

\$5,641,000 (\$795 PSF)

ASKING PRICE

5909

Blackwelder

CULVER CITY, CA

5909

OWNER/USER
SBA FINANCING

90%

Financing Available
at 5.73%*

JANUARY 2026

NEWMARK

The Offering

Newmark, as exclusive advisor, is pleased to present the exceptional opportunity to acquire 5909 Blackwelder (the "Property"), a 7,096-square-foot vacant creative office jewel box in the heart of Culver City.

Built in 1963, the Property preserves its brick façade and industrial character while a nearly **\$400 PSF renovation has transformed it into a distinctive creative office jewelbox.** Historic elements—exposed brick and polished concrete—blend seamlessly with modern finishes, including a **marble-clad kitchen, premium fixtures, and custom steel windows and doors.**

The interiors are both functional and inspiring, featuring perimeter offices, a conference room, and turnkey buildouts. **A landscaped interior courtyard with mature trees and seating** introduces a tranquil, zen-like atmosphere, complemented by abundant natural light and soaring **14-foot ceilings.** **Ample parking at a 2.0:1,000 SF ratio** further enhances usability and appeal. The surrounding areas offer additional proximate parking options if necessary.

Strategically located in the Culver Arts District adjacent to the Blackwelder Creative Campus, the Property sits at the heart of Los Angeles' media, entertainment, and technology hub. The site offers exceptional accessibility with proximity to the La Cienega/Jefferson Metro, direct I-10 and I-405 connections, and walkable access to the amenity-rich Cumulus District anchored by Whole Foods.

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PROPERTY SUMMARY

7,096 RSF | **0% Leased** | **2.1/1,000 Parking*** | **1 Story**
14 Ft. Ceiling Height

*Parking includes 10 reserved surface stalls, with seven located onsite and three secured via a parking agreement at 5905 Smiley, Culver City, CA. The parking lease for the offsite stalls extends through December 31, 2033.

SBA FINANCING OPPORTUNITY

BUILDING ACQUISITION	\$5,641,000
SBA/CDC FEES	\$66,000
TOTAL PROJECT COST	\$5,707,000

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50% \$2,820,500	5.65%	10 Years 25 Yr. Amort.	1st Deed	\$17,574	\$210,887
SBA 504 LOAN	40% \$2,322,400	5.82% Dec '25	25 Years Full Amort.	2nd Deed	\$14,712	\$176,539
BORROWER	10% \$564,100					
TOTAL	100% \$5,707,000				\$32,285	\$387,426

5909 Blackwelder represents a rare opportunity to acquire a jewel-box creative office—perfect for a user seeking identity, design, and functionality in a premier Culver City location.

Authentic Character Meets Modern Design

ENHANCED BY A \$400 PSF RENOVATION COMPLETED IN 2024

\$400 PSF

renovation with luxury finishes

Marble-clad kitchen with designer fixtures



Custom LA-fabricated steel windows & doors

Exposed brick & polished concrete floors



14' ceiling heights with new skylights & abundant natural light

Landscaped interior courtyard – indoor/outdoor workspace



Built-out perimeter offices & conference room

Ample parking: 2.0/1,000 SF



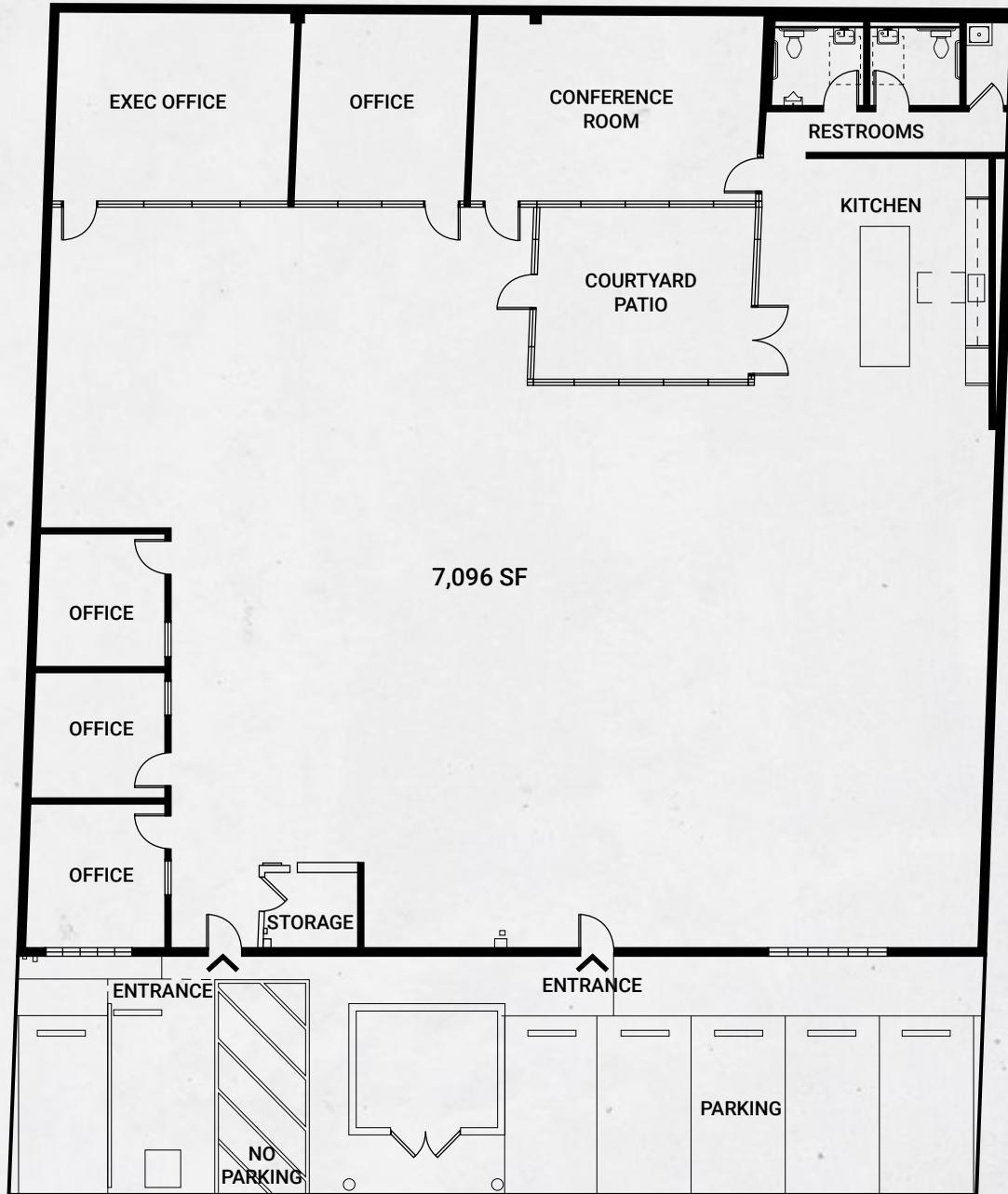
Additional proximate parking options



Boutique, turnkey user building

Floor Plan

7,096 SF



BLACKWELDER ST.





TRANSFORMATIVE NEW HAYDEN TRACT DEVELOPMENTS

HABITAT 260 residential units 250,000 SF office	CUMULUS 1.5 MSF mixed-use site 1,210 apartments 100,000 SF commercial
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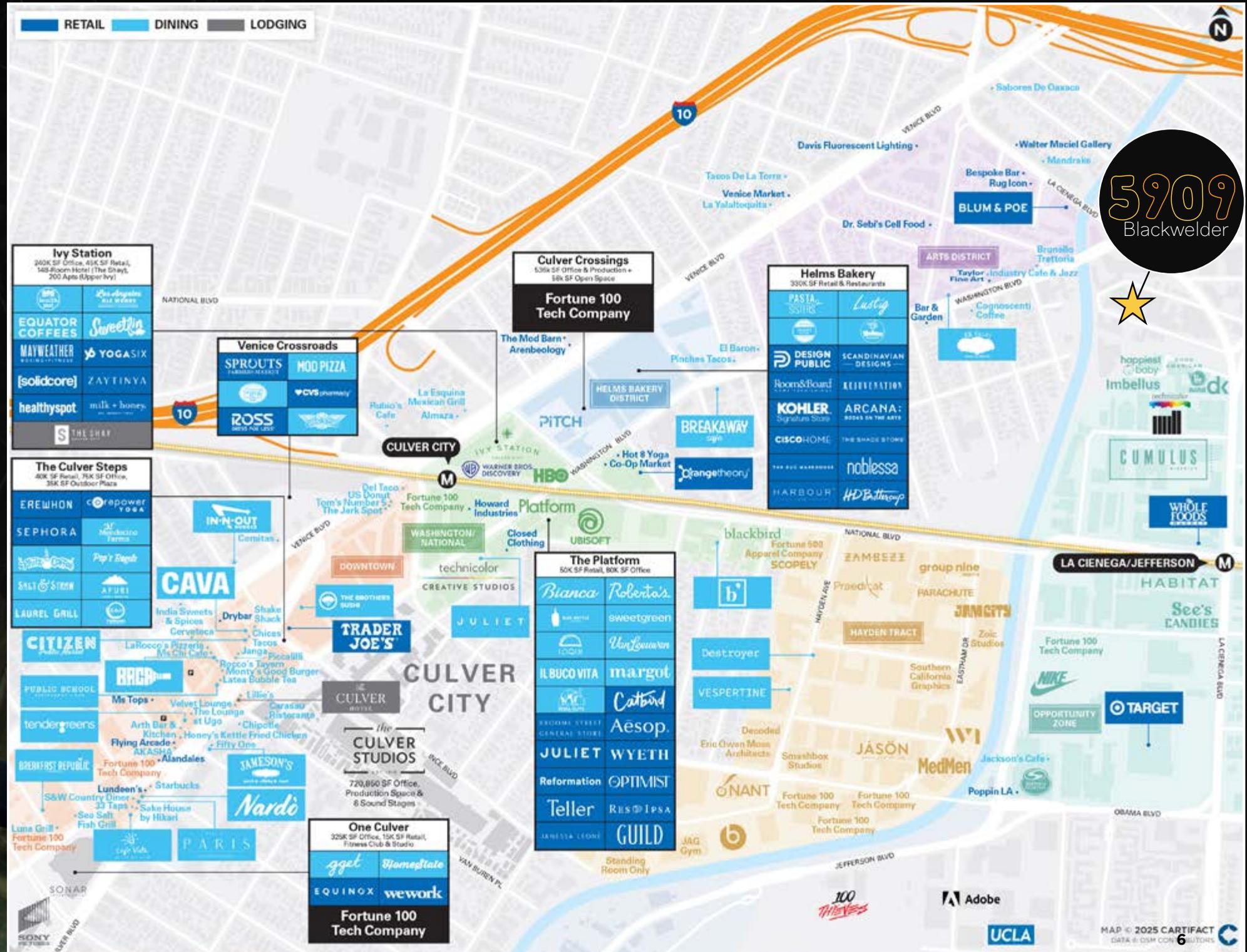
DOMINANT TECH & MEDIA TENANT BASE

 NEARLY 4 MILLION SF OF MEDIA AND TECH TENANCY DRIVEN BY ORIGINAL CONTENT

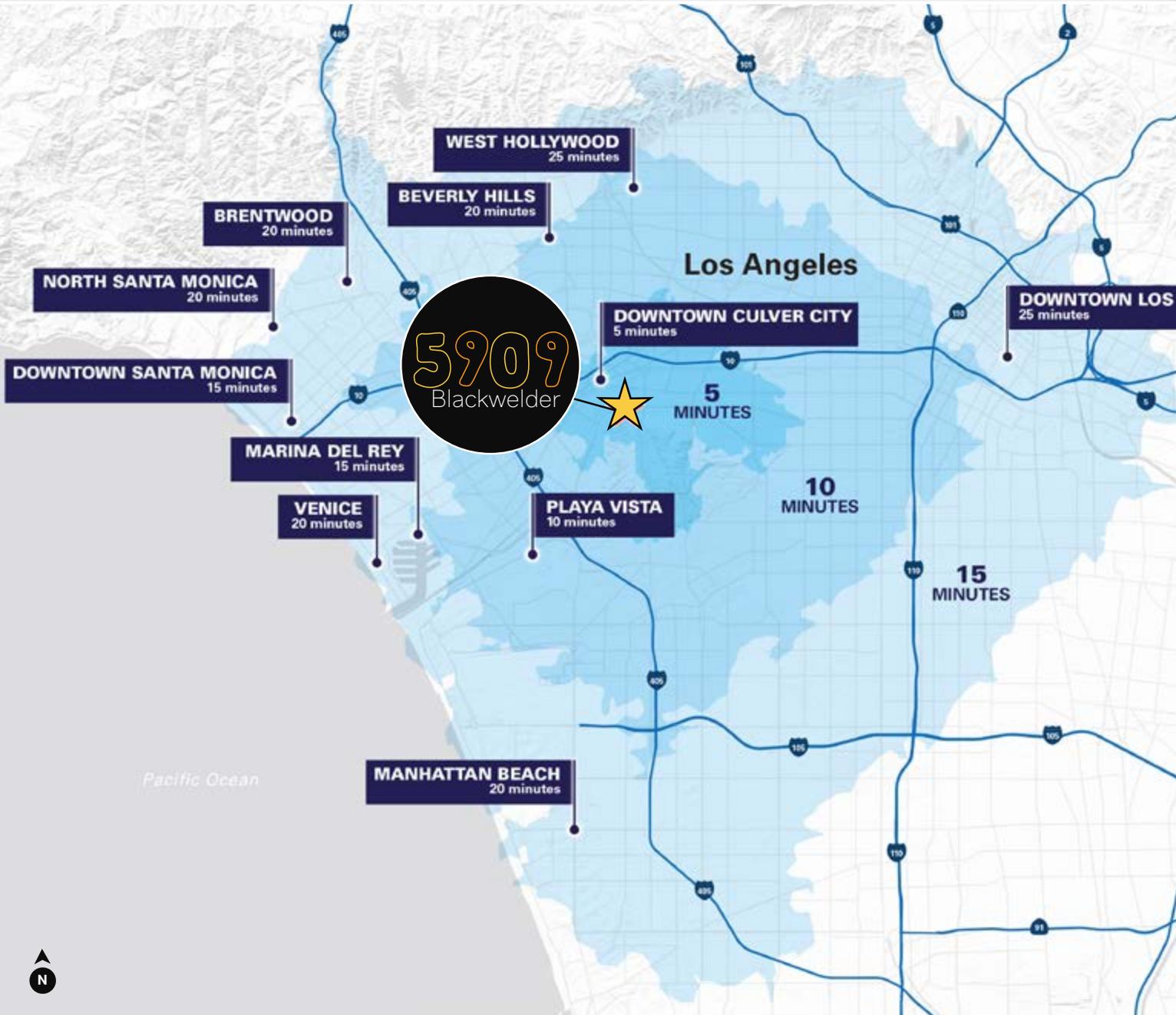
Amazon Studios 585,000 SF	Fortune 100 Tech Company 1,145,000 SF
HBO 240,000 SF	SONY 1,000,000 SF



AMENITY-RICH CULVER CITY LOCATION



Centrally Located Office Destination



Transit-Oriented Location

Metro Ride Times

La Cienega	Ivy Station	Sawtelle	Santa Monica
4 Blocks	3 min	9 min	23 min

Freeway Proximity

I-10 Freeway	I-405 Freeway
1 mile	3 miles



Proximate to Executive Housing

Culver City	Beverly Hills	Santa Monica	Manhattan Beach
0 miles	5 miles	9 miles	12 Miles

RAID

Blackwelder

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