10720 MCCUNE AVENUE • LOS ANGELES, CA 90034

COVID SAFETY FEATURES: OUTDOOR WALKWAY, EXTERIOR SUITE ACCESS, OPEN STAIRWELL, OPERABLE WINDOWS, OPEN SURFACE PARKING LOT

OFFICE/WAREHOUSE BUILDING

FOR SALE

PAR COMMERCIAL BROKERAGE

RAFAEL PADILLA
310.395.2663 x102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 x101
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PROPERTY CHARACTERISTICS

10720 McCune Avenue, Los Angeles, CA 90034

BUILDING SIZE:
Approximately 6,020 square feet per assessor
Approximately 4,000 square feet of office space
Approximately 2,000 square feet of warehouse space

LOT SIZE: **Approximately 7,335 square feet per assessor**

APN #: **4252-030-005**

SALE PRICE: **$4,000,000.00**

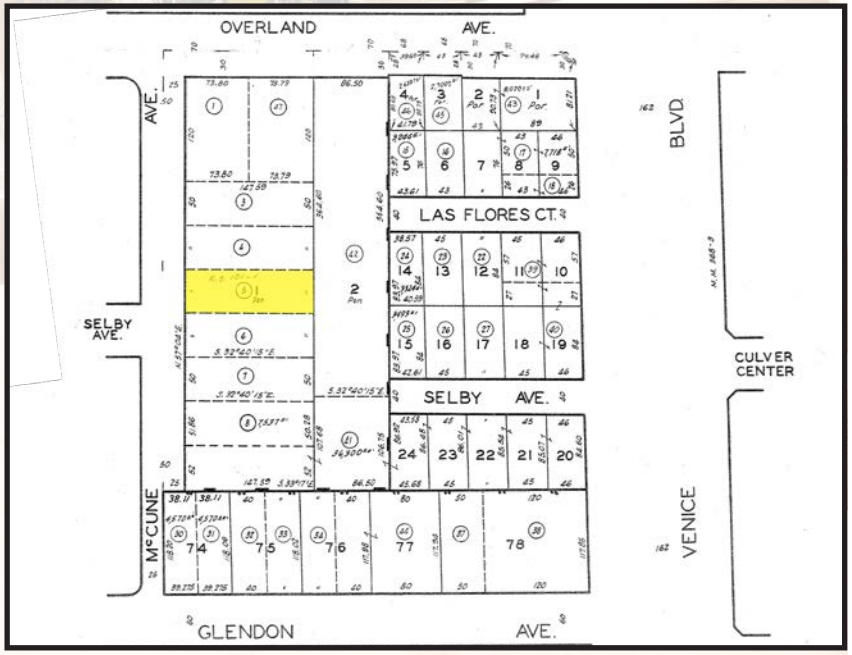
YEAR BUILT: **1958 per assessor**

ZONING: **LA-M1**

OWNERSHIP: **Fee simple**

PARKING: **Eleven (11) total surface level parking spaces (Ten (10) plus one (1) handicapped)**

- **Second and third floors will be delivered vacant**
- **Owner user can occupy 2,000 to 4,000 square feet**
- **Operable windows**
- **Large private patio**
- **Near downtown Culver City with an abundance of amenities**
- **Strategically located between West LA, Beverly Hills, Century City, Venice, Mar Vista and Santa Monica**



GROUND FLOOR LEASE ABSTRACT

Year	Monthly Base Rent	Lease Type	Lease Start	Lease End	Options
1/2020 1/2021 1/2022	$3,710.00 $3,815.00 CPI Increase	Modified Gross Net of utilities & janitorial	12/15/17	12/31/22	Four - 5 year options

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PROPERTY PHOTOS

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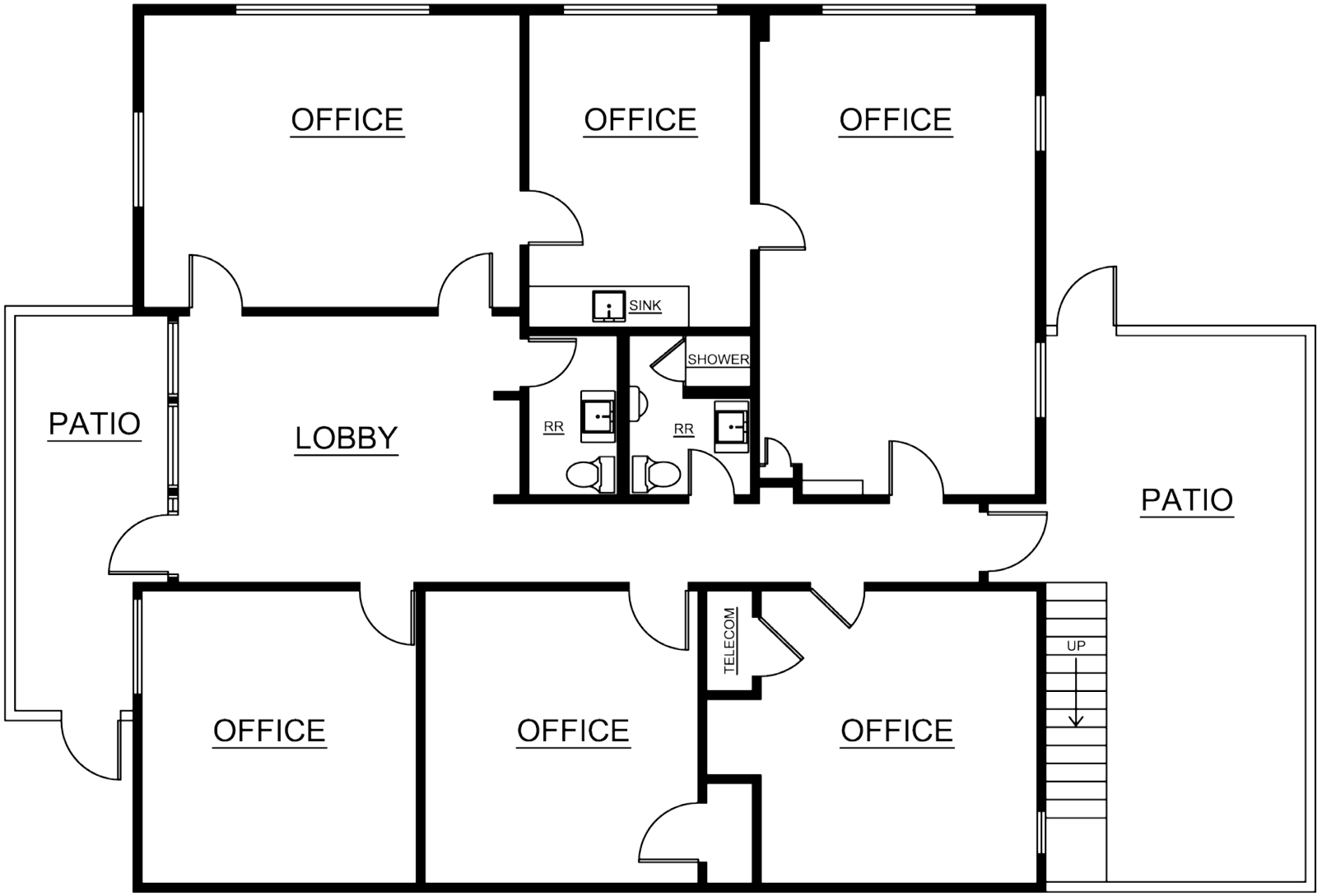
FLOOR PLAN



SECOND FLOOR

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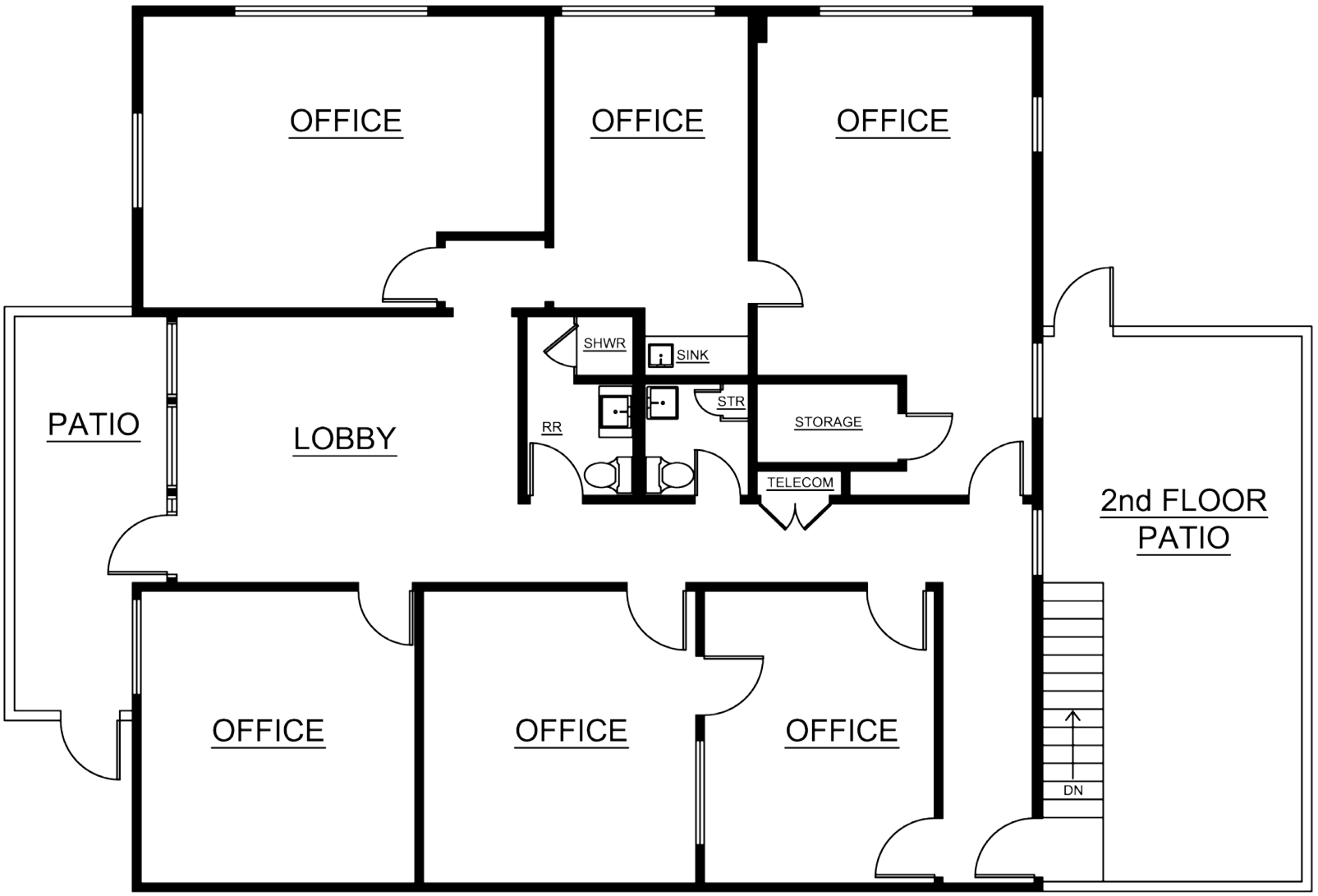
FLOOR PLAN



THIRD FLOOR

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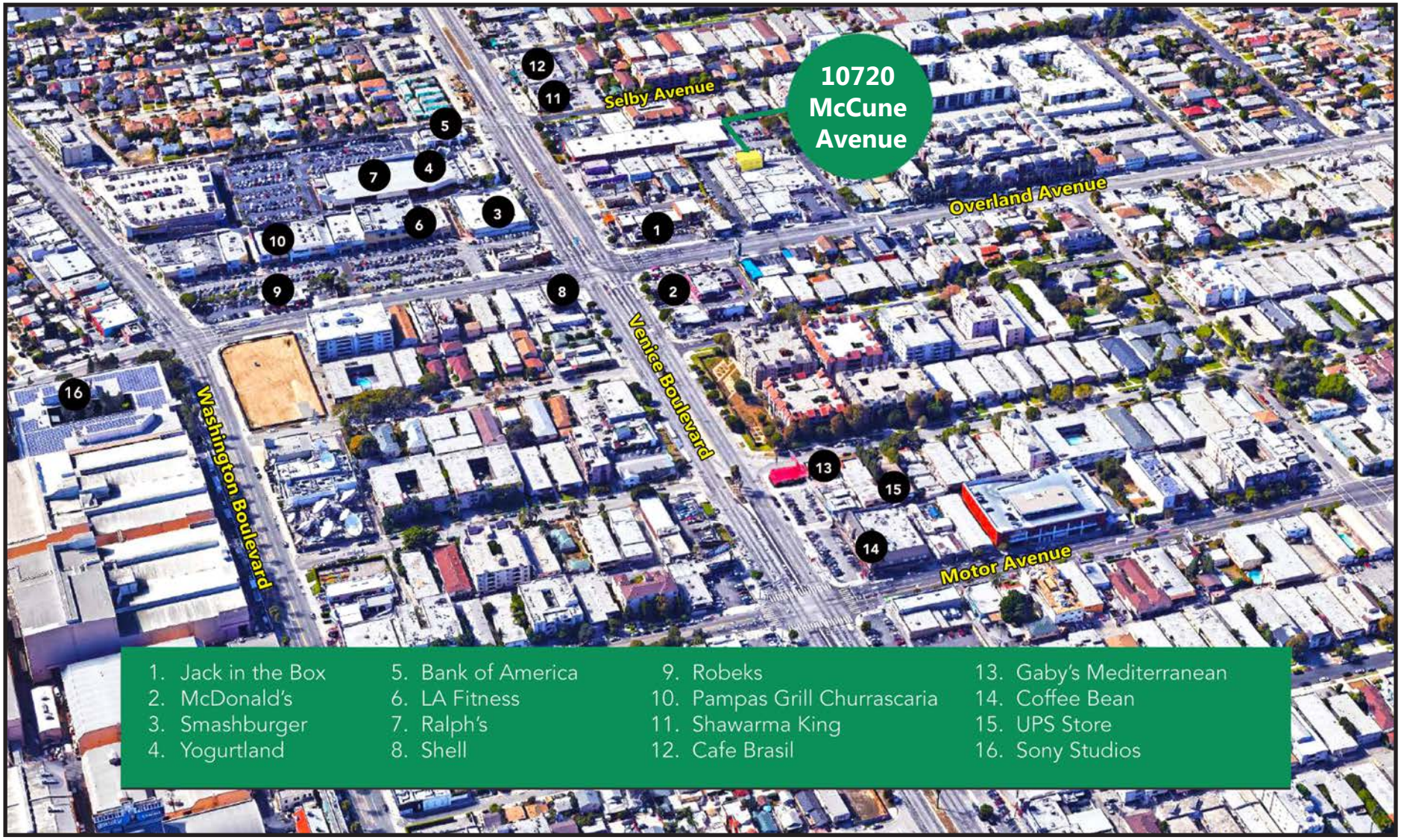
AERIAL MAP



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CITY INFORMATION

West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 13,582, with approximately 12,061 people per square mile. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.

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