

**FOR SALE - \$500,000 Price Reduction!**

**9517-23 Culver Boulevard, Culver City CA 90232**

**Tender Greens Leased Retail + Owner User Space Available**



**Evan Pozarny, Executive Vice-President**

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This offering presents an opportunity for an investor or owner-user to purchase 2 side by side connected restaurant-retail-gallery buildings in the booming Culver City Marketplace. The total square footage of the buildings are 6,369 SF with 54 feet of retail frontage on Culver Boulevard, plus wonderful outside patio dining areas for Tender Greens.

9523 Culver Boulevard is occupied by Tender Greens, a very strong 30 unit California regional fast casual restaurant. They have been at this location for 15 years and recently renewed their lease effective July 1, 2021, for an additional 5 years with a rent increase.

[Click here to access the Tender Greens website for more information.](#)

9517 Culver Boulevard was formally occupied by the owner of the property operating as the Wonderful World of Animation Gallery.

The Culver City market is very strong with nearby tenants that include Sephora, Trader Joe's, Apple TV Plus Streaming, Amazon Studios, Sony Picture, Target, Costco, Best Buy, PetSmart, Wells Fargo, Starbucks, US Bank, and many more.

**Price** ~~\$6,700,000.00~~ **\$6,200,000.00**

**Tenants & Sizes**

Address	Tenant	Use	1st Floor SF	2nd Floor SF	Total 1st & 2nd Floors	Lot Size	Assessor #
9517 Culver	Vacant	Gallery	3,479	795	4,274	2,533	4207-001-029
9523 Culver	Tender Greens	Restaurant	1,453	642	2,095	2,532	4207-001-031
			<b>Total SF</b>		<b>6,369</b>	<b>5,165</b>	
<b>Tender Greens</b>	<b>Monthly Rent 7/1/2021</b>	<b>NNN</b>	<b>Lease Renewed</b>	<b>Lease End</b>	<b>1-5 Year Option</b>	<b>Current Rent Per SF</b>	
	<b>\$10,527.66</b>	<b>\$1,755.70</b>	<b>7/1/2021</b>	<b>6/30/2026</b>	<b>7/1/2026</b>	<b>\$7.24 (1st floor only)</b>	



**Sony Studios**



**Amazon Studios**



**Apple TV Plus Streaming**

**Year Built** Constructed in 1921, but subsequently remodeled. There is an alley in the rear of the property.

**Parking** The seller has 9 parking permits in the adjacent City lot. Ample street parking.

**Patios** Outside dining patios are leased from the City of Culver City.

**Income & Expenses** Rent roll, operating expenses, and lease information are available. [Click here to visit the property website to register and sign the NDA to access documents.](#)







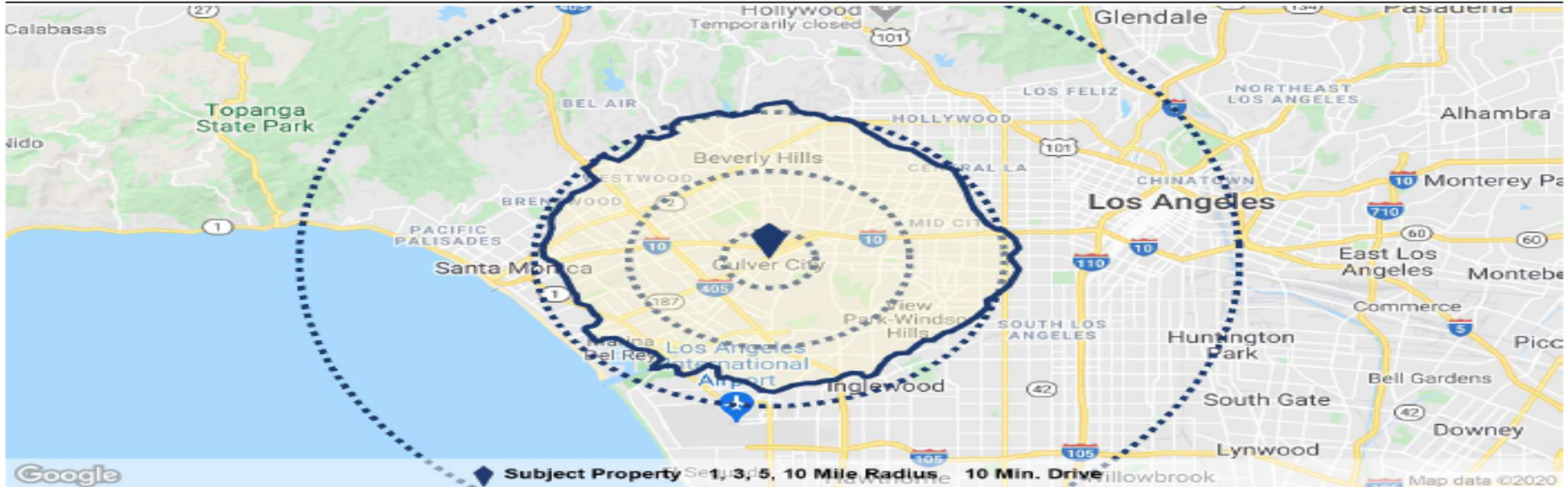
# Culver City Area Information

Downtown Culver City is a charming collection of outdoor cafes, unique shops, galleries, and nightlife opening onto tree-lined boulevards perfect for an afternoon stroll. Striking landmark buildings are home to a vast array of entrepreneurial businesses and creative enterprises, along with a wide selection of services for residents.

It boasts a City Hall of stunning architecture, as well as the “Shortest Main Street in the USA”. Book-ended by entertainment powerhouses Sony Studios and The Culver Studios, Downtown Culver City is a perfect combination of small-town charm and urban living - truly Los Angeles' best kept secret! [Click here to visit Downtown Culver City Business Associations.](#)

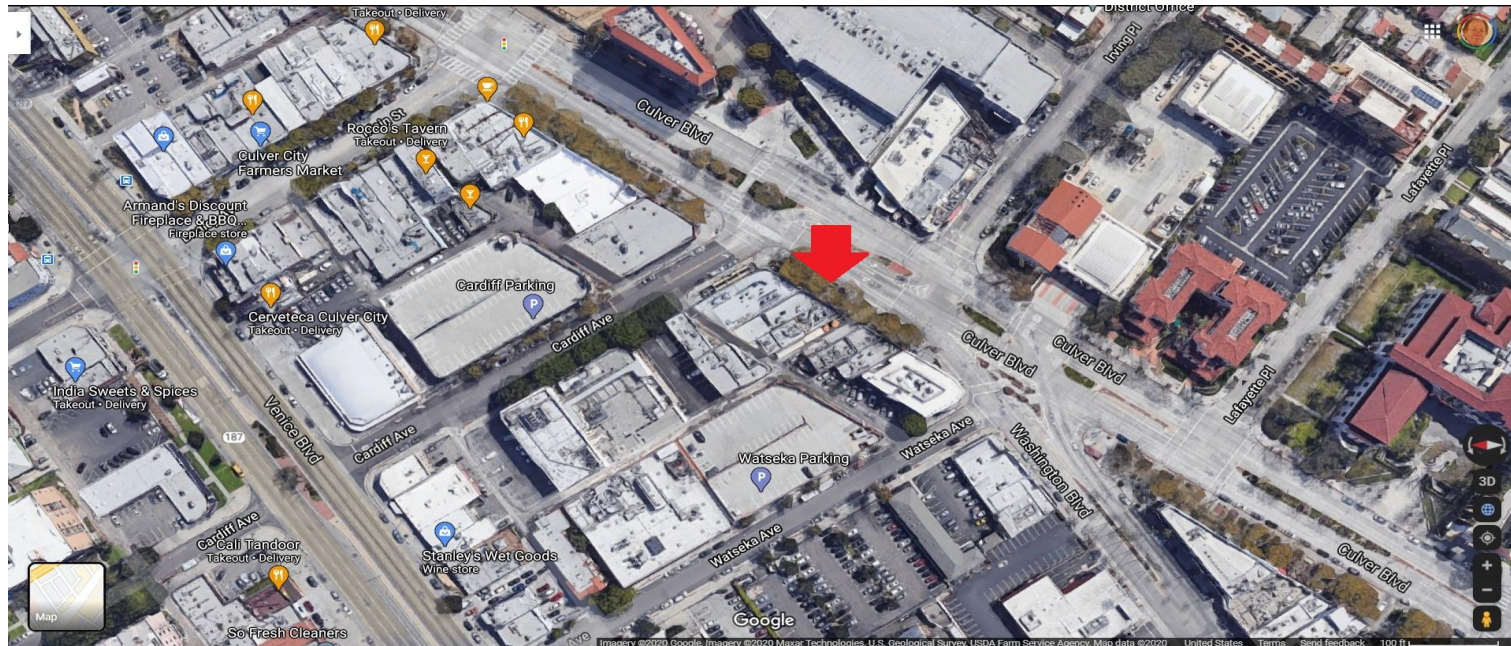


## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	41,858	308,022	880,922	2,742,846	768,953
5 Yr Growth	0.6%	0.3%	0.6%	0.4%	-0.2%
Median Age	38	39	39	37	39
5 Yr Forecast	40	41	41	39	40
White / Black / Hispanic	62% / 10% / 27%	64% / 16% / 29%	62% / 18% / 26%	67% / 16% / 42%	62% / 18% / 26%
5 Yr Forecast	61% / 9% / 28%	64% / 15% / 29%	62% / 18% / 26%	66% / 16% / 42%	61% / 18% / 26%
Employment	33,502	196,984	687,154	1,601,832	415,741
Buying Power	\$1.6B	\$10.2B	\$30B	\$67.5B	\$26.9B
5 Yr Growth	3.4%	3.3%	3.9%	3.7%	3.1%
College Graduates	51.4%	45.5%	45.9%	34.5%	56.9%
<b>Household</b>					
Households	19,501	128,796	374,918	1,046,695	327,974
5 Yr Growth	0.4%	0.1%	0.4%	0.4%	-0.3%
Median Household Income	\$79,589	\$79,297	\$80,012	\$64,442	\$82,004
5 Yr Forecast	\$81,950	\$81,873	\$82,816	\$66,534	\$84,859
Average Household Income	\$102,838	\$108,316	\$110,419	\$95,952	\$111,585
5 Yr Forecast	\$105,119	\$110,880	\$113,164	\$98,365	\$114,443
% High Income (>\$75k)	53%	52%	52%	44%	53%
<b>Housing</b>					
Median Home Value	\$983,564	\$985,862	\$929,515	\$861,137	\$949,820
Median Year Built	1970	1958	1959	1961	1959
Owner / Renter Occupied	20% / 80%	37% / 63%	35% / 65%	31% / 69%	36% / 64%

# Overhead Site Plan





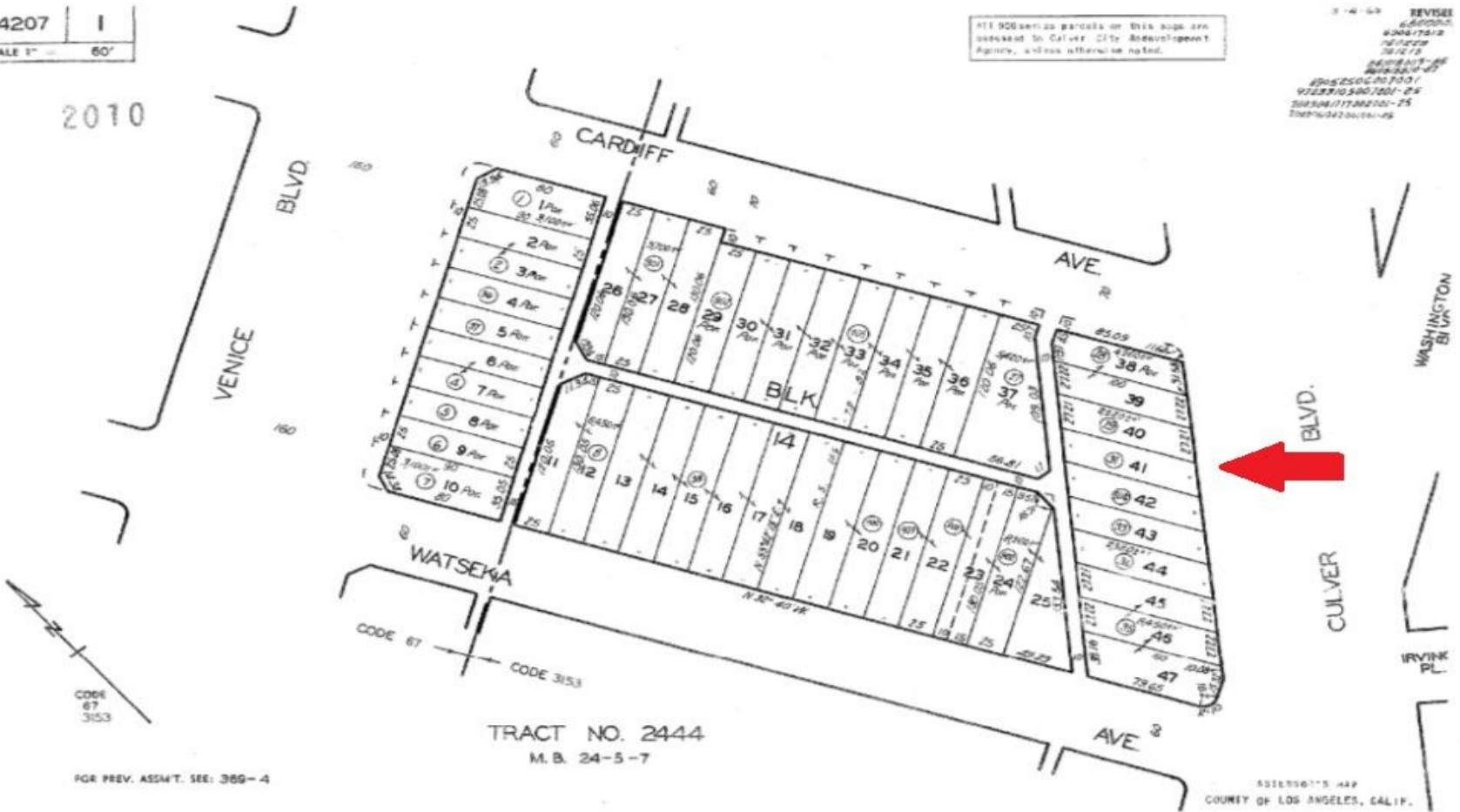
# Assessor Plat Map

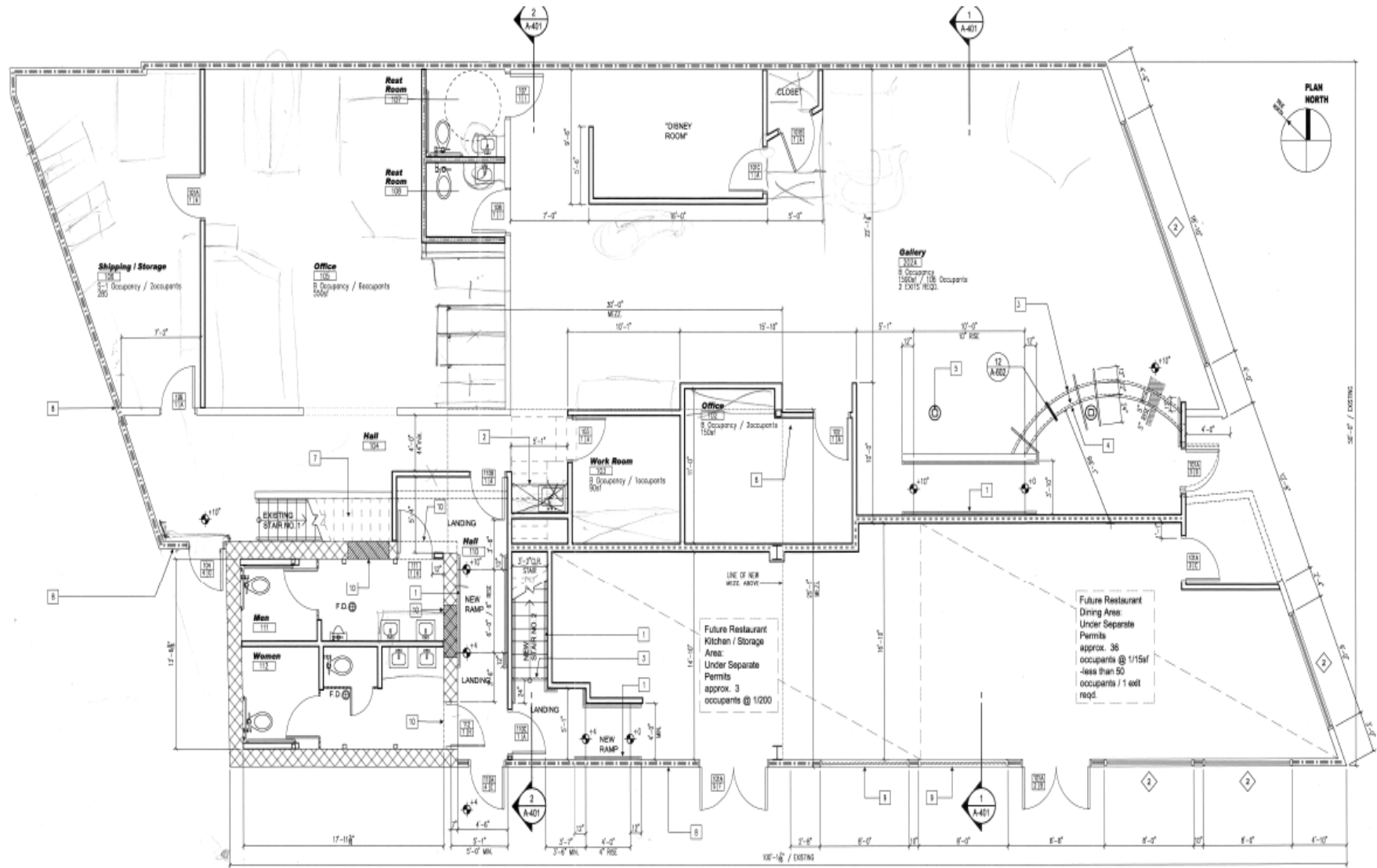
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SCALE 1" = 60'

2010

All 900-series parcels on this map are based on Culver City Assessor's Agency, unless otherwise noted.

3-4-53 REVISED  
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