

INDUSTRY

12467 W WASHINGTON BLVD • LOS ANGELES • HOSPITALITY REDEVELOPMENT • **FOR SALE**



DETAILS

Approved 7-key R-1 boutique micro-hotel in prime Culver City. Currently 1,398 SF, with permits in hand to expand to 1,615 SF. Entitled, designed, ready to build. Steps to Culver Commons, Sony Studios, dining, and shopping. Seven private en-suite rooms with self check-in for a lean operating model. Offered at \$1,500,000, projecting a 10% cap rate at 70% occupancy.

Terms

BUILDING AREA

1,615 SF

SALE PRICE

\$1,500,000 (\$928.79/SF)

LAND AREA

2,580 SF

ZONING

Mixed Use Corridor 1

PARKING

3 Spaces

APN

4231-003-001

All information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty, or representation about it. All projections, assumptions, and estimates are presented as examples only. Property information is subject to change without notice. © Industry Partners 2026



Highlights

SEVEN KEY BOUTIQUE HOTEL

A seven-room boutique stay designed for modern travelers

ENTITLED EXPANSION PLANS

Approved plans make expansion feel straightforward and close at hand

GATED PARKING

Gated parking adds comfort and peace of mind

PRIME CULVER CITY LOCATION

Culver City energy with easy access all around

SURROUNDED BY AMENITIES

Step outside to dining, shopping, and everyday conveniences nearby

APPROVED 7-KEY R-1 BOUTIQUE MICRO-HOTEL

12467 W. WASHINGTON BLVD, CULVER CITY, CA 90066
Entitled. Designed. Ready to Build.



CHANGE OF USE
APPROVED

Aug 21, 2026



7 PRIVATE EN-SUITE GUEST ROOMS
Each room with private bathroom



**IN-ROOM SINK,
REFRIGERATOR + MICROWAVE**
Built-in convenience for guests



QUEEN/FULL BEDS + BATH + HVAC
Comfortable stays, year-round



**ACCESSIBLE GUEST ROOMS +
ADA PATH OF TRAVEL**
Inclusive design, compliant access



DEDICATED LAUNDRY/SERVICE AREA
Operational efficiency built in



**LANDSCAPED OUTDOOR
GUEST SPACE**
Private, inviting outdoor environment



**SELF CHECK-IN /
LEAN OPERATING MODEL**
Technology + process driven



**FULL-PROPERTY
BUYOUT POTENTIAL**
Ideal for groups, events
and extended stays



**14+ YEARS HOSPITALITY
OPERATING EXPERIENCE**
Proven team. Proven results.



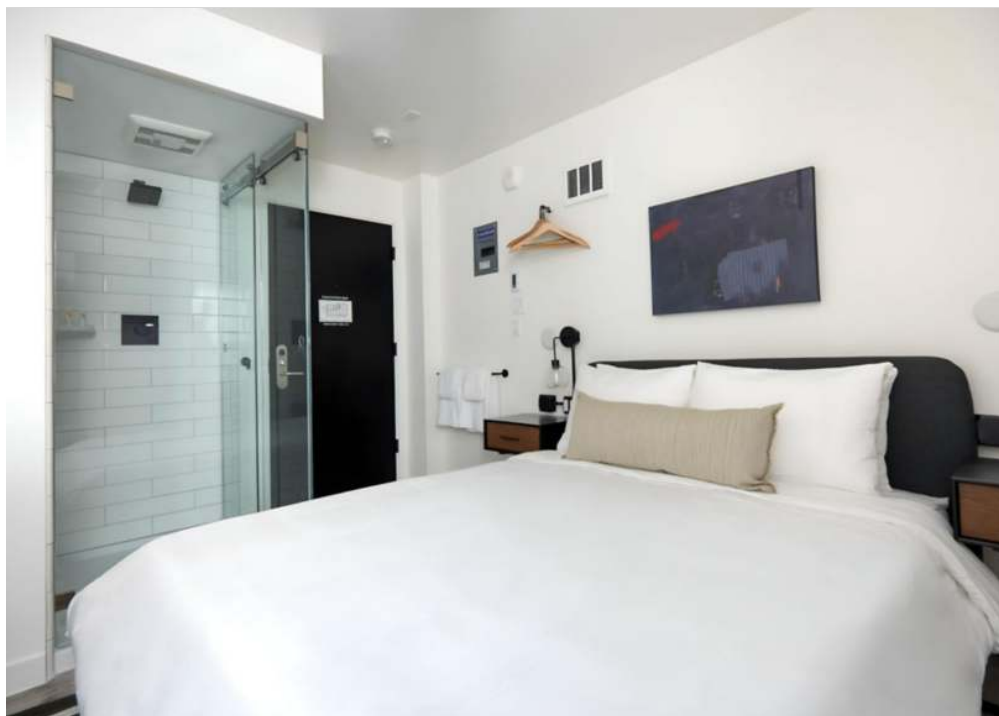
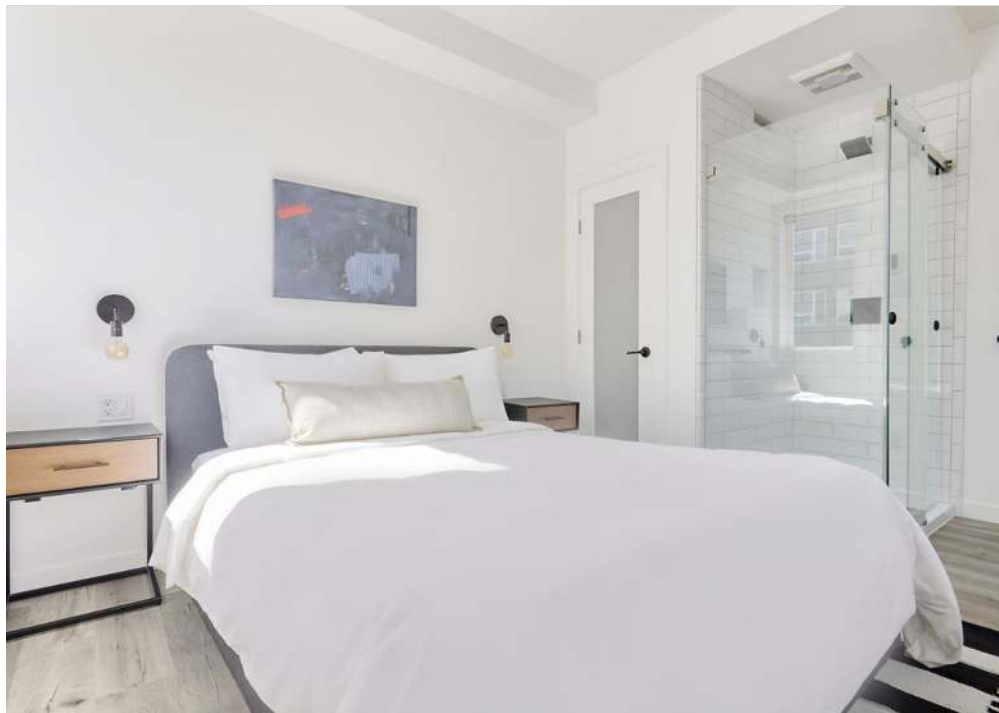
**PRIME CULVER CITY
LOCATION**
Steps to dining, shopping,
Sony Studios, beaches
and major employers.



**APPROVED R-1
HOTEL CONVERSION**
Plans through Plan Check #7.
Site and architectural approvals
substantially complete.



**ATTRACTIVE RETURN
OPPORTUNITY**
High-demand market,
efficient build-out,
strong cash flow potential.



*Renderings are conceptual and subject to change.

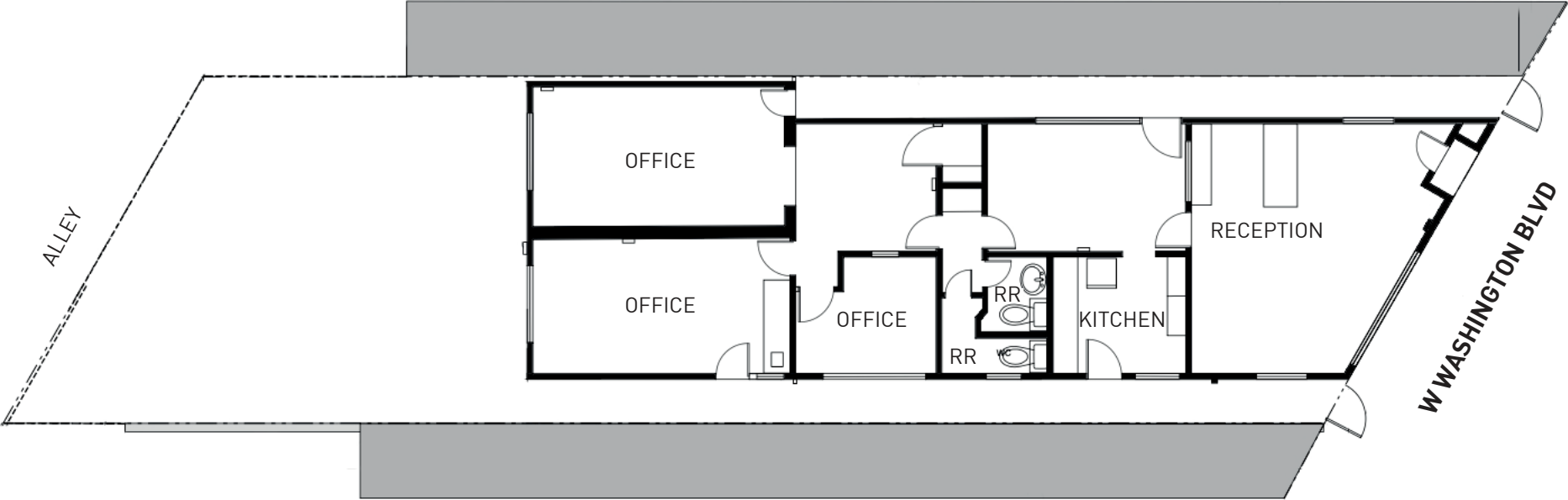


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FLOOR PLAN

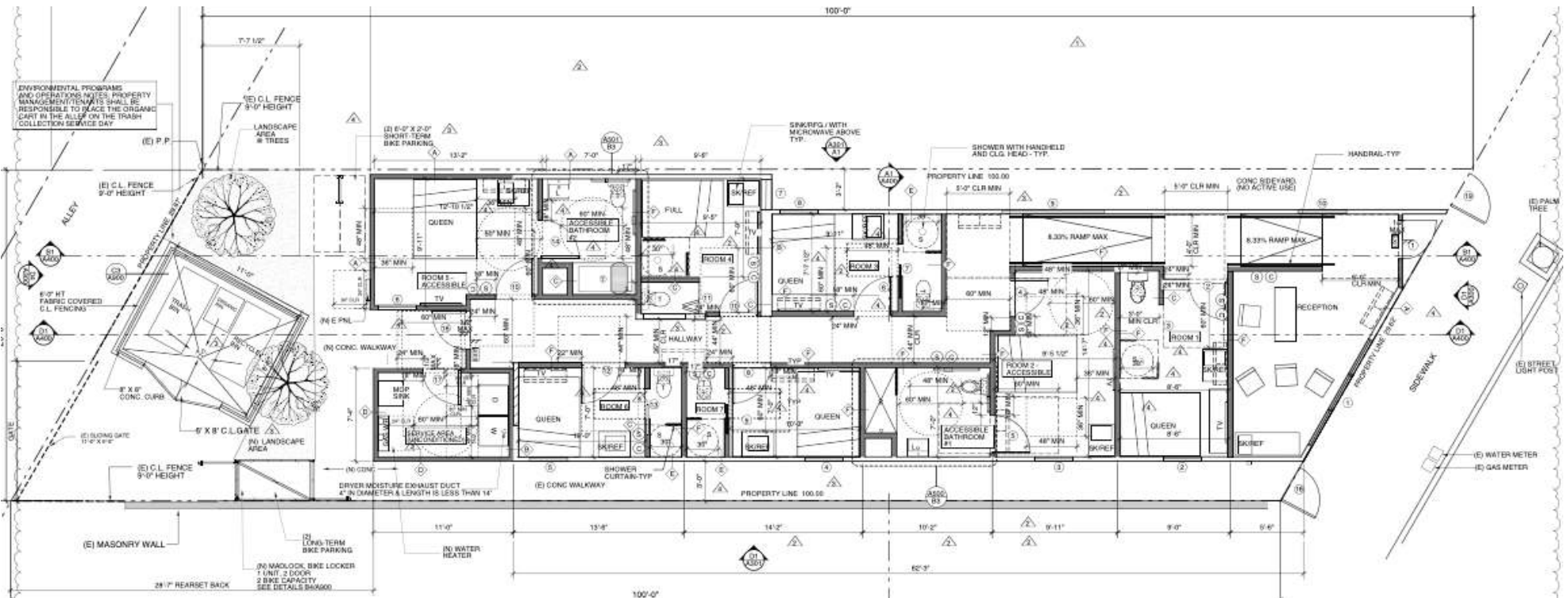
Hospitality Redevelopment · Sale · Los Angeles · CA

FOR SALE



Not to scale. All measurements approximate.

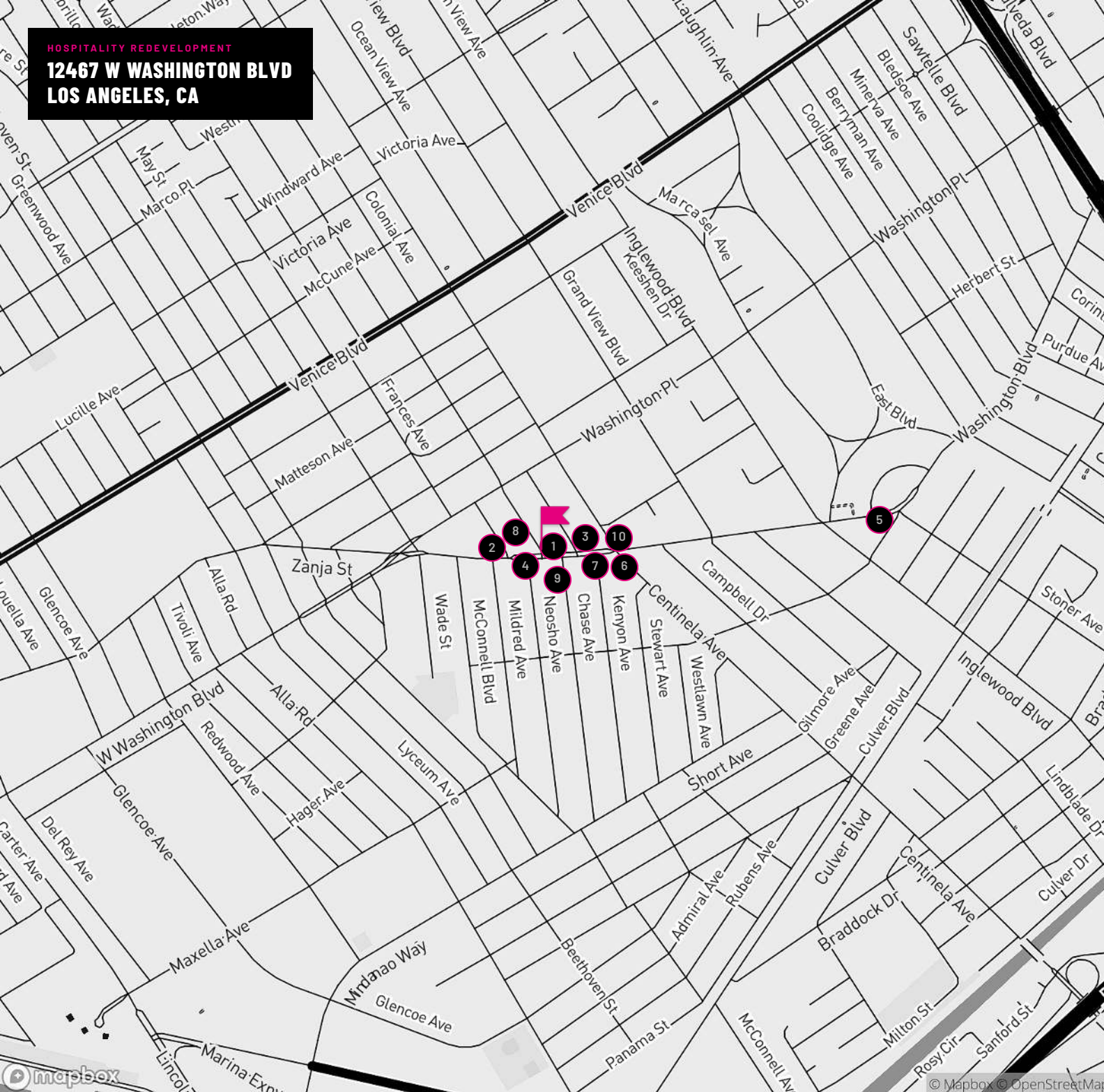
Proposed Expansion



12467 W WASHINGTON BLVD, LOS ANGELES, CA, 90066

HOSPITALITY REDEVELOPMENT

**12467 W WASHINGTON BLVD
LOS ANGELES, CA**



AREA AMENITIES

FOR SALE

Restaurants

1 Saijo - Los Angeles - Culver City
1 min walk

2 Broken Spanish
2 min walk

Retail

3 Culver Commons (Coming Soon)
1 min walk

Food

4 Ginger's Divine Ice Creams
1 min walk

Bakery

5 Lodge Bread Company
2 min drive

6 Hāsi Bread
3 min walk

Fitness

7 Pilatesmith
1 min walk

Bar

8 Hatchet Hall
1 min walk

Cafe

9 ChocoVivo
1 min walk

10 Menotti's Coffee Stop
1 min walk



CULVER COMMONS (COMING SOON)

Planned retail development expected to add additional shops and services; opening timeline and tenant mix may change as construction and leasing progress.

connect.regencycenters.com

1 min walk



GINGER'S DIVINE ICE CREAMS

Ice cream shop serving small-batch flavors with seasonal specials, plus sundaes, shakes, and pints for takeout.

gingersicecreams.com

1 min walk



LODGE BREAD COMPANY

Bakery and café offering naturally leavened breads, pastries, sandwiches, and coffee, with a casual counter-service setup.

lodgebread.com

2 min drive



PILATESMITH

Pilates studio offering reformer-based classes and private training, with small-group sessions and introductory options.

pilatesmithstudio.com

1 min walk



SAIJO - LOS ANGELES - CULVER CITY

Japanese restaurant serving sushi, sashimi, and cooked dishes, with an emphasis on seafood and seasonal ingredients.

saijohandroll.com

1 min walk



HÄSI BREAD

Artisan bakery focused on European-style breads and pastries, including loaves, laminated pastries, and espresso drinks.

hasibread.com

3 min walk



BROKEN SPANISH

Mexican restaurant known for modern regional dishes, house-made tortillas, and a curated mezcal selection.

brokenspanishcomedor.com

2 min walk



HATCHET HALL

Restaurant and bar serving New American dishes with a strong cocktail program, plus indoor and patio seating.

hatchethallla.com

1 min walk



CHOCOVIVO

Chocolate-focused café offering single-origin drinking chocolate, espresso beverages, and chocolate-based pastries and treats.

chocovivo.com

1 min walk



MENOTTI'S COFFEE STOP

Coffee bar serving espresso drinks, cold brew, and light bites, with quick counter service and limited seating.

menottis.com

1 min walk