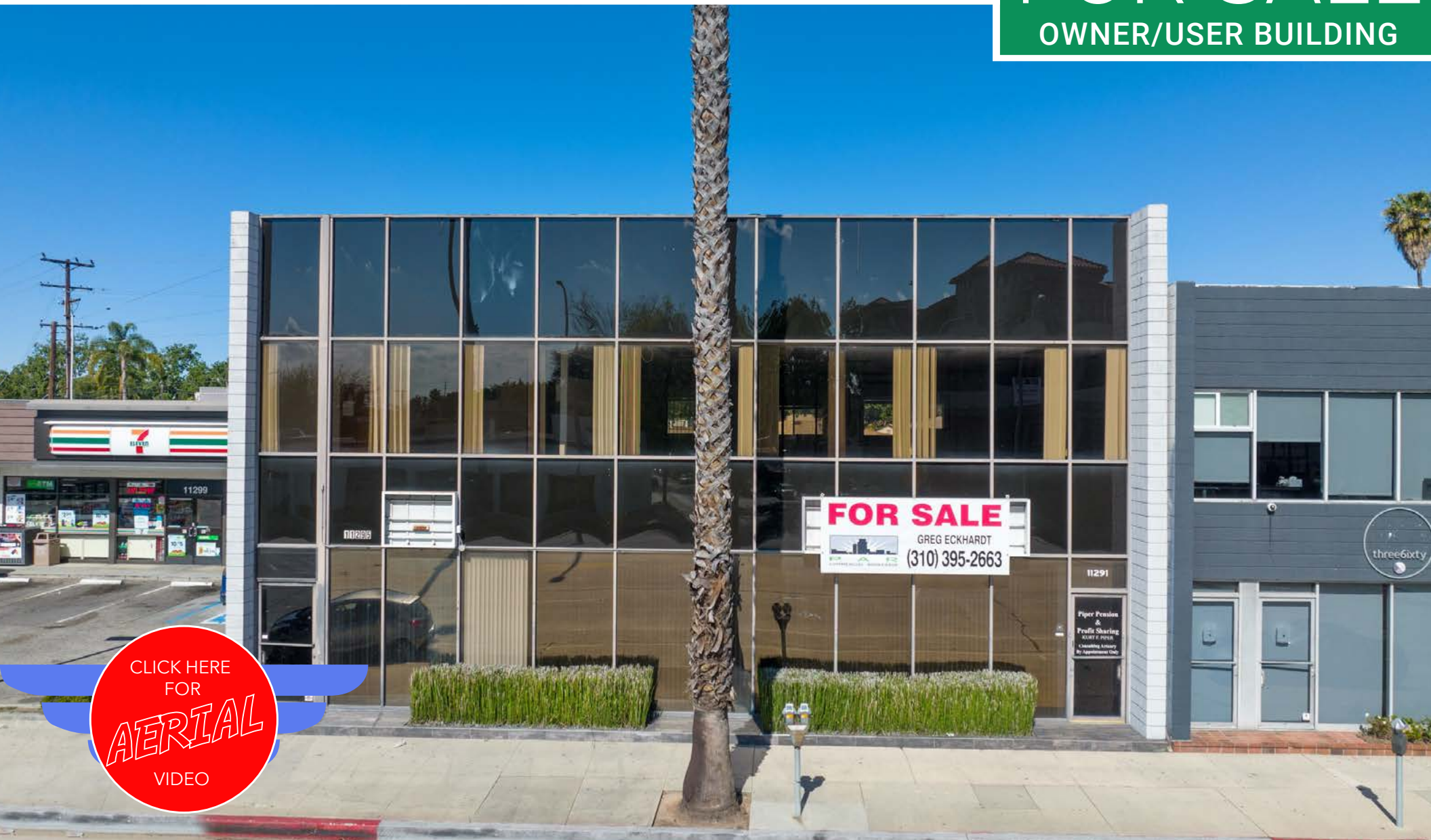


11291 - 11295 WASHINGTON BOULEVARD CULVER CITY, CA

**FOR SALE**  
OWNER/USER BUILDING



**MEDICAL OFFICE/GENERAL  
OFFICE/RETAIL**

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

## INVESTMENT HIGHLIGHTS

**PRICE:** **\$3,680,000**

**ADDRESS:** 11291-11295 Washington Boulevard  
Culver City, CA 90230

**BUILDING:** Approx. 5,100 Sq. Ft.  
(Price per square foot \$721)

**LAND:** Approx. 4,998 Sq. Ft.

**APN:** 4223-032-025

**YEAR BUILT:** 1976

**PROPERTY:** Office (General)

**ZONING:** CCC3YY

**PARKING:** 12 Parking Spaces (6 tandem)

\*\*The property is a 2-story freestanding office/retail building which will be delivered vacant at close of escrow

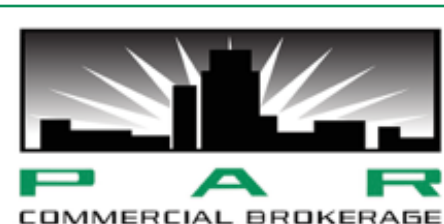
\*Located on Washington Boulevard near the corner of Sawtelle Boulevard and close to the San Diego (405) Freeway and the Santa Monica (I-10) Freeway.

\*Subject property has well placed signage

\*Located in close proximity to an abundance of amenities including restaurants, coffee shops, retailers and public transit options in the neighborhood.

\*Subject is less than 2 miles from Downtown Culver City and Sony Studios

\*The demographic profile of the surrounding areas gives the underlying real estate a strong intrinsic value. The average annual household income within a 3-mile radius of the subject property is \$102,095.



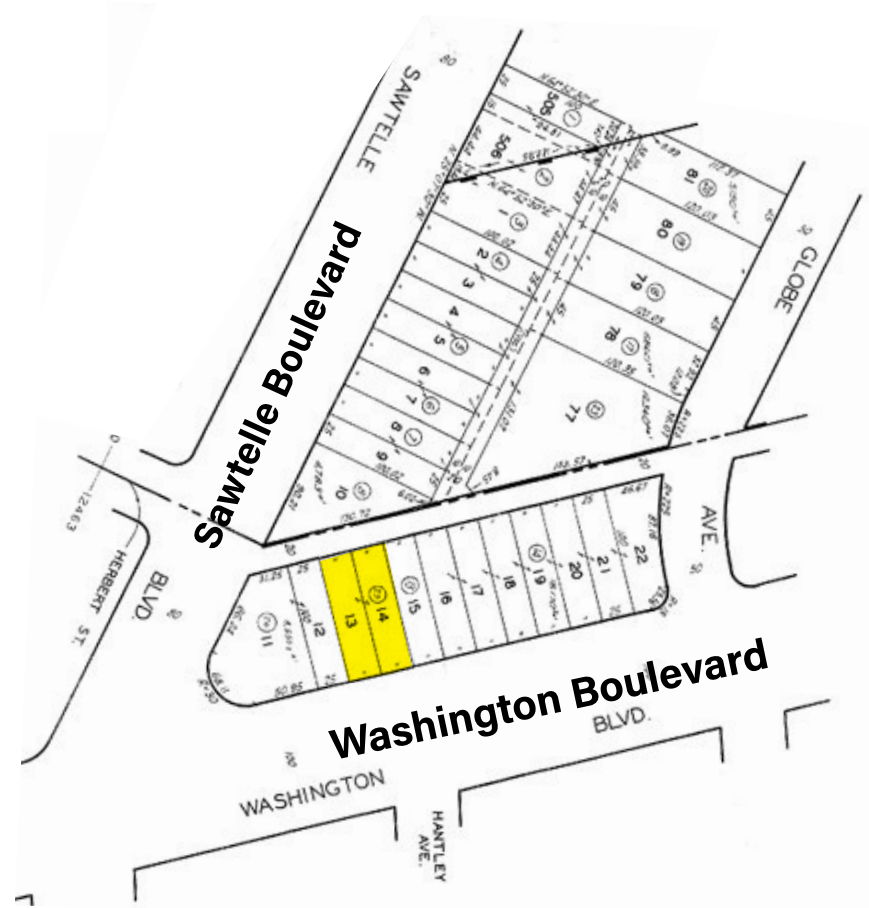
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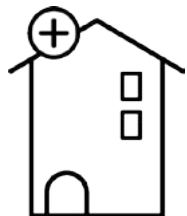
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Median Home Value

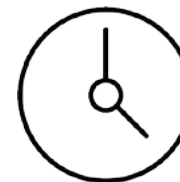
**\$1,059,372**



**Apparel, Food/Entertainment & Services**

**\$263,842**

2019 yearly consumer spending



Estimated Population

**42,943**

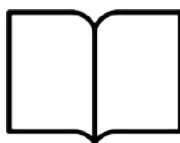
0.58% growth 2010-2019

1.23% growth 2019-2024



Housing Units

**18,947**



Educational Attainment

**52%**

with college or higher degree



Average Household Income

**\$102,095**

26% earn more than \$100k

## POPULATION

## 1-MILE RADIUS

## 3-MILE RADIUS

## 5-MILE RADIUS

2027 Projected Population	42,210	255,798	724,588
2022 Estimated Population	42,943	256,944	729,869
2010 Census Population	43,315	242,177	698,594
Growth 2022-2027	-1.71%	-0.45%	-0.72%
Growth 2022-2027	-0.86%	6.10%	4.48%
<b>2022 ESTIMATED HOUSEHOLDS BY HH INCOME</b>			
\$50,000-\$74,999	3,110	14,728	43,812
\$75,000-\$99,000	2,162	14,136	37,073
\$100,000 +	6,223	56,540	145,997
TOTAL	11,495	85,404	226,882
2022 Estimated Average HH Income	\$102,095	\$131,633	\$120,175
2022 Estimated Households	17,008	112,713	322,412



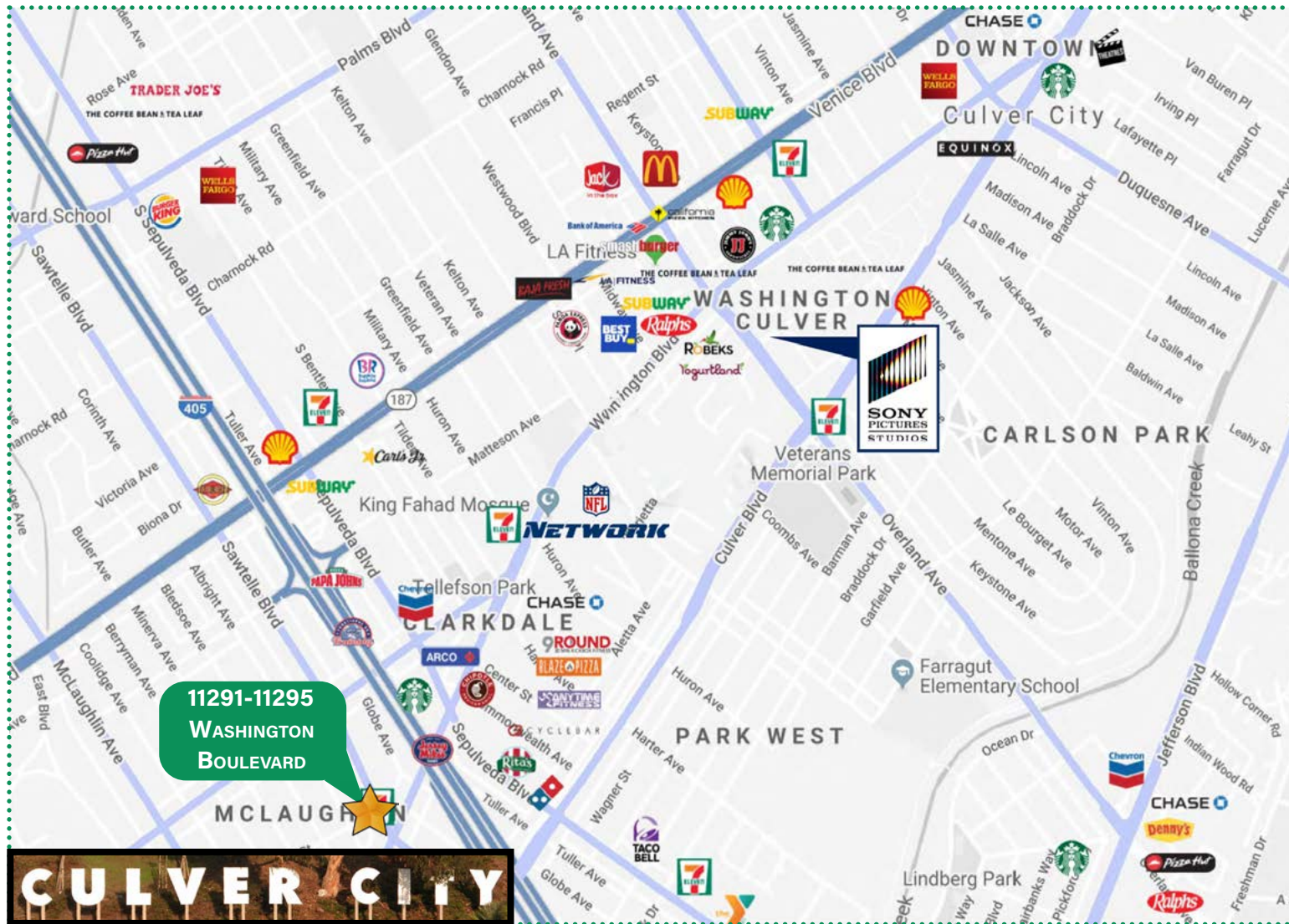
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## CULVER CITY

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.



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