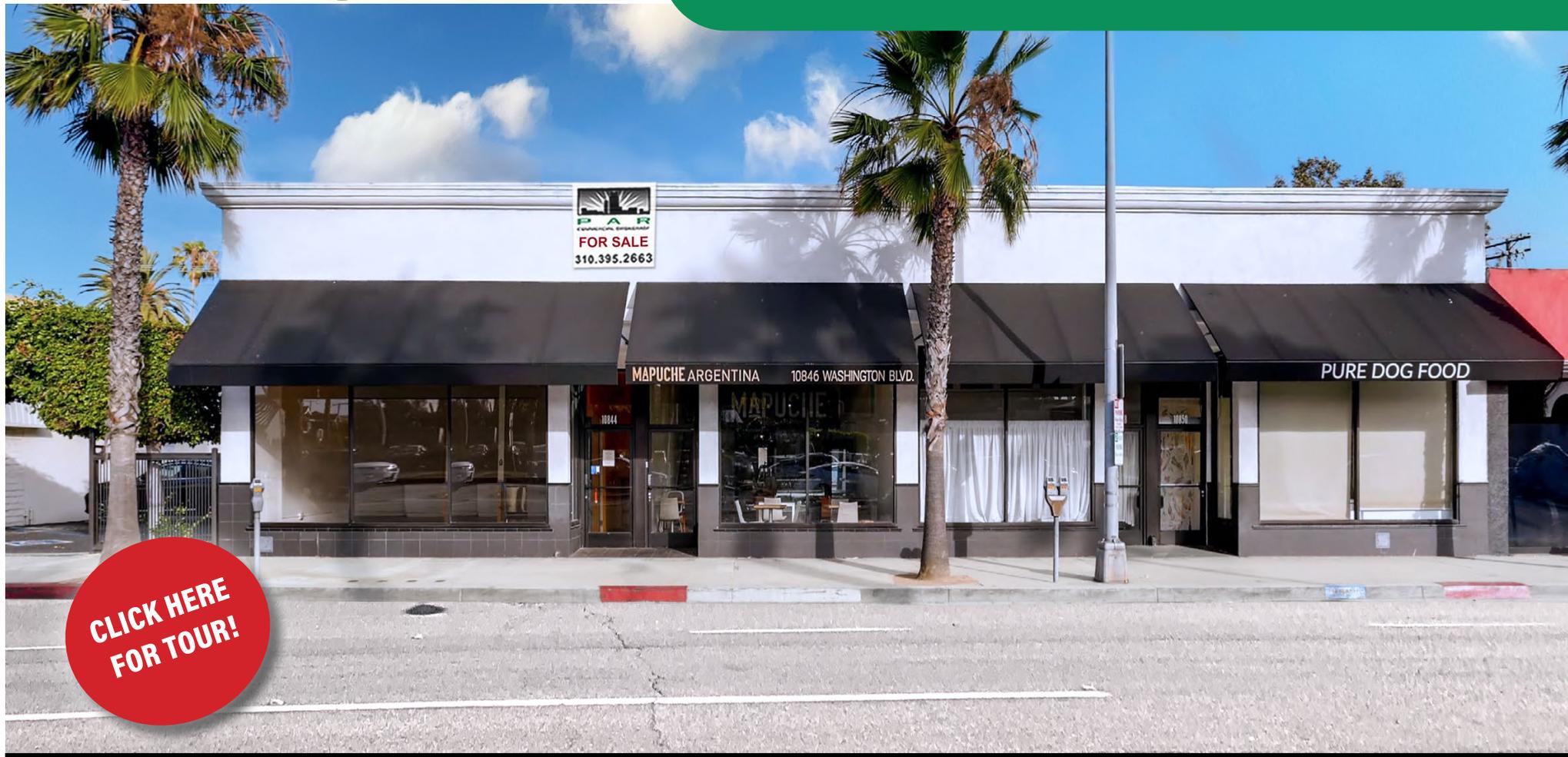


RETAIL LEASED INVESTMENT

# FOR SALE

75 Feet of Frontage on Washington Boulevard



10844 - 10850 Washington Boulevard, Culver City, CA 90232



**GREG ECKHARDT**  
310.395.2663 x103  
GECKO@PARCOMMERCIAL.COM  
Lic# 01255469

## Property Characteristics

# 10844 - 10850 Washington Boulevard, Culver City, CA 90232

### Location

10844 - 10850 Washington Boulevard  
Culver City, CA 90232

### Asking Price

**\$4,500,000.00**

Current CAP: 4.53%

Building price per square foot: \$633.00

### Building

Public records show the subject building was built in 1960 and is approximately 7,100 square feet (per assessor). Buyer shall do its own investigation.

### Site

This boutique retail building is located on Washington Boulevard near the corner of Overland with approximately 21,335 cars passing per day.

### Parking

Currently configured with nine (9) tandem lanes  
(Total of 18 parking spaces)

### LAND AREA & ZONING

The subject consists of one (1) parcel (4208-014-013) totaling approximately 6,756 square feet of land (per assessor) with a zoning designation of CCC3YY. Buyer shall do its own investigation.



www.parcommercial.com

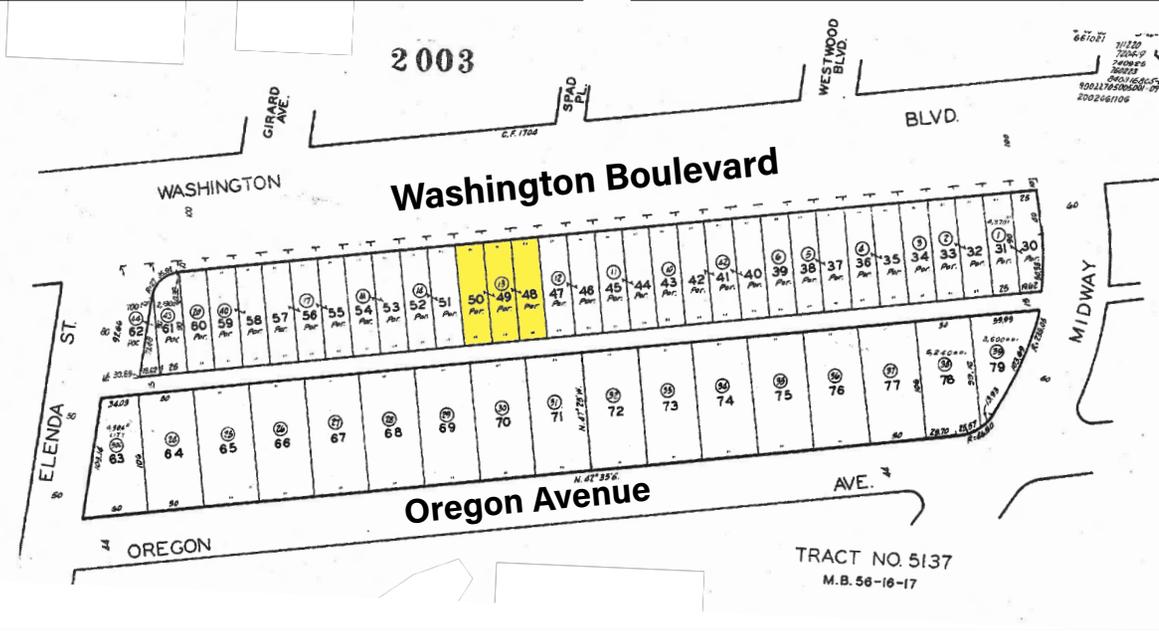
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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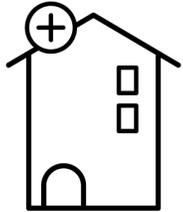
UNIT	TENANT	SQUARE FEET	MONTHLY RENT	LEASE TYPE	LEASE END	OPTIONS
10844 Washington	JK & Co.	2,454 SF	\$6,650.34	NNN*	3/31/2024	One 3 year at market price
10846 Washington	Baked Bar	1,581 SF	\$4,935.50	NNN*	6/30/2026	One 5 year at market price
10848 Washington	Baked Bar	1,556 SF	\$5,446.00	NNN*	6/30/2026	One 5 year at market price
10850 Washington	LA Biz Ops	1,549 SF	\$4,822.87	NNN	2/28/2023	None
<b>TOTAL MONTHLY RENT</b>			<b>\$21,854.71</b>			
<b>TOTAL ANNUAL RENT</b>			<b>\$262,256.52</b>			
<b>LESS NON-REIMBURSABLE CAM'S</b>			<b>(\$58,396.00)</b>			
<b>PROJECTED NET OPERATING INCOME</b>			<b>\$203,860.52</b>			

\*Above tenancies have no passthroughs on operating expense increases for remainder of initial lease term only. Buyer may passthrough all operating expenses during the option periods (No CAP)

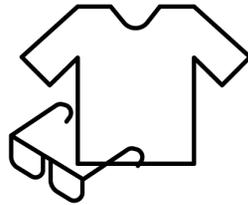




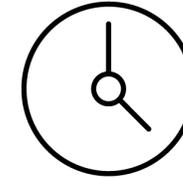




Median Home Value  
**\$710,079**



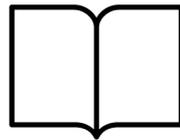
Apparel, Food/Entertainment & Services  
**\$269,397**  
2019 yearly consumer spending



Estimated Population  
**35,034**  
0.58% growth 2010-2019  
1.23% growth 2019-2024



Housing Units  
**11,849**  
38.91% owner occupied



Educational Attainment  
**35%**  
with college or higher degree



Average Household Income  
**\$79,0378**  
26% earn more than \$100k

## POPULATION

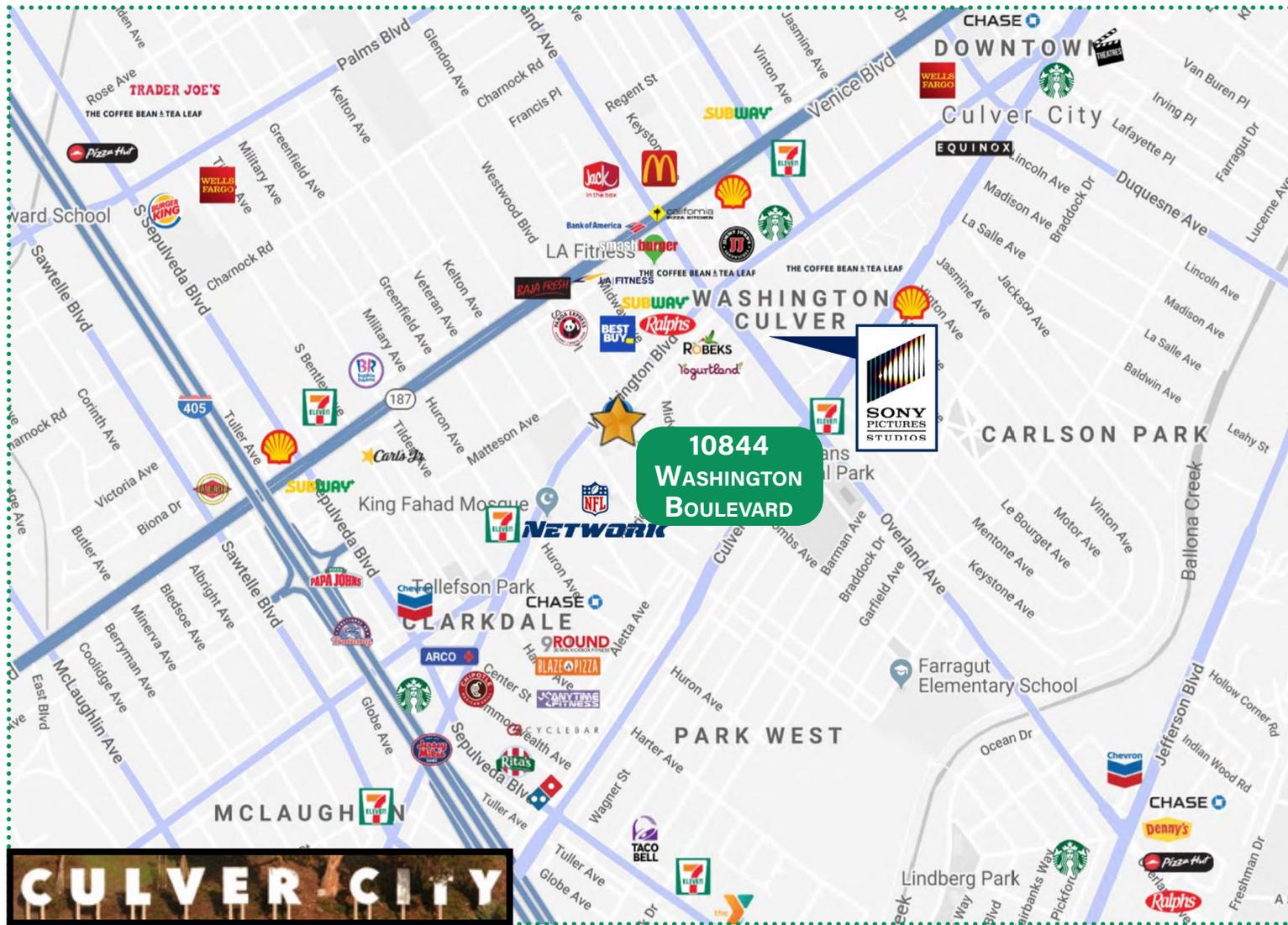
## 1-MILE RADIUS

## 3-MILE RADIUS

## 5-MILE RADIUS

2024 Projected Population	35,464	341,876	1,016,625
2019 Estimated Population	35,034	335,375	995,709
2010 Census Population	334,833	320,659	942,622
Growth 2019-2024	1.23%	1.94%	2.10%
Growth 2010-2019	0.58%	4.59%	5.63%
<b>2019 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$50,000-\$74,999	16.53%	15.56%	15.03%
\$75,000-\$99,000	11.44%	12.21%	10.97%
\$100,000 +	25.78%	33.32%	31.04%
TOTAL	53.75%	61.09%	57.04%
2019 Estimated Average HH Income	\$79,037	\$96,665	\$91,905
2019 Estimated Households	11,849	141,718	410,573





## CULVER CITY

is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, including the Kirk Douglas theater and monthly art walks. It's also home to Sony Pictures Studio and the historic Helms Bread Factory. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.

