

Legacy

Commercial Real Estate



2ND GENERATION RESTAURANT FOR SALE OR LEASE

9540 Washington Blvd, Culver City, CA 90232

WHY DOWNTOWN CULVER?



High foot traffic: Constant flow from office workers, studio employees, and residents keeps the streets busy day and night.



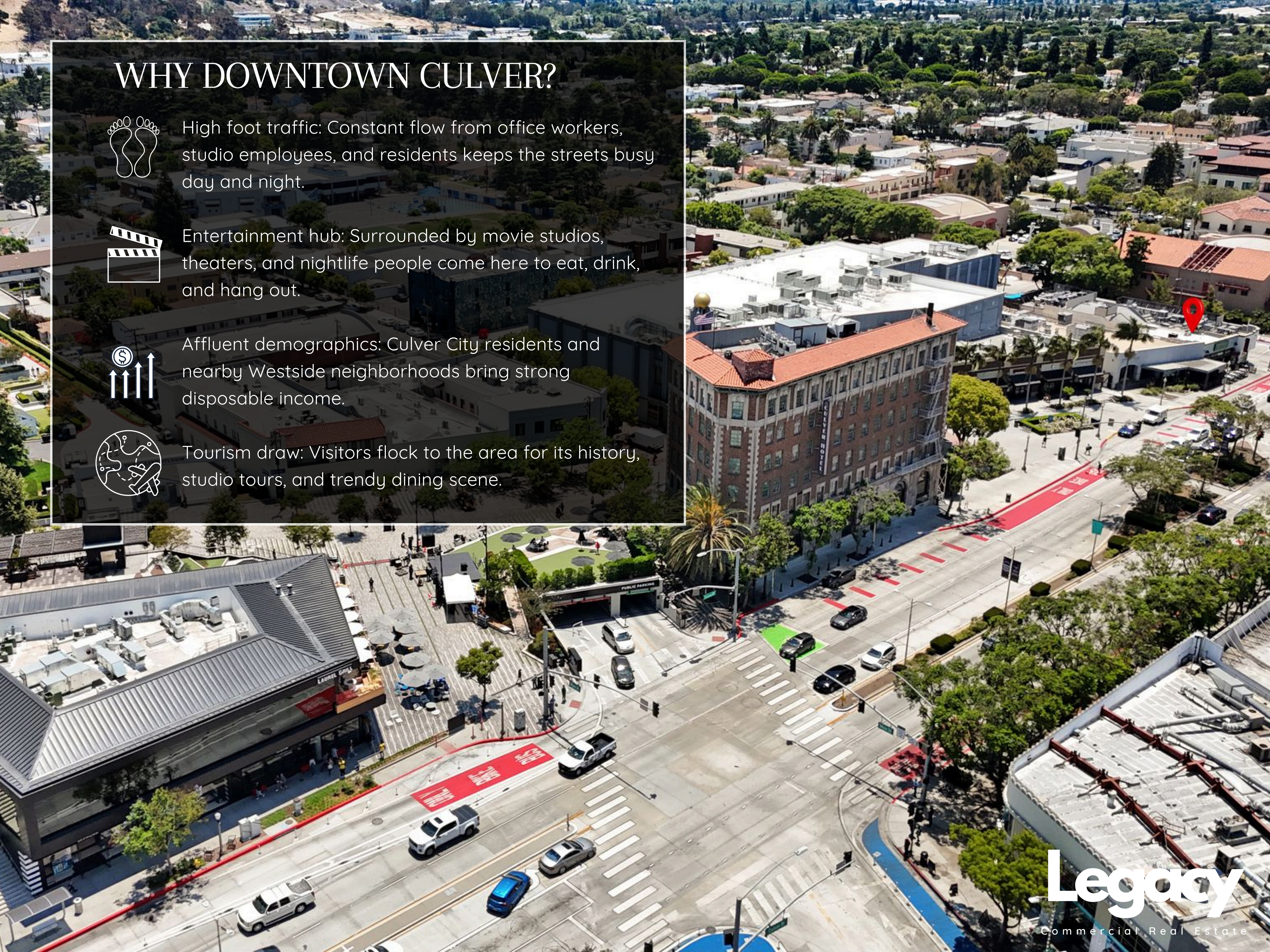
Entertainment hub: Surrounded by movie studios, theaters, and nightlife people come here to eat, drink, and hang out.



Affluent demographics: Culver City residents and nearby Westside neighborhoods bring strong disposable income.



Tourism draw: Visitors flock to the area for its history, studio tours, and trendy dining scene.



WHY DOWNTOWN CULVER?



Transit accessibility: Culver City Metro Station + multiple bus lines make it easy for employees and diners to get in and out.



Walkable urban core: Rare for LA, people walk between restaurants, shops, and entertainment, which boosts exposure.



Proven restaurant destination: Already home to nationally recognized dining concepts, which means customers expect quality food and are open to trying new spots.



Growth momentum: Continuous development, both residential and commercial, keeps expanding the customer base.

DETAILS

Offering Price: Call for pricing

APN: 4206-027-007

Size: 7,280sf plus patio

Land: 7,405sf (0.17 AC)

Type: Restaurant

Year Built: 1978

Currently: Vacant

Zoning: CD

Rent: Call for Pricing

NNN's: \$1.12/sf

CUP: Allows full liquor

PROPERTY FEATURES



Situated in the core of Downtown adjacent to The Culver Hotel, Culver Steps, Amazon Studios, and Sony Pictures.



Equipped Kitchen/Bar. Includes all FF&E



Neighbors: Jameson's Pub, Ugo, Mendocino Farms, Philz Coffee, Laurel Grill, Salt & Straw, SEPHORA, Simonette, Public School 310, Ippudo, Bacari.



Excellent parking access with ±1,500 public spaces within 2 blocks



EREWHON

DOWNTOWN LA

amazonstudios

9540 W WASHINGTON BLVD, CULVER CITY, CA 90232

LAUREL GRILL

SEPHORA

SALT & STRAW

YUNOMI
HANDROLL

Mendocino
Farms

The
CULVER
HOTEL

THE
CULVER
THEATER

COLDSTONE
CREAMERY

MENSHO

P.

JAMESON'S
PUB

NONG
lá

Pop's
Bagels

Philz
Coffee

ugo

tender
greens

CULVER BLVD VPD 35K

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2ND GENERATION RESTAURANT

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