

FOR LEASE / FOR SALE

SINGLE STORY RETAIL BUILDING

12822 WEST WASHINGTON BLVD, CULVER CITY, CALIFORNIA



Evan Pozarny, Executive Vice-President

(310) 458-4100 x 221

epozarny@muselli.net [DRE# 00825237](#)

This offering presents an opportunity for a lessee to lease a single-story freestanding retail building. The property is vacant, which affords the opportunity to renovate the premises. The property is divisible into 2 separate units.

Lease Price

\$3.50 Per SF + NNN costs.

Purchase Price

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

Building Size

Approximately 3,700 SF per LA County Assessor Records.

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.

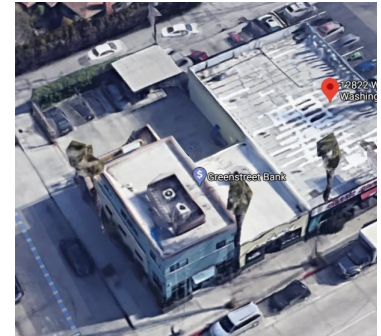
Current Tenant Information

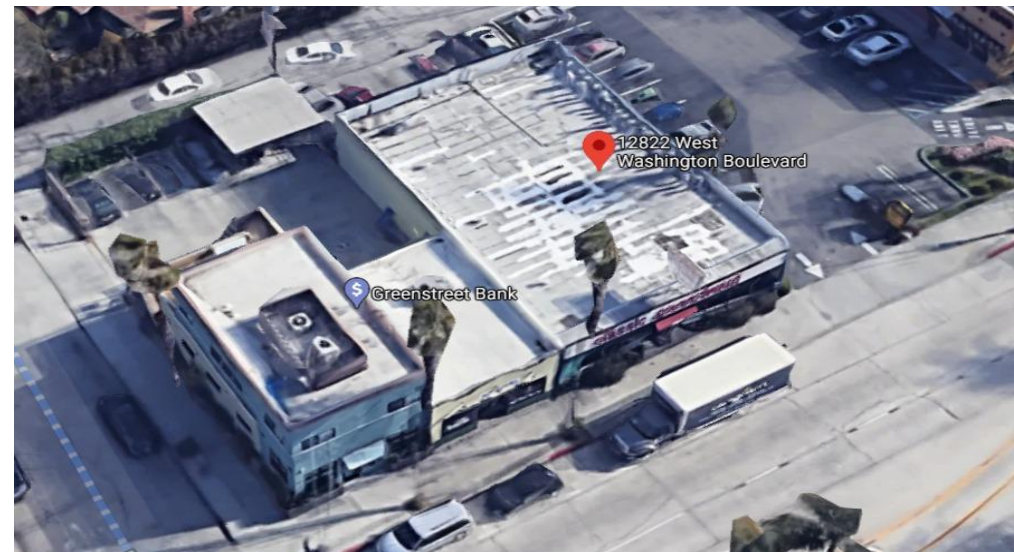
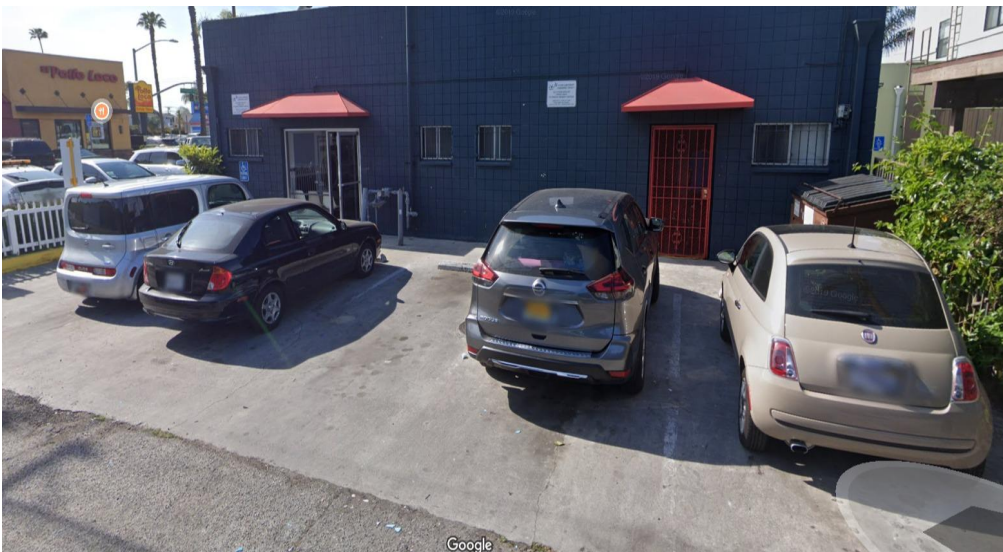
Formerly occupied by Classic Speedwash Laundromat. The property is now vacant.

Area Tenants & Demographics

The retail market is strong with nearby tenants that include Rockenwagner Bakery, Pittfire 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.





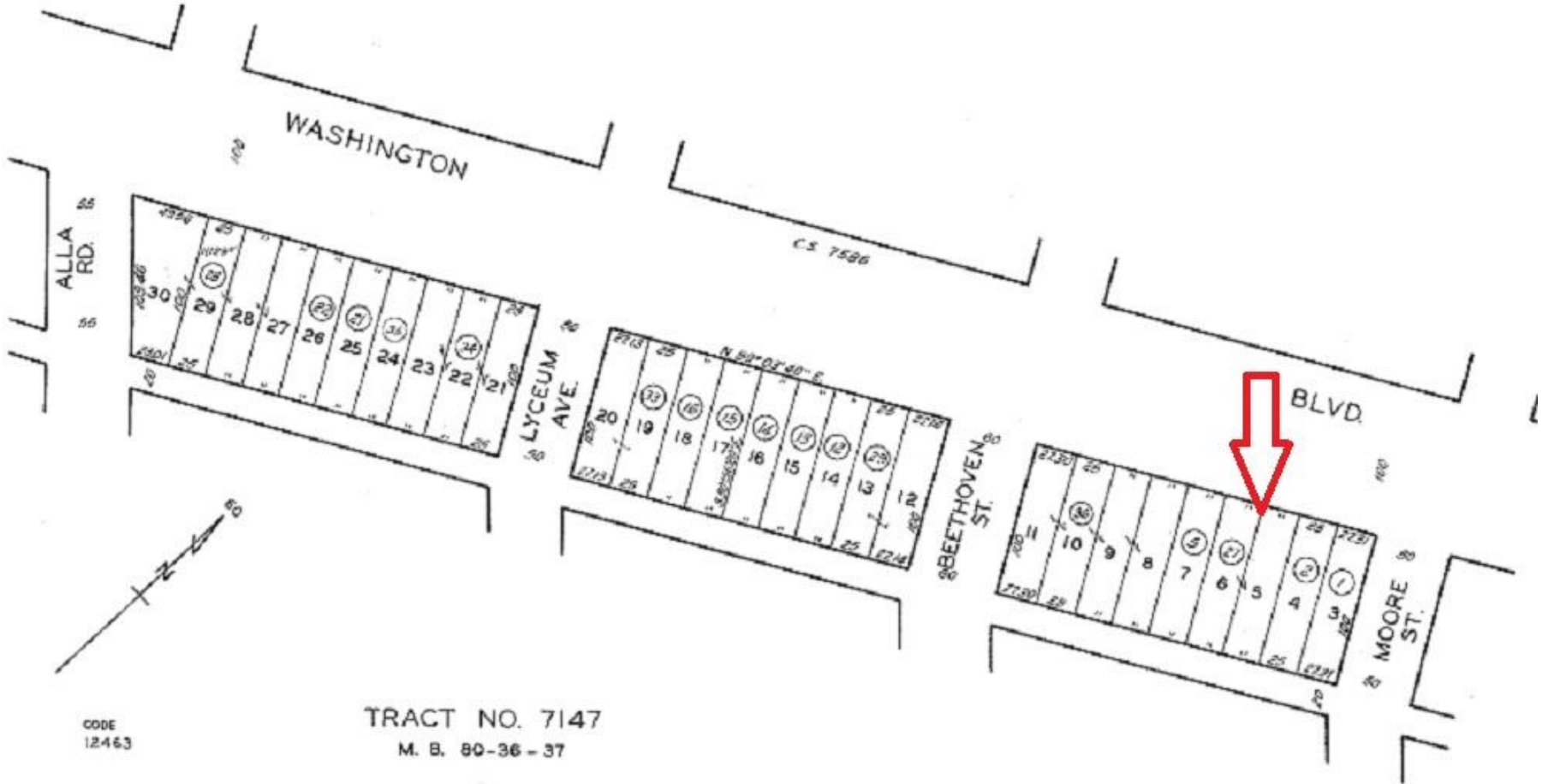
6 Parking Spaces in the Rear of the property

Overhead View

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

4230 | 23 | 1999
 1/2" = 60'

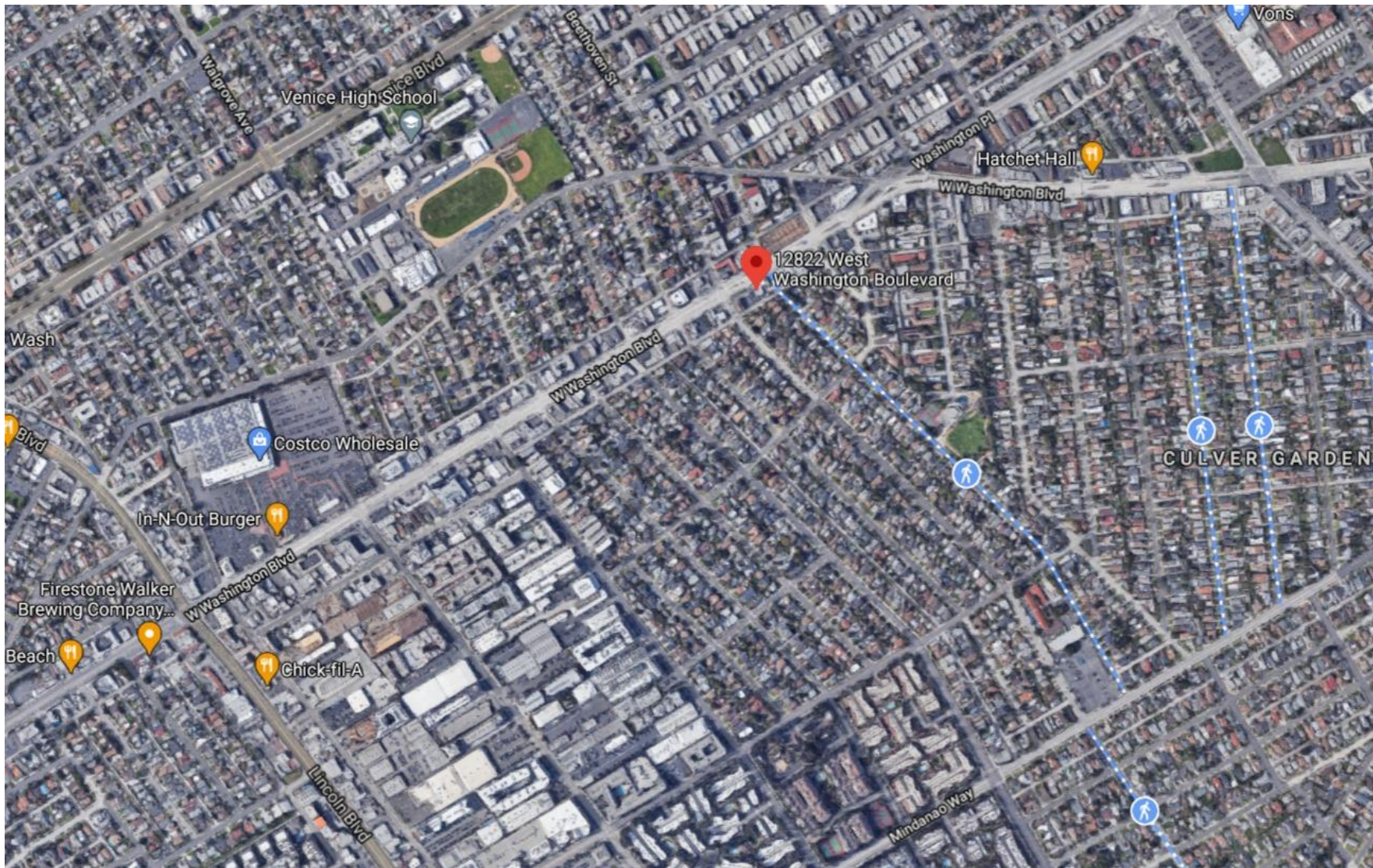
REVISED
 4/20/03
 4/21/03
 4/21/03
 4/21/03
 4/21/03
 4/21/03



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

CODE
 12463

FOR PREV. ASSMT. SEE: 018 - 20
 961 - 28



1536th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

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