

CULVER / MAR VISTA 100% LEASED OFFICE / RETAIL INVESTMENT

11737 - 11739 W. Washington Blvd., Culver City 90066



2740 Main Street 2nd Floor
Santa Monica 90405
Lic- 00616212

George Gross

310-586-0344

geogross@coldwellbanker.com

Lic- 01342211

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FOR SALE



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DO NOT DISTURB TENANTS

Exceptional opportunity to acquire a 100% leased mixed-use office and retail investment in one of Los Angeles' most desirable Westside locations. Offering a rare 6.0% capitalization rate west of the 405 Freeway, the property provides stable, long-term cash flow with an outstanding roster of established tenants.

The tenant mix includes a James Beard Award-winning bakery and chef, a nationally recognized high-end landscape architecture and design firm, and a private, world-famous tattoo studio, creating a unique collection of destination businesses with strong customer loyalty.

The property has been extensively renovated, featuring significant upgrades to the building systems and infrastructure, reducing near-term capital expenditures while enhancing long-term ownership value.

Ideally situated along the highly desirable West Washington Boulevard corridor, the property benefits from exceptional accessibility and visibility. Conveniently located between Culver City, Venice, Marina del Rey, and Playa Vista, with immediate access to the 405 Freeway, the location serves one of the Westside's most affluent and densely populated trade areas.

Surrounded by high-income residential neighborhoods, creative office campuses, and continued residential and commercial development, this is a rare opportunity to acquire a stabilized, trophy-quality investment in a premier West Los Angeles market with durable long-term fundamentals.

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11737 - 11739 W. WASHINGTON BLVD.

Price:	\$3,650,000
Price PSF:	\$672
Cap Rate:	6%
NOI :	\$218,738
Building Size:	5,431 SF
Lot Size:	5,749
APN:	4233-012-016
Parking:	7 spaces in rear lot
Year Built:	1927
Zoning:	Mixed Use Corridor

(All information taken from public records)

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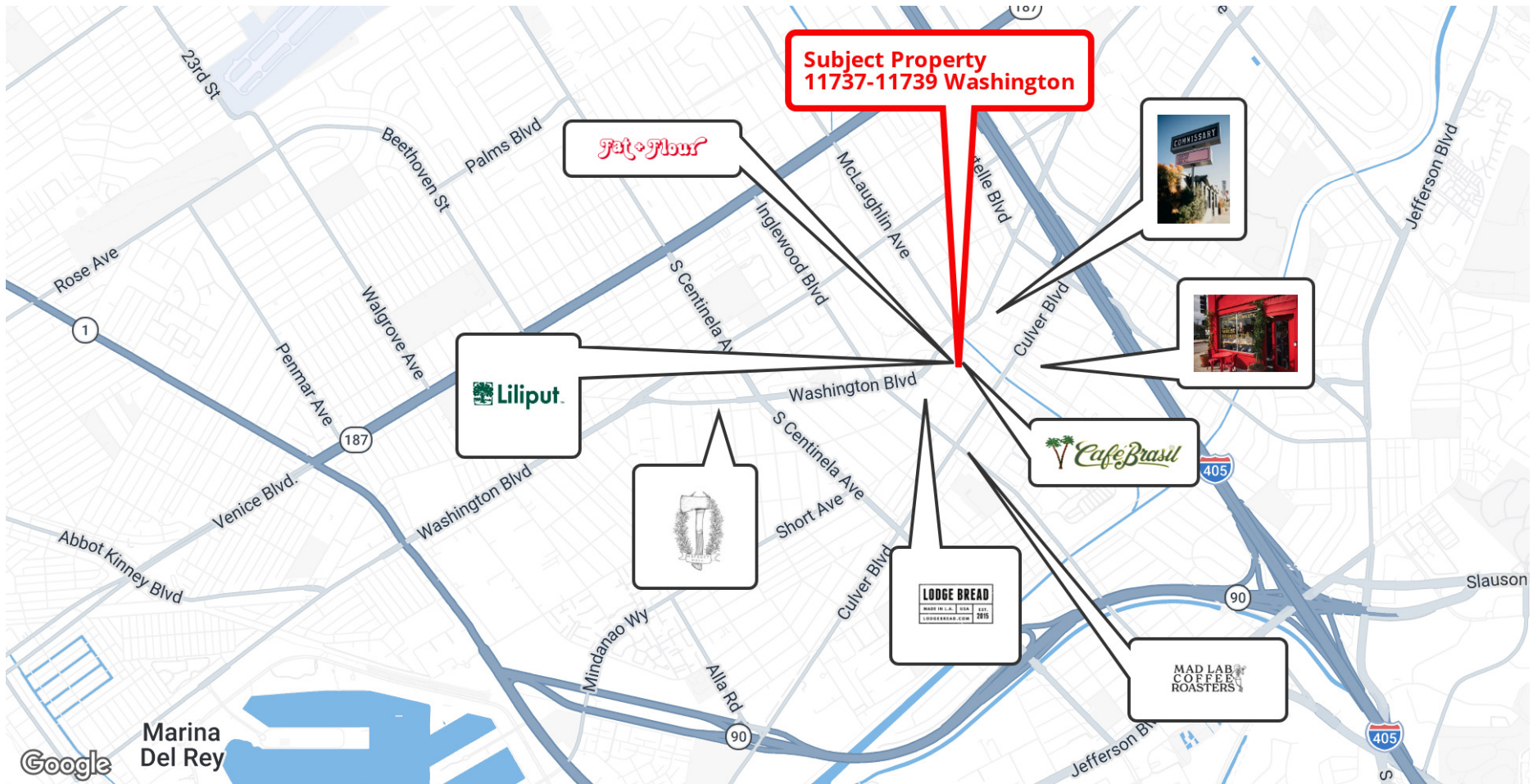
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