

FOR SALE

9517-23 Culver Boulevard, Culver City CA 90232

Tender Greens Leased Retail + Owner User Space Available



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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 \$6,200,000.00

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
			Total SF		6,369	5,165	
Tender Greens	Monthly Rent 7/1/2021	NNN	Lease Renewed	Lease End	1-5 Year Option	Current Rent Per SF	
	\$10,527.66	\$1,755.70	7/1/2021	6/30/2026	7/1/2026	\$7.24 (1st floor only)	



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.

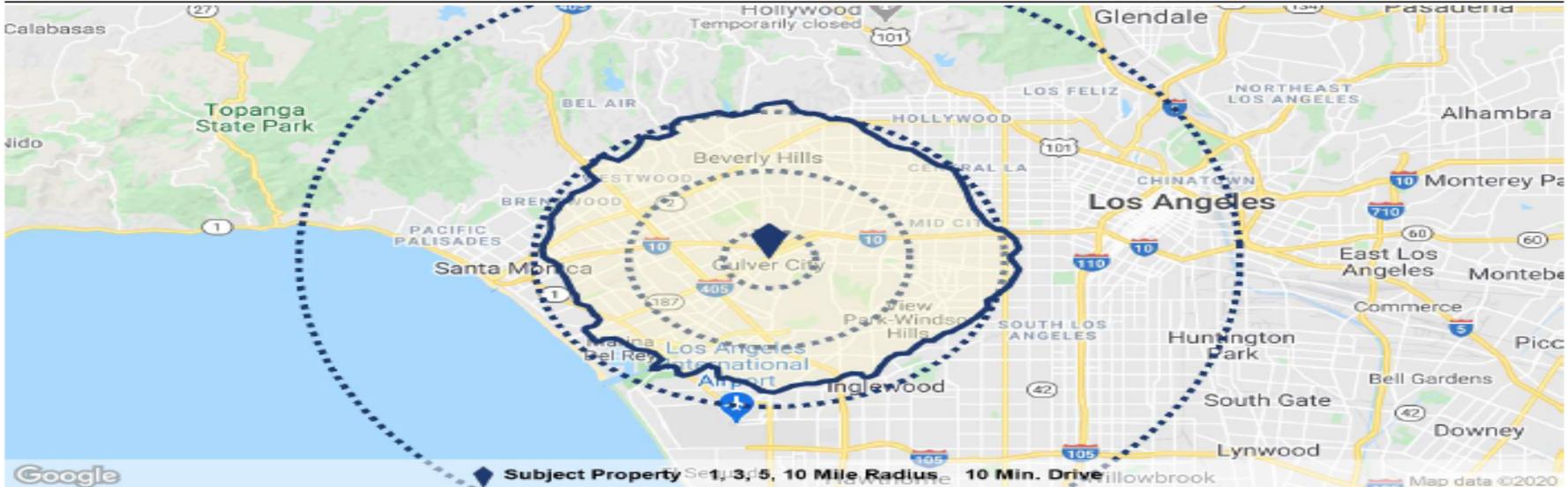
Income & Expenses Rent roll, operating expenses, and lease information are available.
[Click here to visit the property website to register and sign the NDA to access documents.](#)





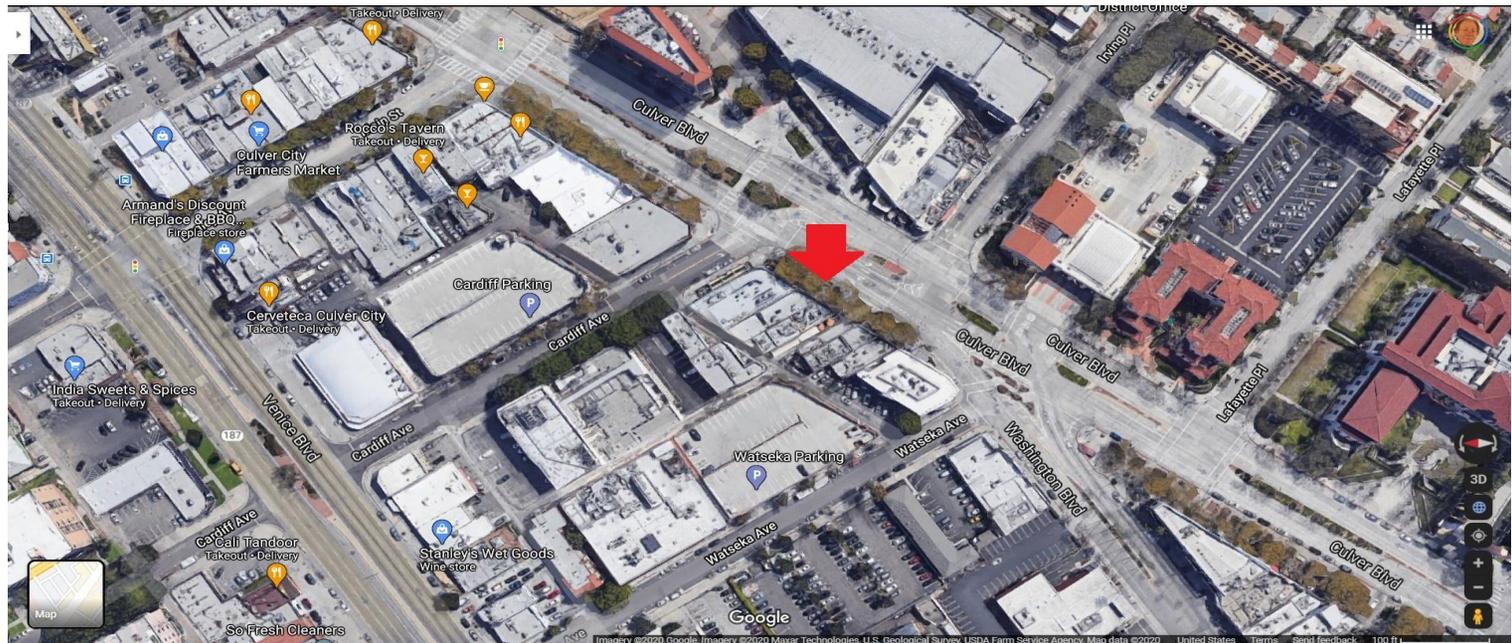


DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
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% / 20%	62% / 18% / 20%	67% / 16% / 42%	62% / 18% / 20%
5 Yr Forecast	61% / 9% / 28%	64% / 15% / 20%	62% / 18% / 20%	66% / 16% / 42%	61% / 18% / 20%
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%
Household					
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%
Housing					
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

4207 | I
SCALE 1" = 60'

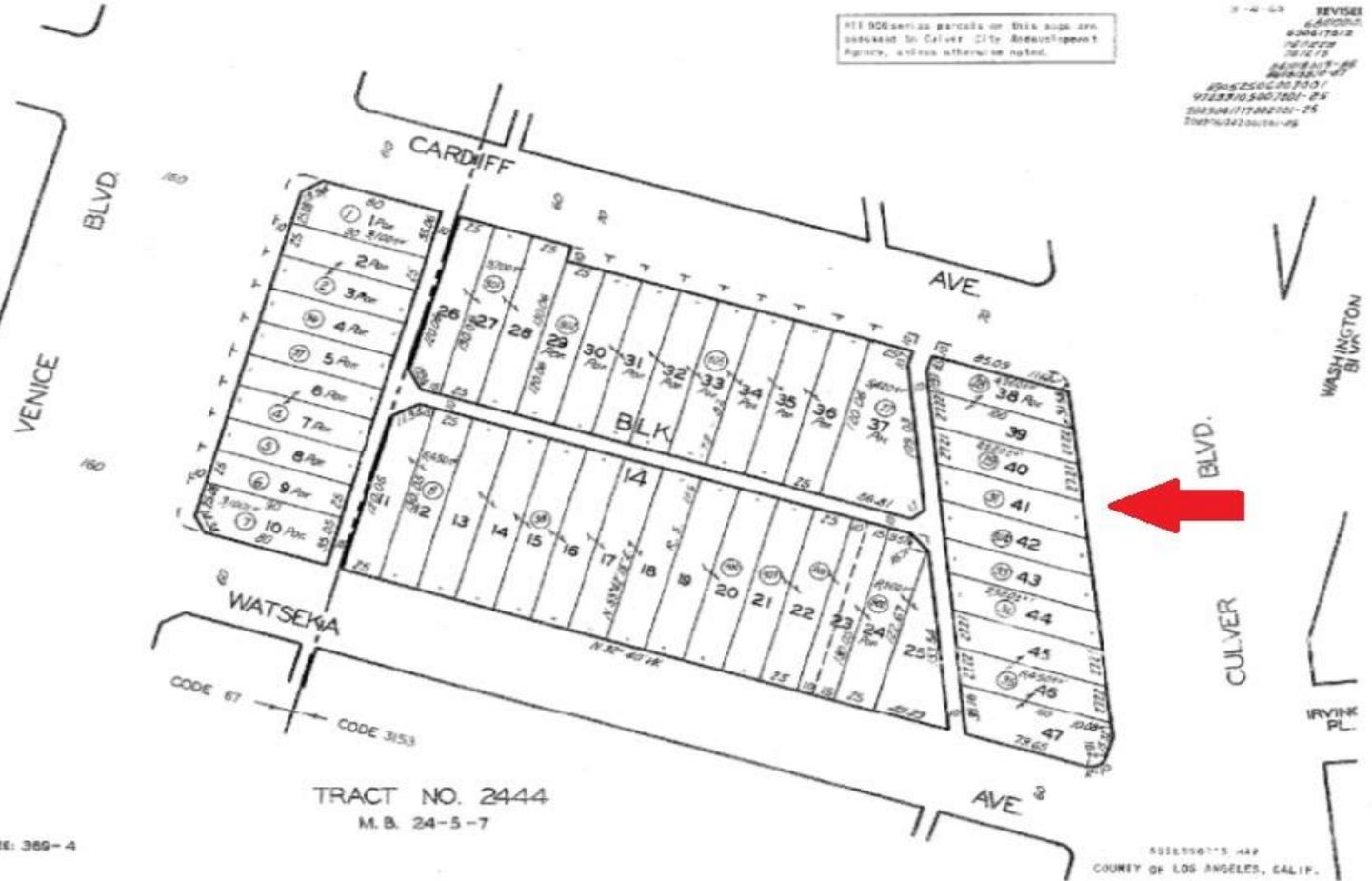
2010

CODE
87
3153

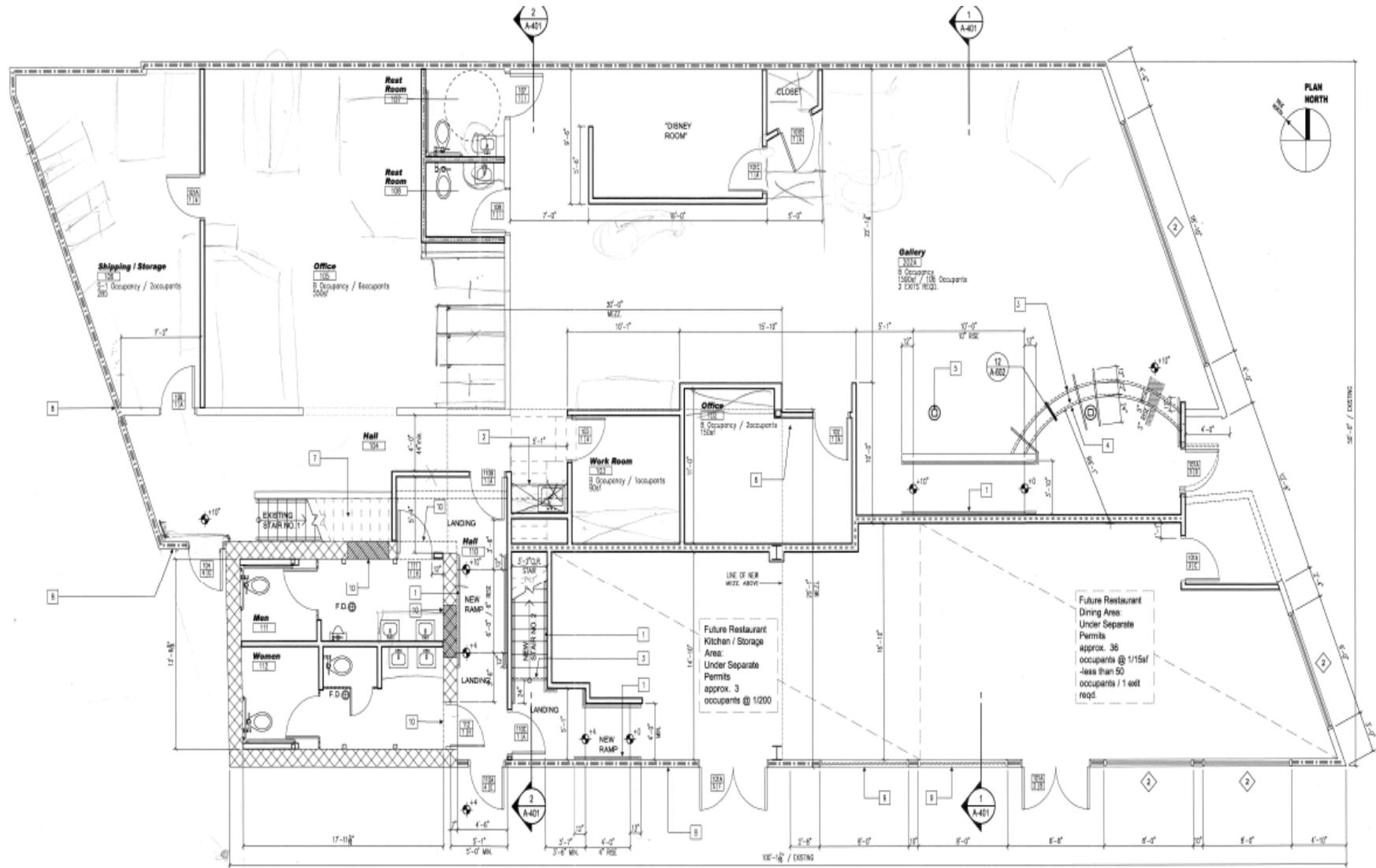
FOR PREV. ASSMT. SEE: 389-4

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

3-4-68 REVISED
6-10-68
6-24-75/2
7-1-77/2
7-1-78
8-1-79
8-1-80/1-81
8-1-82/1-83
8-1-84/1-85
8-1-86/1-87
8-1-88/1-89
8-1-90/1-91
8-1-92/1-93
8-1-94/1-95
8-1-96/1-97
8-1-98/1-99



50121567'S MAP
COUNTY OF LOS ANGELES, CALIF.



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