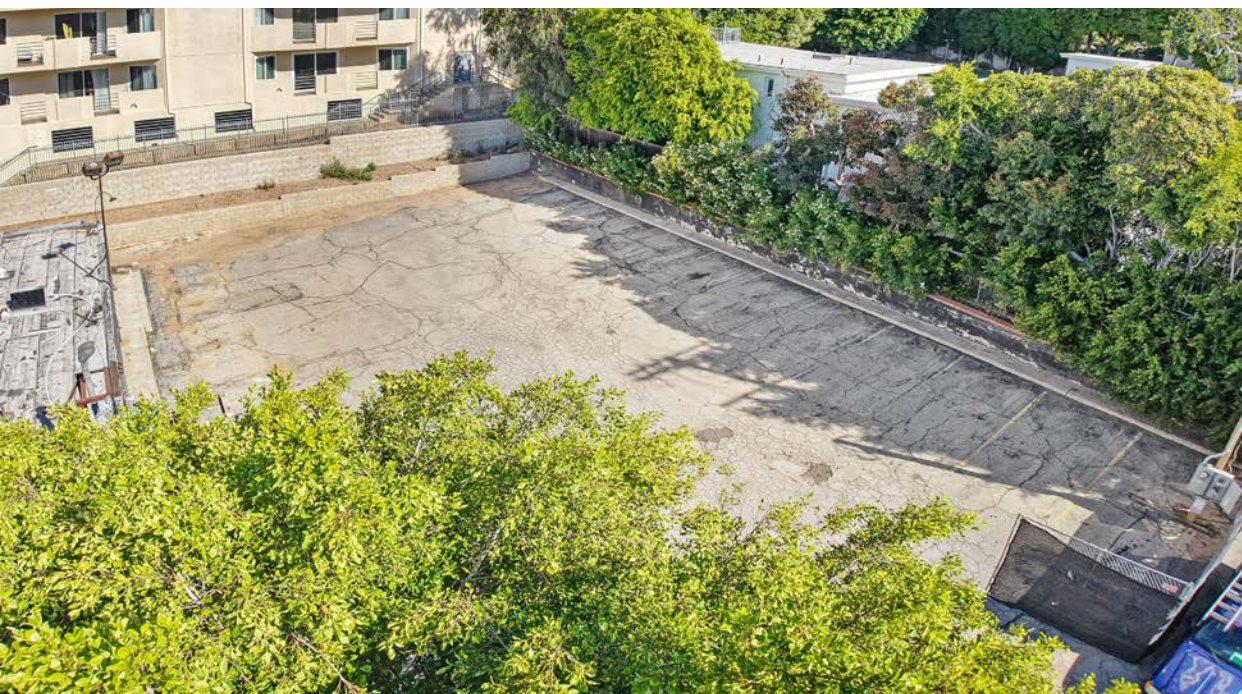


EXTERIOR PHOTOS





21 STRIPED PARKING LOT



VENICE

WOODGREEN ST.

CENTINELA AVE.

PALMS AVE.

SUBJECT PROPERTY



CLICK OR SCAN
FOR AERIAL VIDEO



3472 S. CENTINELA AVE.



PALMS AVE.

CENTINELA AVE.

OCEAN VIEW AVE.

PALMS AVE.

GRAND VIEW BLVD.

AERIAL MAP



SUBJECT PROPERTY

21
ON-SITE
PARKING
SPACES

CENTINELA AVE.

PALMS AVE.

AMENITIES MAP

WESTDALE

SUNSET PARK

Santa Monica Airport

FOOD & DINING

- | | | |
|--------------------------|-------------------------|------------------------------|
| 1 <i>Electric Bleu</i> | 5 <i>Sunny Grill</i> | 10 <i>Mitsuwa Market</i> |
| 2 <i>The Cloverfield</i> | 6 <i>Maison Macha</i> | 11 <i>Lettuce Feast Food</i> |
| 3 <i>Bethoven Market</i> | 7 <i>Little Fatty</i> | 12 <i>MV Grab and Go</i> |
| 4 <i>Cafe Laurent</i> | 8 <i>TAVERNA</i> | 13 <i>Alana's Coffee</i> |
| | 9 <i>Hokkaido Ramen</i> | 14 <i>Tacos El Junior #1</i> |

PEACEFUL PALMS LEARNING CENTER

MAR VISTA HOUSES

MARK TWAIN MIDDLE SCHOOL

★ SUBJECT PROPERTY

THINGS TO DO

- 1 *Museum of Flying*
- 2 *Penmar Golf Course*
- 3 *Mosaic*
- 4 *Uprise MMA*
- 5 *Los Angeles AS*
- 6 *LA826 Mar Vista Travel Mart*
- 7 *Airport Park*
- 8 *Ruskin Acting*
- 9 *Snap*

AREA OVERVIEW

The Mar Vista neighborhood on Los Angeles' Westside, a highly sought-after submarket known for its strong demographics, walkability, and proximity to major employment centers. Mar Vista benefits from its central location between Culver City, Venice, and Playa Vista—areas that have seen significant growth driven by technology, media, and creative industries. This has contributed to a steady influx of young professionals and higher-income residents, supporting a vibrant local economy and increasing demand for neighborhood-serving retail and services.

The surrounding area offers a balanced mix of residential communities, boutique retail corridors, and dining destinations, creating consistent foot traffic and a stable customer base. Nearby commercial hubs such as downtown Culver City and the Venice retail corridors provide additional amenities and draw regional visitors, further enhancing the area's appeal. With convenient access to Interstate 10 and major surface streets, the location provides excellent connectivity throughout Los Angeles.



DEMOGRAPHICS PROFILE

1-3-5 mile radius from Subject Property

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-------------------|---------------|---------------|---------------|
| 2020 Population | 32,016 | 329,067 | 635,176 |
| 2025 Population | 32,226 | 335,464 | 650,971 |
| Median Age | 41.1 | 40.2 | 39.7 |
| Bachelor's Degree | 57% | 61% | 61% |

| HOUSEHOLD | 1-MILE | 3-MILE | 5-MILE |
|---------------------|---------------|---------------|---------------|
| 2020 Households | 13,604 | 155,741 | 285,251 |
| 2025 Households | 13,616 | 158,008 | 291,008 |
| Median Year Built | 1962 | 1972 | 1970 |
| Average H.H. Income | \$146,998 | \$148,193 | \$149,116 |
| Median H.H. Income | \$113,003 | \$115,987 | \$116,545 |

| BUSINESS | 1-MILE | 3-MILE | 5-MILE |
|-------------------------|---------------|---------------|---------------|
| Total Businesses | 1,217 | 31,409 | 68,824 |
| Total Employees | 7,950 | 223,783 | 511,907 |
| Employees Per Business | 7 | 7 | 7 |
| Total Consumer Spending | \$493.4M | \$5.5B | \$10.3B |



MEDIAN HOME VALUE

Within a 3-Mile Radius \$1,107,496



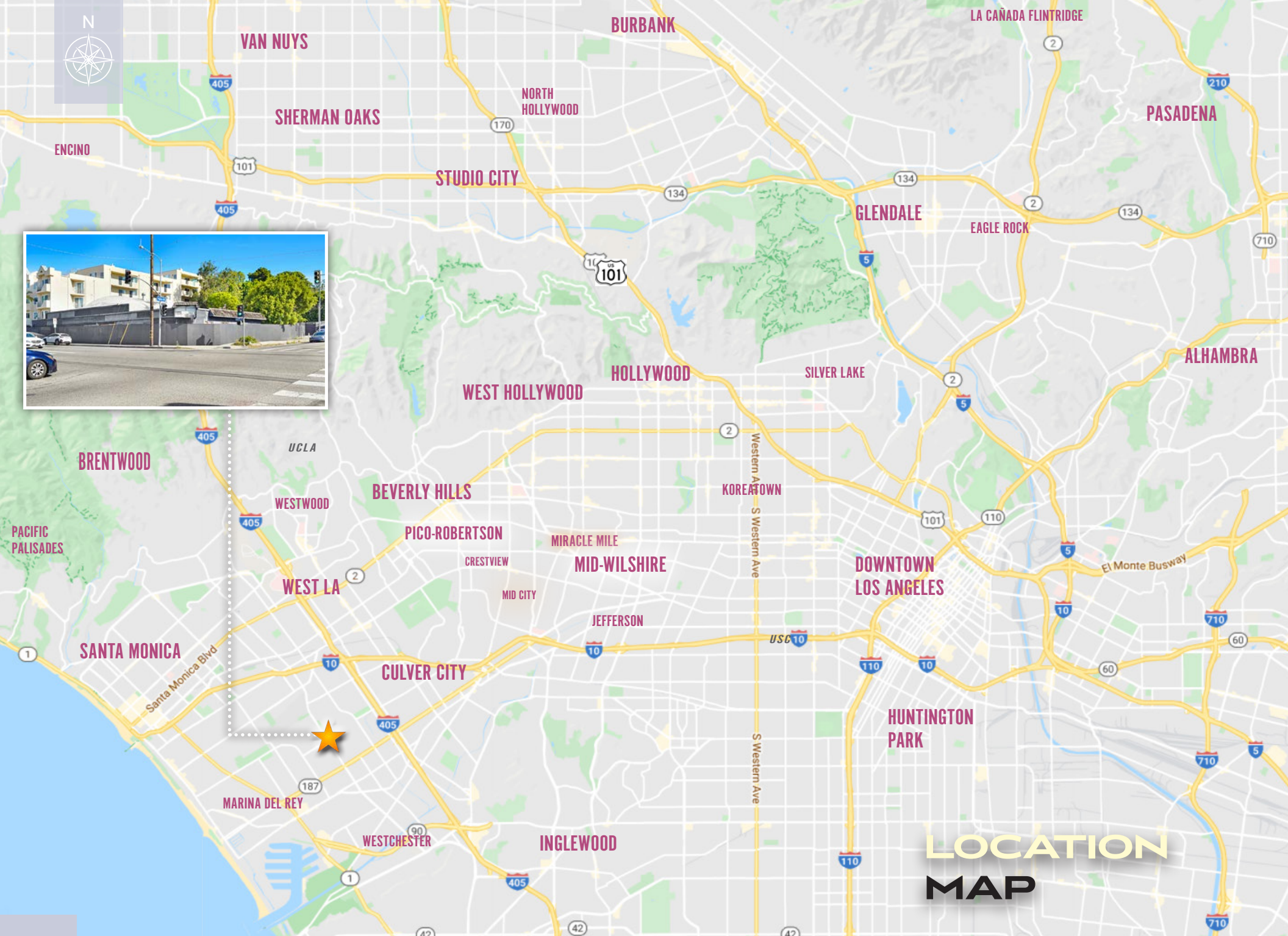
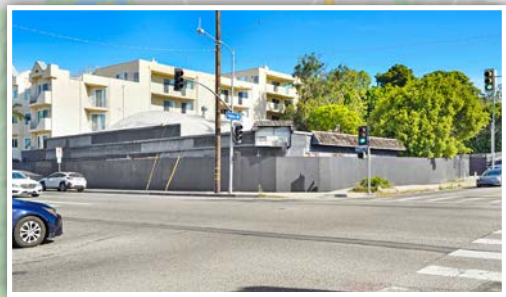
OWNER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 47,786



RENTER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 110,582



LOCATION MAP

DISCLAIMER

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