

# FOR SALE

7,550 SF OF BUILDINGS ON  
19,060 SF (0.43 ACRES) OF LAND

13211-13223 WASHINGTON BLVD, CULVER CITY

PRIME REDEVELOPMENT OPPORTUNITY WITH IN-PLACE INCOME

PURCHASE PRICE:  
\$6,750,000



**MICHAEL GRANNIS**  
Lic. 01393628  
Phone: 310-567-1650  
[mike@westpacpartners.com](mailto:mike@westpacpartners.com)

**WESTPAC PARTNERS**  
1815 Via E Prado, Suite  
Redondo Beach, CA 90277  
Broker Lic. 02194746

  
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# PROPERTY OVERVIEW

7,550 SF OF BUILDINGS ON 19,060 SF (0.43 ACRES) OF LAND

 **Site**  
13211-13223 Washington Blvd  
Culver City

 **Purchase Price:**  
\$6,750,000

 **Inplace Income:**  
\$155,843

 **Total Land Area:**  
±19,060 SF  
(±0.43 acres)

 **Building Size:**  
±7,550 SF

 **APN:**  
4236-026-001, 4236-026-002,  
4236-026-036 and 4236-026-035

 **Year Built:**  
1967, 1972, and 1979

 **Zoning:** Mixed Use Corridor 1 (MU-1)

Max. Res. Density	Max. Com. FAR	Max. Height
35 du/acre	2.0	56 feet



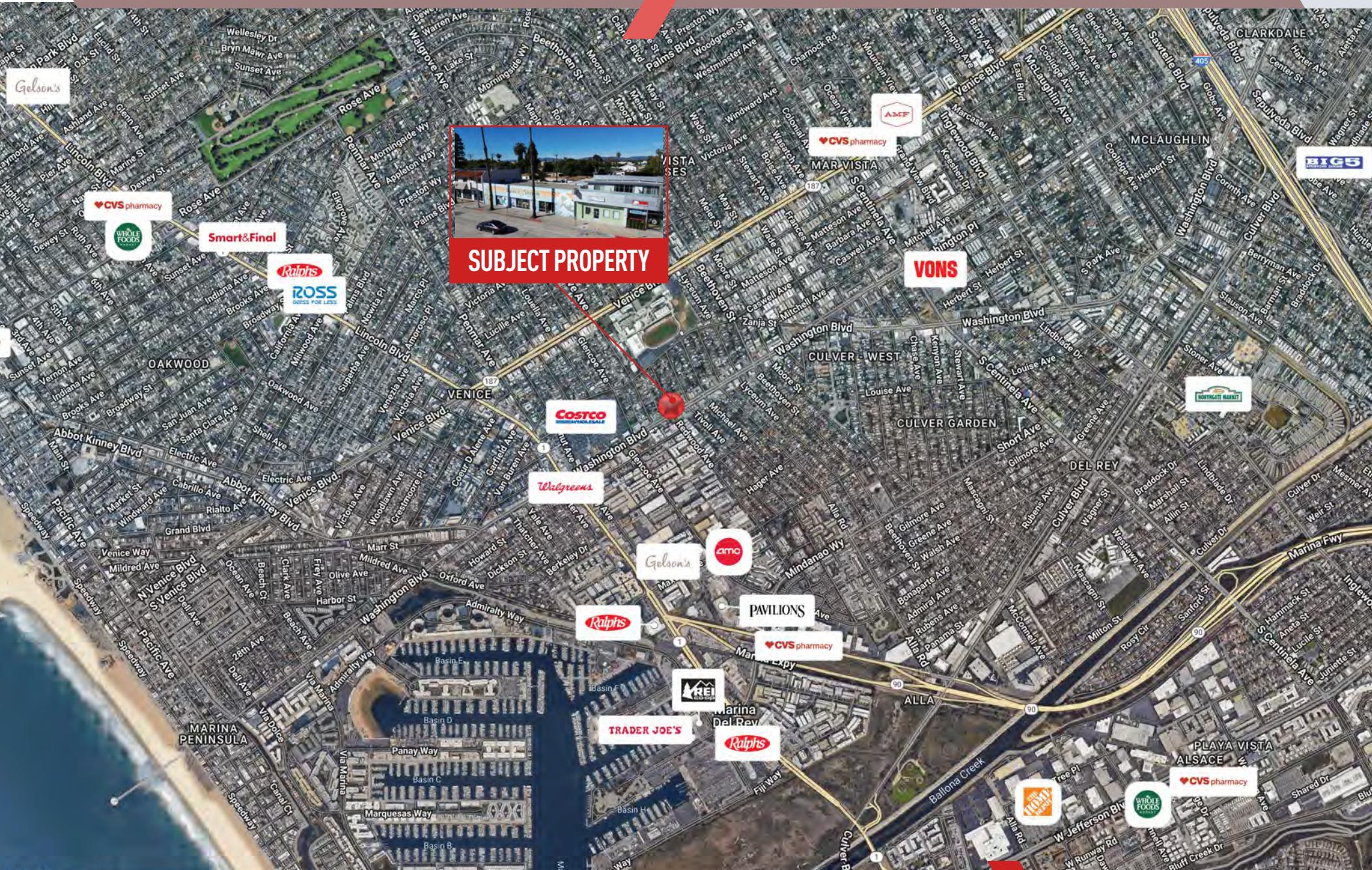
## PROPERTY FEATURES

- Month to Month leases
- Prime Redevelopment Opportunity with In-Place Income
- Three Retail Tenant Building with Dedicated Parking and One Apartment Unit
- Highly Visible Along Washington Blvd
- Close Proximity to Marina Del Rey and Busy Intersection of Washington Blvd & Lincoln Blvd



# AERIAL

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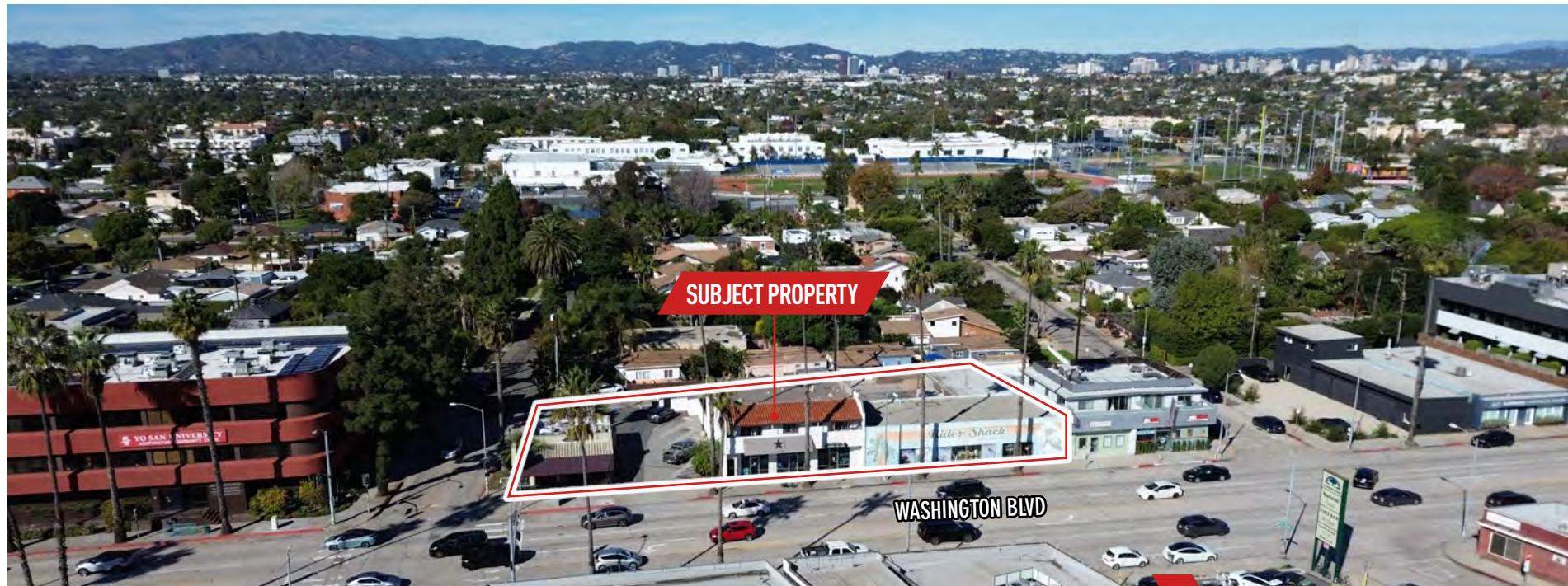
13211-13223 WASHINGTON BOULEVARD | CULVER CITY

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# RENT ROLL AND INCOME EXPENSE

7,550 SF OF BUILDINGS ON 19,060 SF (0.43 ACRES) OF LAND

ADDRESS	TENANT NAME	SIZE	LEASE TERM	RENT/SF	MONTHLY RENT	ANNUAL RENT
13221 Washington	Ekkamai Thai	1,950	Month to Month		\$6,500.00	\$78,000.00
13215 Washington	Refresh	1,200	Month to Month		\$5,200.00	\$62,400.00
13211 Washington	Rider Shack	4,400	Month to Month		\$7,800.00	\$93,600.00
Apartment- 13219 Washington		2bd, 2bth	Month to Month		\$2,000.00	\$24,000.00
<b>Subtotal</b>					<b>\$21,500.00</b>	<b>\$258,000.00</b>
<b>OPERATING COSTS</b>						
Taxes (estimated)					\$6,405.58	\$76,867.00
Insurance					\$1,697.75	\$20,373.00
Utilities					\$409.75	\$4,917.00
<b>TOTAL OPERATING COSTS</b>					<b>(\$8,513.08)</b>	<b>(\$102,157.00)</b>
<b>NET INCOME</b>					<b>\$12,986.92</b>	<b>\$155,843.00</b>



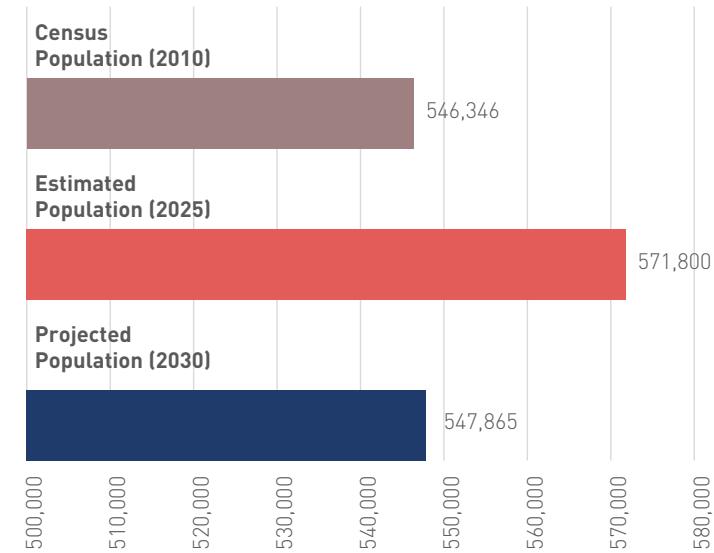
# DEMOGRAPHICS

7,550 SF OF BUILDINGS ON 19,060 SF (0.43 ACRES) OF LAND

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Estimated Population (2025)	38,379	267,416	571,485
Projected Population (2030)	36,833	255,076	547,865
Census Population (2020)	37,022	257,478	246,346
Census Population (2010)	34,928	240,941	517,800
Projected Annual Growth (2025-2030)	-1m546 -0.8%	-12,340 -0.9%	-23,620 -0.8%
Historical Annual Growth (2020-2025)	1,357 -	9,938 0.8%	25,139 0.9%
Historical Annual Growth (2010-2020)	2,095 0.6%	16,537 0.7%	28,546 0.6%
Estimated Population Density (2025)	12,223 psm	9,463 psm	7,279 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	18,239	122,732	263,474
Projected Households (2030)	18,067	120,646	260,628
Census Households (2020)	18,018	121,107	259,441
Census Households (2010)	16,480	112,004	243,182
Projected Annual Growth (2025-2030)	-142 -0.2%	-2,086 -0.3%	-2,846 -0.2%
Historical Annual Change (2010-2025)	1,759 0.7%	10,728 0.3%	20,291 0.6%
<b>AVERAGE HOUSEHOLD INCOME</b>			
Estimated Average HH Income (2025)	\$198,709	\$188,409	\$190,413
Projected Average HH Income (2030)	\$199,609	\$188,523	\$190,601
Census Average HH Income (2010)	\$100,433	\$94,646	\$98,781
Census Average HH Income (2000)	\$71,191	\$70,727	\$76,219
Projected Annual Change (2025-2030)	\$901 -	\$114 -	\$188 -
Historical Annual Change (2000-2025)	\$127,518 7.2%	\$117,682 6.7%	\$114,194 6.0%
<b>MEDIAN HOUSEHOLD INCOME</b>			
Estimated Median HH Income (2025)	\$129,287	\$129,301	\$129,305
Projected Median HH Income (2030)	\$129,902	\$129,458	\$129,686
Census Median Household Income (2010)	\$71,041	\$69,507	\$70,526
Census Median Household Income (2000)	\$53,434	\$52,891	\$55,945
Projected Annual Change (2025-2030)	\$615 -	\$157 -	\$381 -
Historical Annual Change (2010-2025)	\$75,853 5.7%	\$76,409 5.8%	\$73,360 5.2%

Source: Applied Geographic Solutions 11/2025, TIGER Geography

## POPULATION (WITHIN 5 MILE RADIUS)



## INCOME (WITHIN 1 MILE RADIUS)

\$198,709  
ESTIMATED AVERAGE HH INCOME

\$129,298  
ESTIMATED MEDIAN HH INCOME

## EMPLOYMENT (WITHIN 5 MILE RADIUS)

441,727  
EMPLOYEES

54,582  
BUSINESSES

4.1%  
RESIDENTIAL  
UNEMPLOYMENT  
RATE

# AREA OVERVIEW

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## Culver City Market Overview

Culver City West is a primarily residential, tree-lined neighborhood in the northwest part of Culver City, blending quiet suburban character with convenient urban access. With a mix of classic mid-century homes and some newer infill development, the area appeals to families, professionals, and creatives who want a community-oriented environment while being just a few minutes from the broader amenities of Downtown Culver City and the city's vibrant commercial districts. Culver West's location places residents near local favorites like the Helms Bakery District's shops and eateries, the Culver West Park and easy access to major corridors such as Washington Boulevard and the 405 Freeway for commuting throughout greater Los Angeles. Within a short drive are popular destinations like the Platform shopping center with boutiques and cafes, cultural venues, and restaurants in downtown Culver City.



Culver City as a whole is an important hub within Silicon Beach, the greater Los Angeles tech and creative ecosystem, and that influence spills over to Culver West thanks to its proximity to major employment centers and office campuses. The broader city is home to offices and campuses for large tech and media companies including TikTok, Scopely, ChowNow, Sweetgreen, Omaze, Clutter, Jam City, and Enervee, among others clustered in the nearby Hayden Tract and commercial corridors. In recent years companies such as Apple, Amazon Studios, and major entertainment and technology players like Sony Pictures Studios have also established significant presences in Culver City, contributing to thousands of local jobs in tech, media, and creative industries.

## Los Angeles County Market Overview

Los Angeles County is the most heavily populated county in the country with approximately 10.4 million people calling it home, including about 1 million living in unincorporated areas of the county. The Los Angeles metropolis is formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange. Approximately 3.9 million residents call the City of Los Angeles home.

Los Angeles County is home to one of the most educated labor pools in the U.S. and offers a labor force of more than 4.98 million, of which approximately 40% are college graduates. Los Angeles County's continued economic growth, in

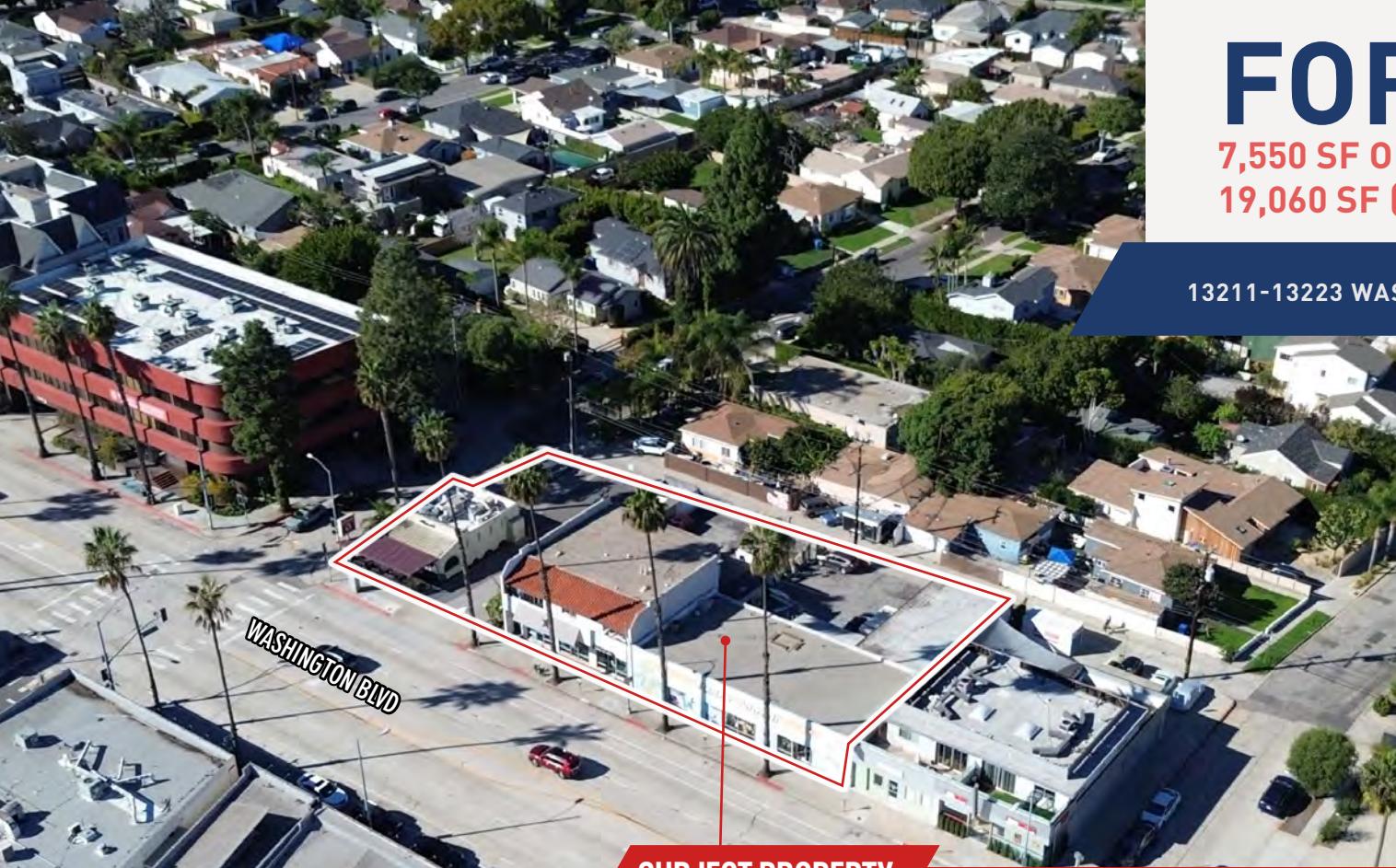
contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles International Airport (LAX) also services the Los Angeles County area. It is the fourth busiest airport in the world, serving nearly 87.5 million passengers in 2018. It is supplemented by its proximity to Ontario International Airport in the City of Ontario (San Bernardino County), Burbank Airport in Burbank (Los Angeles County) and John Wayne Airport in Santa Ana (Orange County). Municipal bus and light rail service is provided by the Los Angeles County Metropolitan Transportation Authority (MTA).

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**WESTPAC PARTNERS**

1815 Via E Prado, Suite 300  
Redondo Beach, CA 90277  
Broker Lic. 02194746



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