

CULVER / MAR VISTA OWNER / USER - OFFICE / RETAIL

11415 -11423 W. Washington Blvd., Culver City 90066

FOR SALE

CBCWORLDWIDE.COM



3015 Main Street #400
Santa Monica 90405
Lic- 00616212

George Gross

310-586-0344

george.gross@cbrealty.com

Lic- 01342211

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Coldwell Banker Commercial Realty is proud to offer for sale two separately parceled commercial properties totaling approximately 3,512 square feet of office/retail space. Situated on a combined 6,193 square feet of land zoned "Mixed Use Corridor," this offering presents a versatile opportunity for investors, developers, or owner-users on the Westside.

The parcels must be purchased together for \$2,450,000.

The properties include four individual suites. Two of the suites are currently tenant-occupied and generating income, with lease terms allowing for availability within six months of the close of escrow. The remaining two suites are vacant and ready for immediate occupancy, making the asset ideal for an owner-user seeking to occupy part of the property while benefiting from existing income, or for an investor looking to fully lease and stabilize the asset.

Located directly across from the DMV in Culver City, yet within the Mar Vista 90066 zip code, the property enjoys excellent exposure in a growing corridor with strong foot and vehicle traffic. The Mixed Use Corridor zoning allows for a range of potential uses and future redevelopment opportunities, adding to the long-term value of this offering.

This is a rare chance to acquire a flexible, income-producing property with immediate upside potential in a dynamic, high-demand neighborhood.

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11415 W. WASHINGTON BLVD.

Building Size: 1,175 SF

Lot Size: 2,498 SF

APN: 4233-026-013

Parking: Rear lot

Year Built: 1955

Zoning: Mixed Use Corridor

Reduced sale price \$2,450,000.

(All information taken from public records)

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DO NOT DISTURB TENANTS

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11415 -11423 W. Washington Blvd., Culver City

11419 - 11423 W. WASHINGTON BLVD.

Building Size: 2,337SF

Lot Size: 3,695 SF

APN: 4233-026-012

Parking: Rear lot

Year Built: 1955

Zoning: Mixed Use Corridor

Reduced sale price \$2,450,000.

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ROCKE

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11423 Washington - Former Salon

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11419 Washington - Former office

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Address	Size	Gross Monthly Rent	Expiration	Notes
11415 W. Washington	1,175	\$3,600	11/30/2025	1 3-yr Option Termination clause
11419 W. Washington	705	\$0	Vacant	
11421 W. Washington	705	\$2,000	12/31/27	1 3-yr Option Termination clause
11423 W. Washington	927	\$0	Vacant	Former hair salon
Total	3,512	\$5,600		



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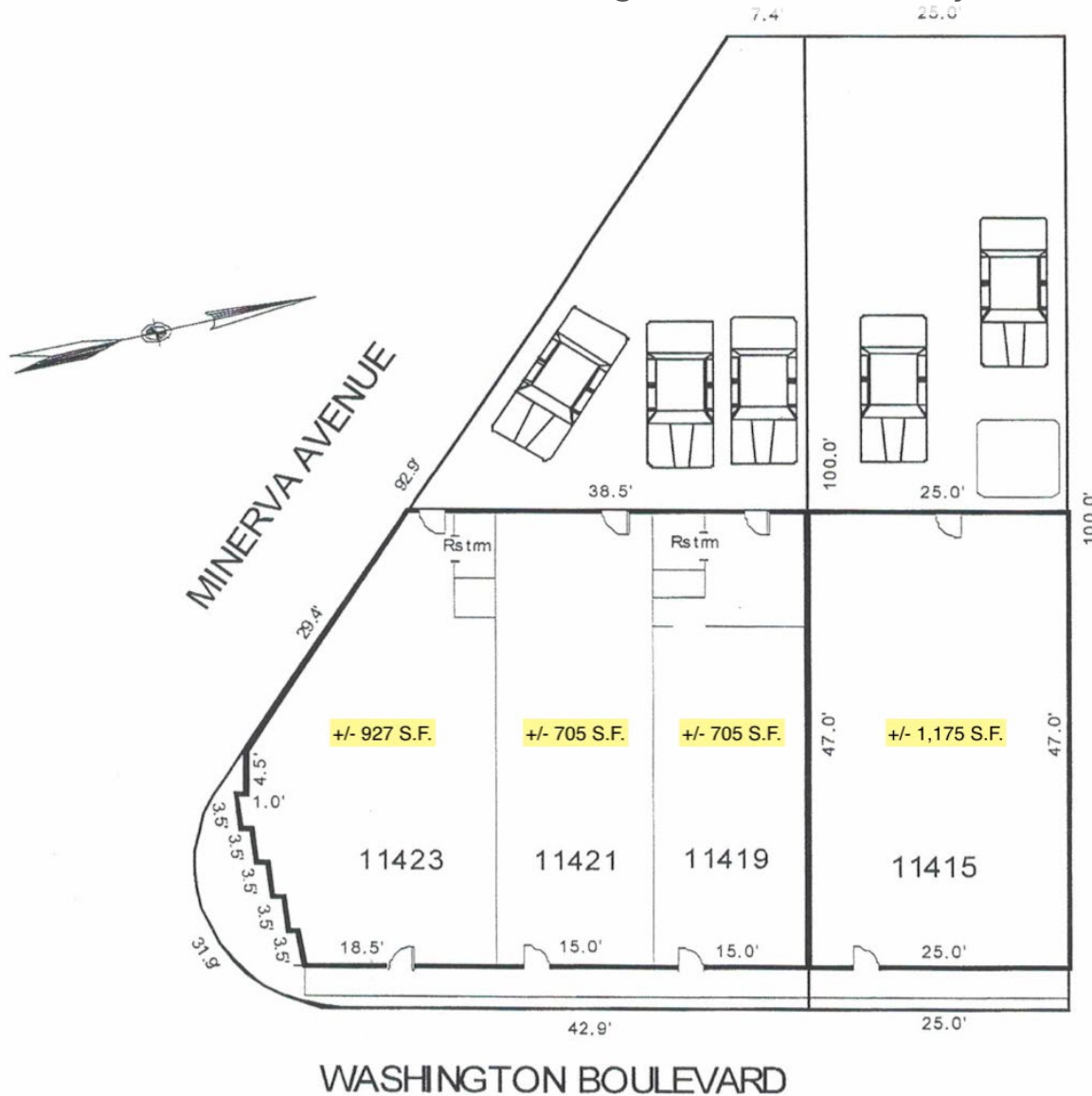
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Approximate dimensions only. No representations expressed or implied.
Please confirm all information to your satisfaction.

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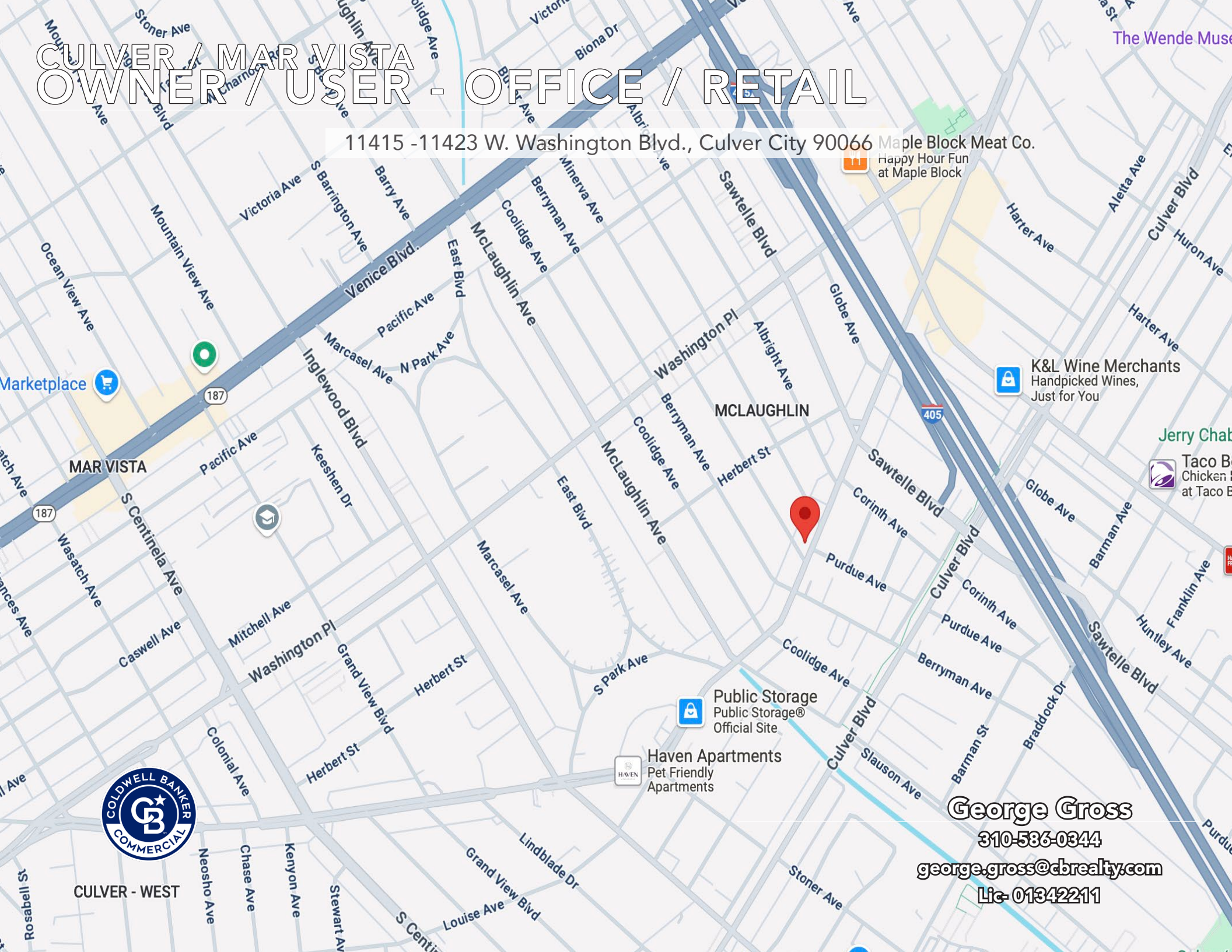


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Maple Block Meat Co.
Happy Hour Fun
at Maple Block

K&L Wine Merchants
Handpicked Wines,
Just for You

Jerry Chab
Taco B
Chicken
at Taco B

Public Storage
Public Storage®
Official Site

Haven Apartments
Pet Friendly
Apartments

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CULVER - WEST