

WESTMAC

8940 NATIONAL BLVD

LOS ANGELES

Freestanding ±7,000 SF Bow-Truss Commercial Building,
on ±12,390 SF of Land



WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S Sepulveda Boulevard, Los Angeles, CA 90025

310.478.7700 | Company DRE #01096973 | www.westmac.com

**FOR SALE
OR LEASE**

Property Information



Address 8940 National Boulevard, Los Angeles, CA 90034
(Next to I-10 freeway on-ramp)

Building Size Approximately 7,000 usable square feet ($\pm 5,655$ SF per title)

Lot Size Approximately 12,390 square foot parcel

Sale Price Unpriced

Rental Rate \$8,000 per month, net net net for front $\pm 1,800$ square foot of retail (former dispensary)
\$30,000 per month, net net net for entire building
Triple net charges are approximately \$0.20/SF per month

Lease Term Three to five [3-5] years

Parking ± 20 on-site parking

Zoning NI (EC)

Property Description

- » Free-standing multi-use property
- » Corner location permits high visibility
- » Beautiful bow-truss
- » Four [4] available ground level rear loading doors
- » Access off National Boulevard
- » Possible uses include: Commercial/manufacturing; entertainment/media; creative office; retail; cafe/restaurant; art gallery
- » Current income, approximately \$140,000 per year existing (including billboard)
- » See floor plan for vacancies/tenant mix

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

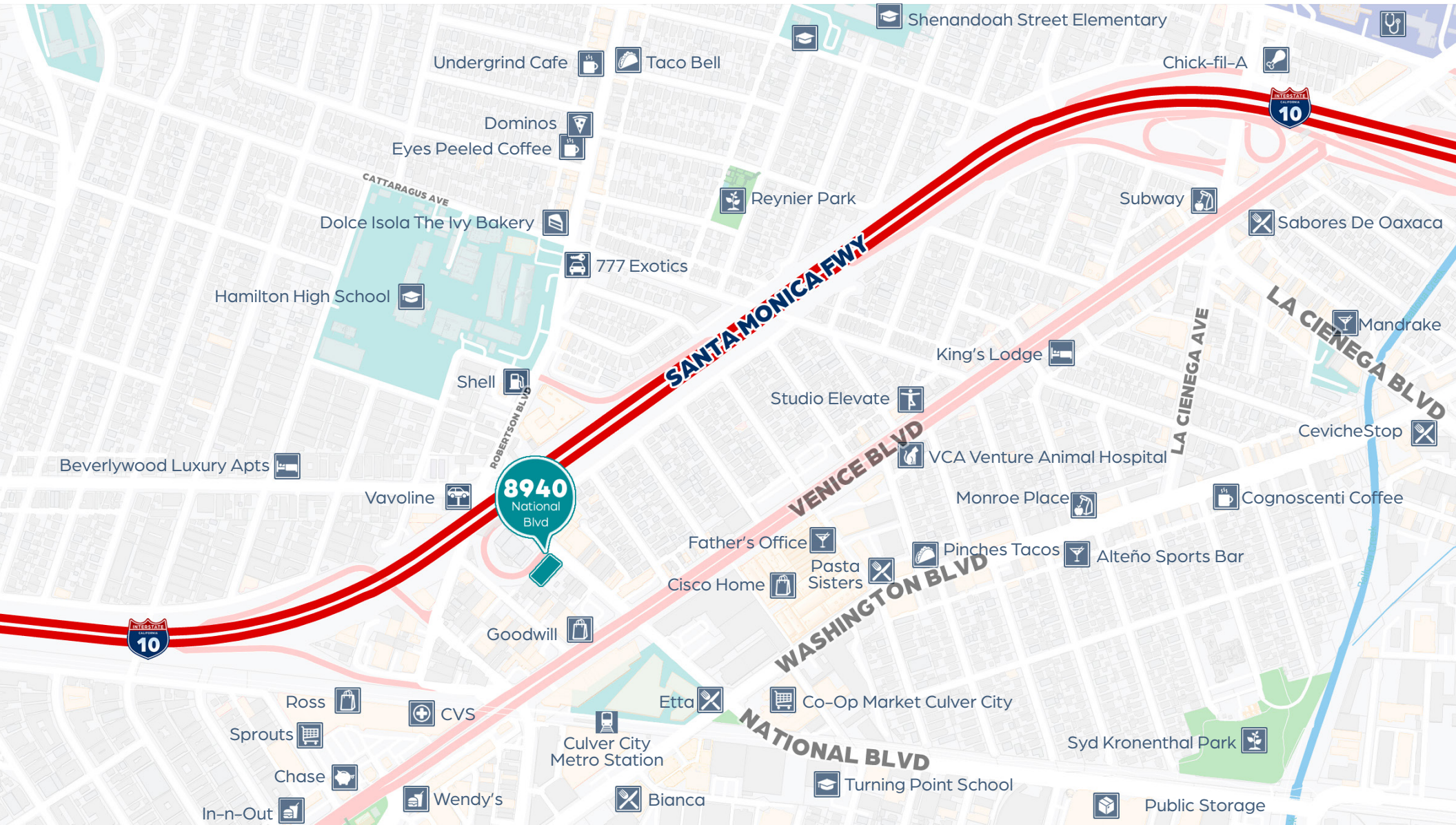
Property Description

8940 National Blvd, is a high visibility retail flex space located right off the 10 freeway. The $\pm 7,000$ SF building sits on a $\pm 12,390$ SF lot zoned NI (EC) making it ideal for a variety of uses or redevelopment. The site currently consists of four [4] tenants, an office space on the second floor with a private entrance, and a billboard

The subject property was built in 1939 and is Downtown Culver City adjacent.



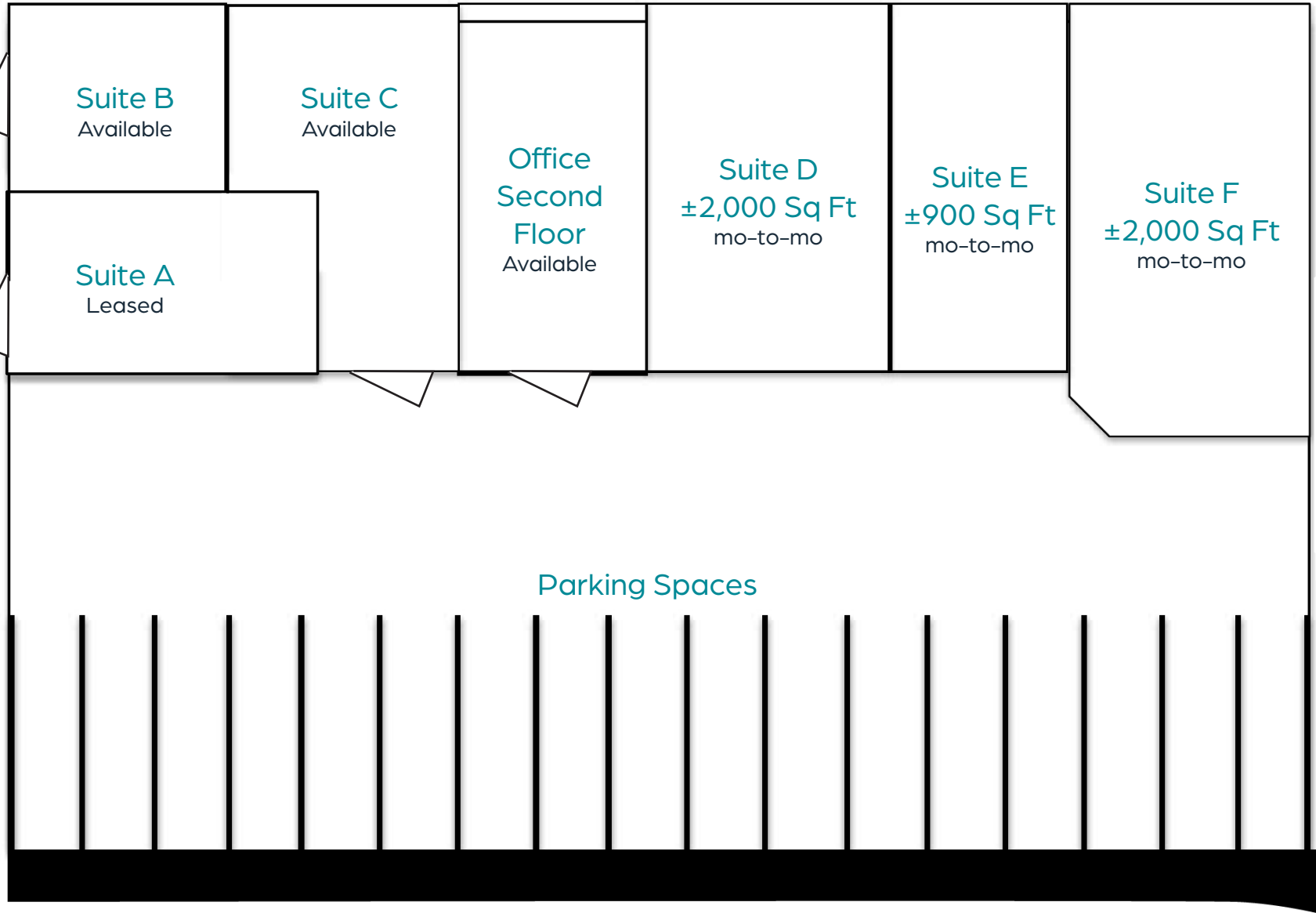
Local Amenities



Floor Plan

NOT TO SCALE

NATIONAL BOULEVARD



I-10 FREEWAY ON RAMP



METRO EXPO LINE

VENICE BOULEVARD

NATIONAL BOULEVARD

8940
National
Blvd

SANTA MONICA FREEWAY

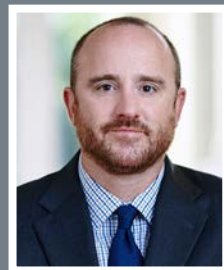
Property Aerial

Property Photographs





Exclusively Listed by:



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