

PROPERTY CHARACTERISTICS

12740 Culver Boulevard Unit F, Los Angeles, CA 90066

SIZE: Approximately 2,360 square feet

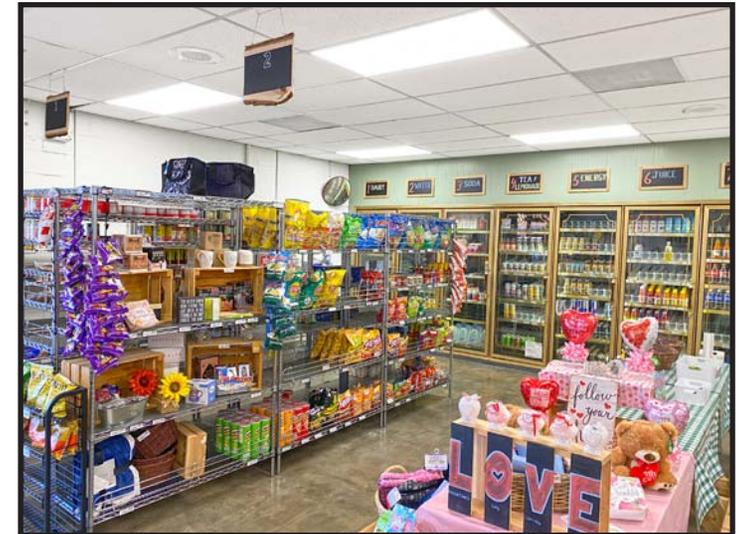
CURRENT RENT: \$5,256.99 per month, NNN (NNN estimated to be \$0.75 per square foot per month)

PARKING: Shared large surface parking lot

LEASE EXPIRES: August 31, 2023 (longer term possible)

AVAILABLE: Immediately

- **Recently renovated; No restrictions in CUP**
- **2 blocks east of Marina freeway**
- **Assets available for purchase (FF&E and Type 20 liquor license)**
- **Located directly across from the 20,000 square foot Direct TV office on the signalized corner of Culver and McConnell**
- **Single-story corner shopping center located near the on/off ramp at Culver Boulevard**
- **Walking distance from 124,000 sf of offices at Media Works and 166,000 sf of offices from Del Rey Campus**
- **A major thoroughfare between the beach communities and West Los Angeles; Minutes from Marina Del Rey, Playa Vista and Culver City**



www.parcommercial.com

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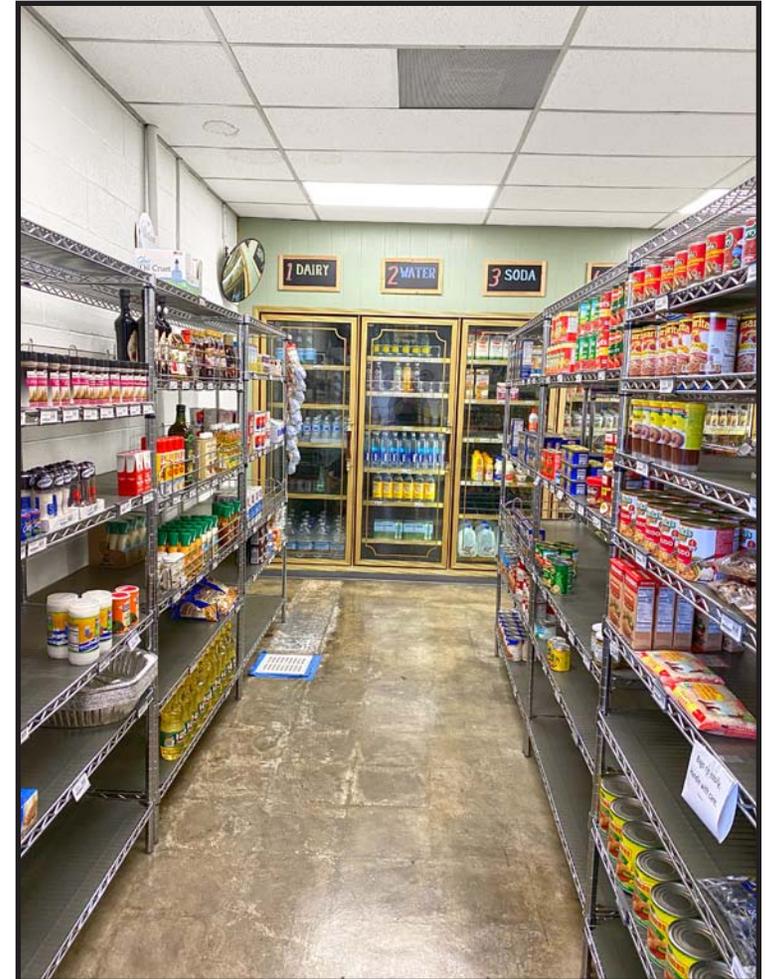
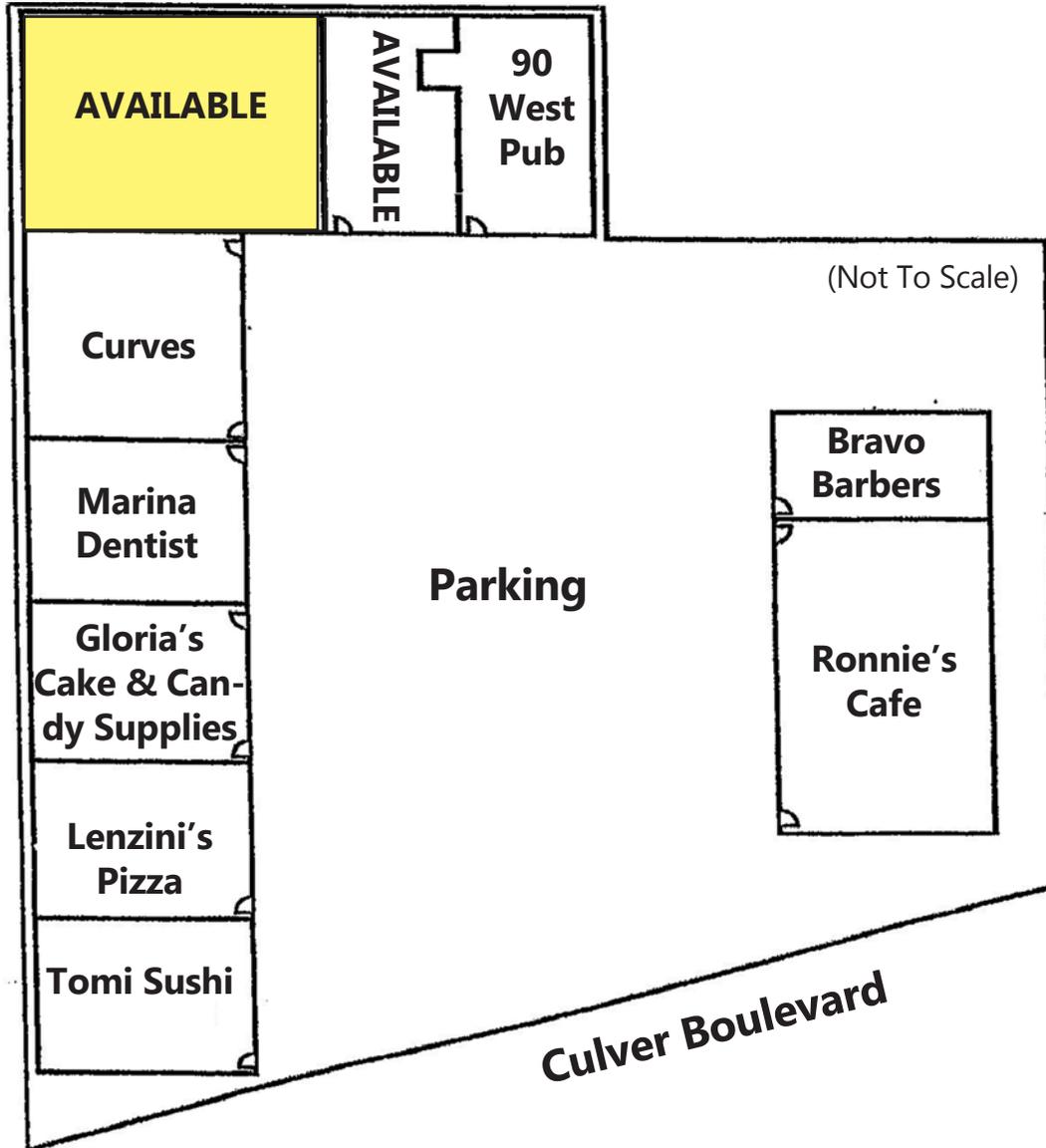
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SITE PLAN



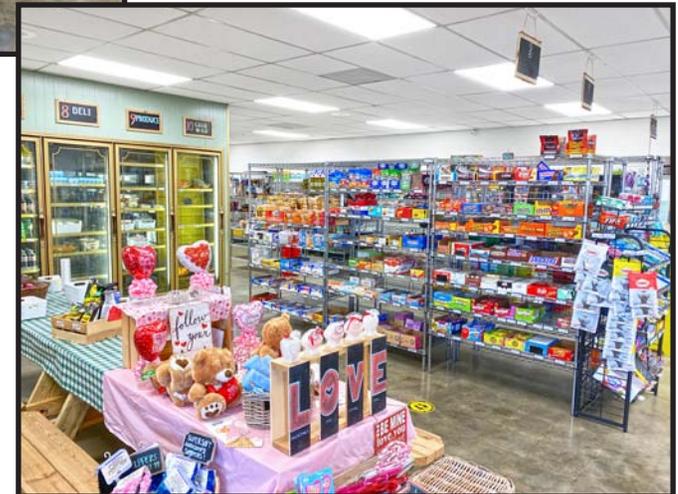
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PROPERTY PHOTOS



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AREA MAP



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