

FOR SALE
OWNER USER / INVESTMENT RETAIL BUILDING
12822 WEST WASHINGTON BLVD, CULVER CITY, CALIFORNIA



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This offering presents an opportunity for an owner/user or investor to purchase a single-story freestanding retail building. The property is vacant, which affords the opportunity for an owner-user to take possession or an investor to renovate and re-tenant the property. The property is easily divisible into 2 separate units.

Price

\$2,970,00.00 - \$803 per SF on estimated building size of 3,700 SF.

Building Size

Approximately 3,700 SF per LA County Assessor Records. Brokers do not make any representation as to the actual size. The buyer is advised to conduct their own investigation to determine the size.

Lot Size

5,001 SF - 50 x 100 with 48 feet of building frontage on Washington Boulevard.

Alley

20-foot alley at the rear of the property.

Zoning

CG - Culver City. Assessor Parcel 4230-023-027.

Year Built

1961 per public record.

Parking

6 spaces in the rear of the building.

Description

Easily divisible into 2 units.

High ceilings.

2 bathrooms.

Current Tenant Information

Formerly occupied by Classic Speedwash Laundromat.

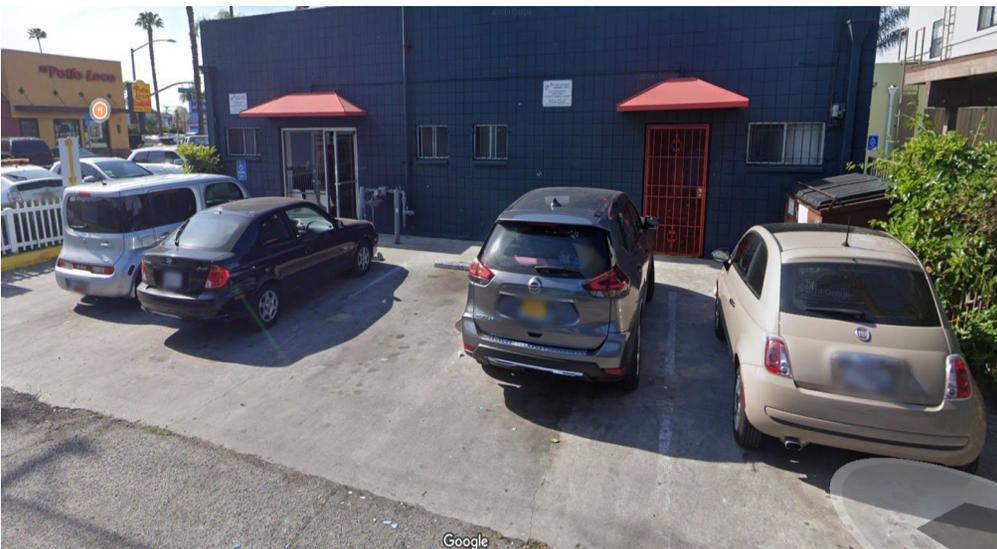
The property is now vacant.

Area Tenants & Demographics

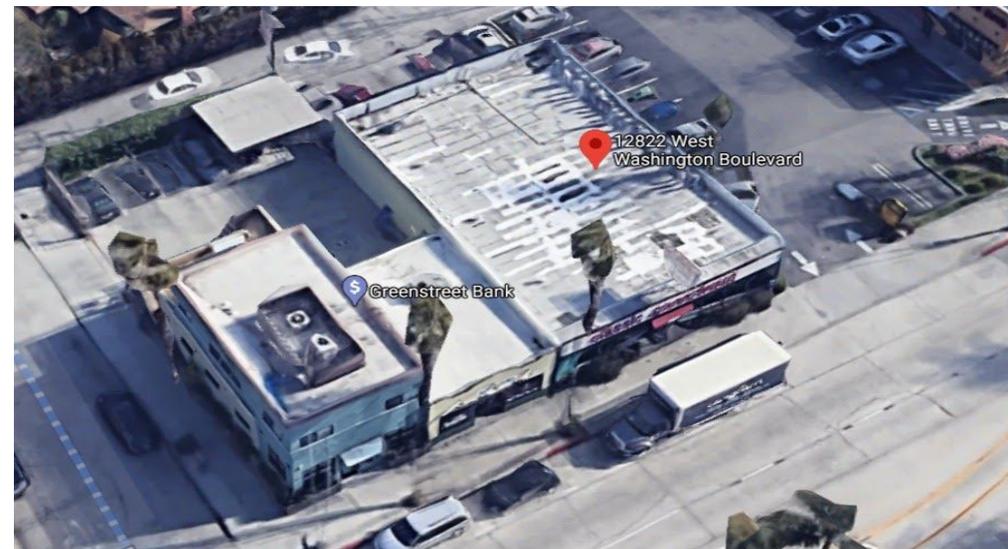
The retail market is strong with nearby tenants that include Rockenwagner Bakery, Pitfire Pizza, Costco, Best Buy, Home Depot, Food 4 Less, PetSmart, Wells Fargo, Black Bear Diner, Starbucks, and US Bank.

The median age of residents in a 3-mile radius is 40 years old and an average yearly household income of \$94,000. Santa Monica, Playa Vista, Marina Del Rey, the famous Abbot Kinney Retail District, and Ocean Front Walk in Venice are within biking or driving distance. Los Angeles Airport (LAX) is 6.3 miles to the south and the 405 Freeway is 2 miles to the East.





6 Parking Spaces in the Rear of the property

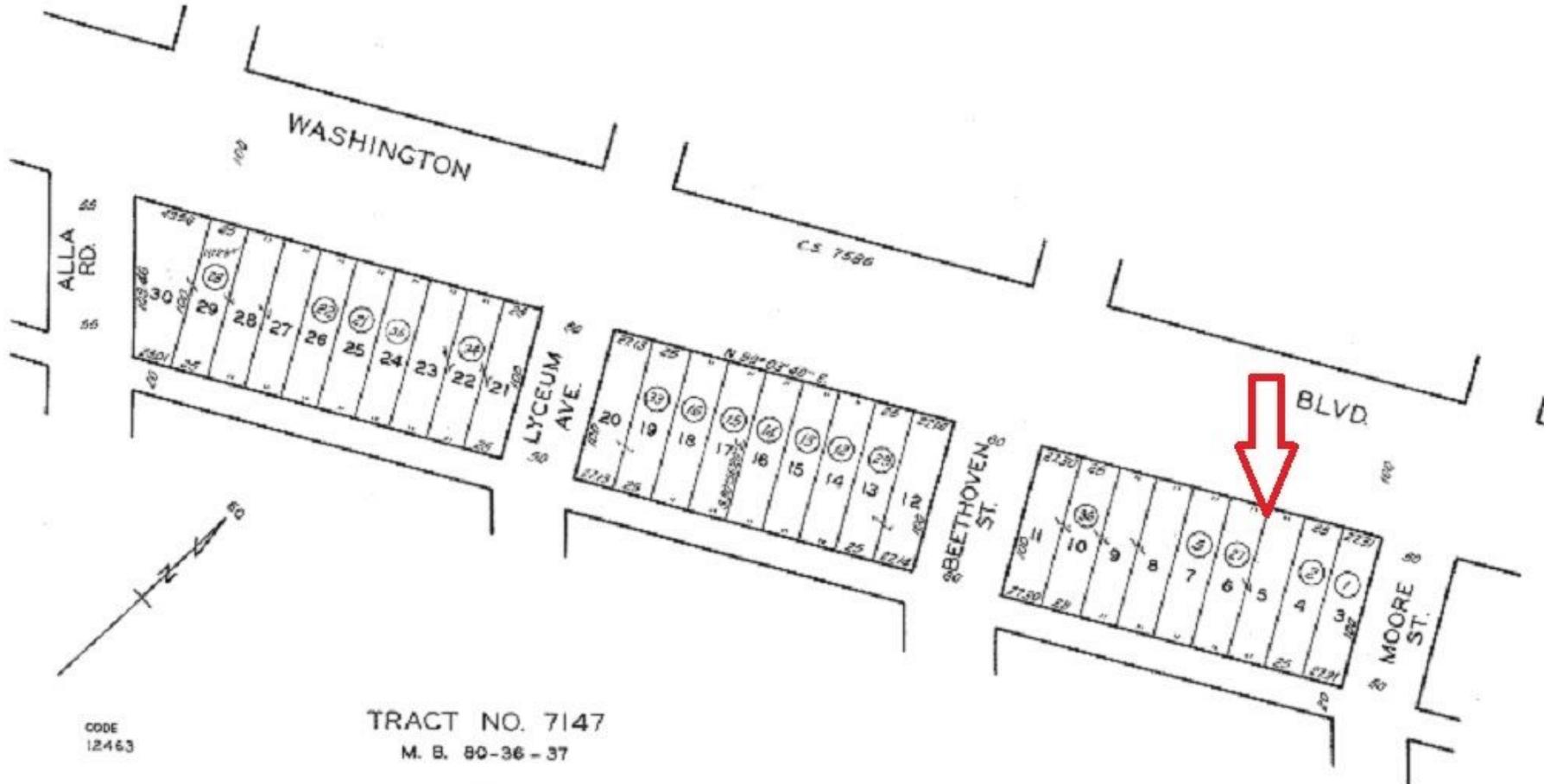


Overhead View

Assessor Plat Map
12822 WEST WASHINGTON BLVD, CULVER CITY, CALIFORNIA

4230 | 23 | 1999
1/2" = 50'

REVISED
2-1-82
K00073
4230 23
20000.50
yd=18.514
sqm=425
4230 23-87
98779

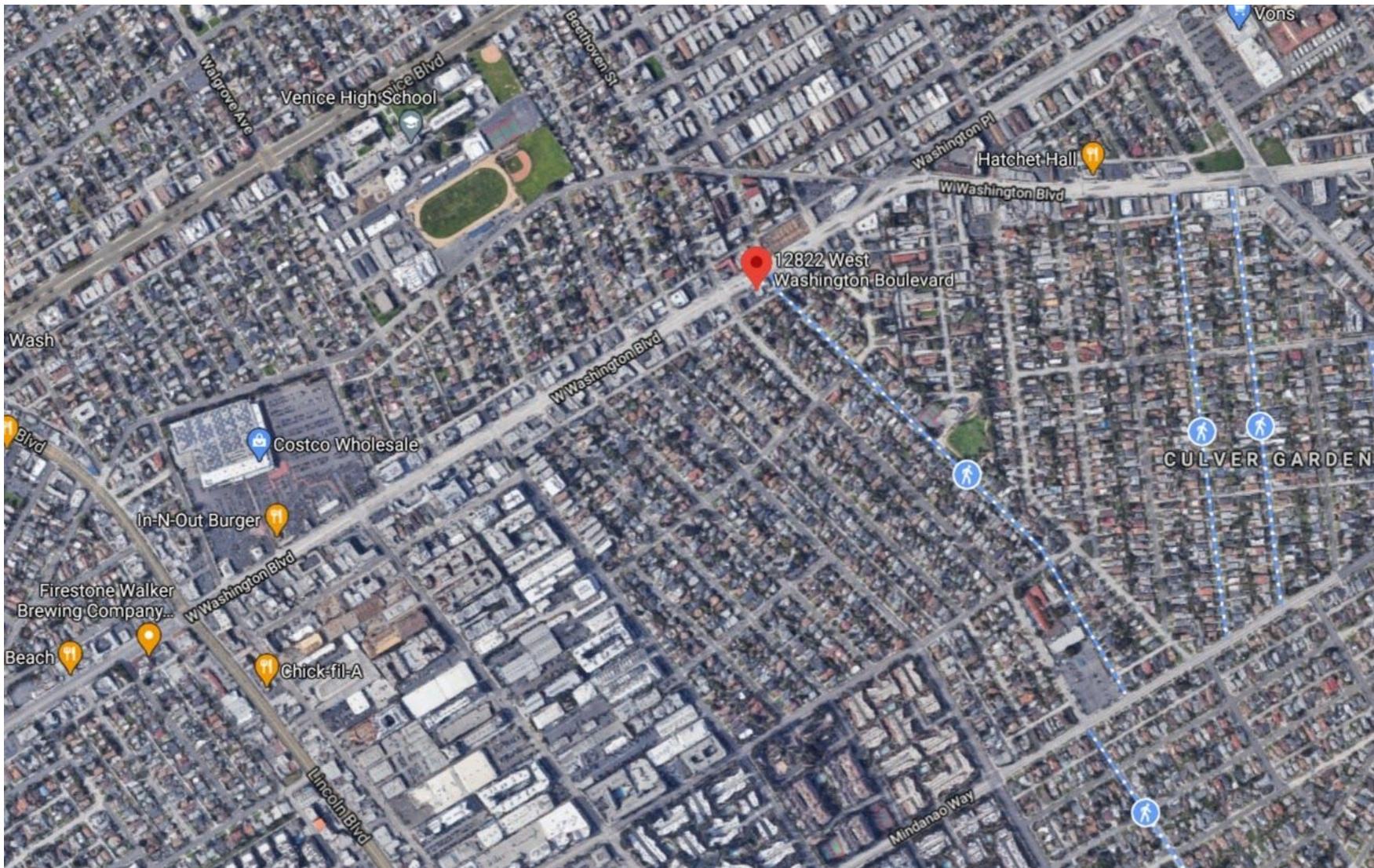


CODE
12463

TRACT NO. 7147
M. B. 80-36-37

FOR PREV. ASSMT. SEE: 616 - 20
961 - 28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



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All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. DRE BROKER # 00825237