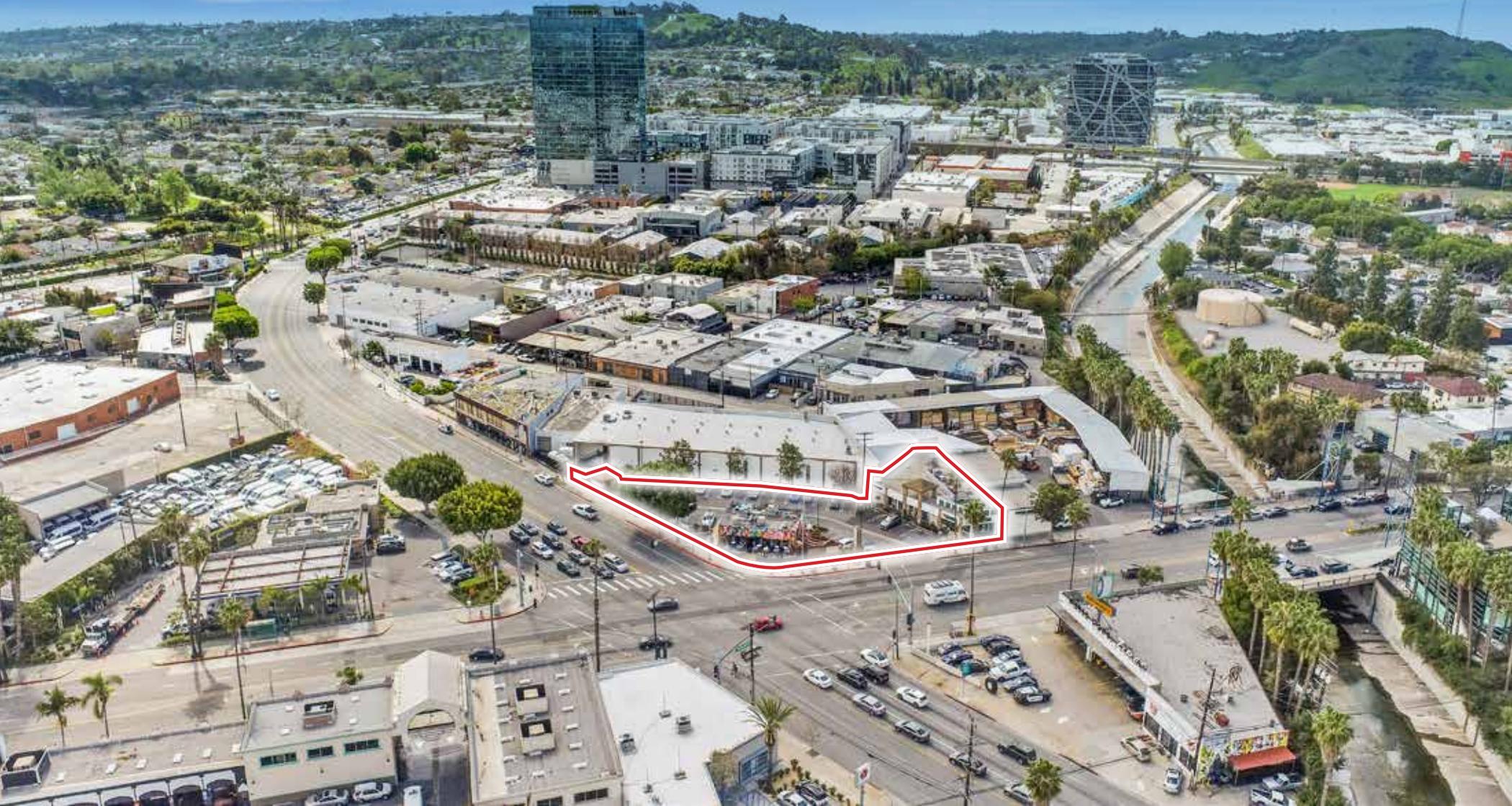


ALL LEGACY TENANTS VACATED - 100% VACANT

High Profile Retail Center For Sale

2901 S. La Cienega Blvd., Culver City, CA 90232



DISCLAIMER

KWP Real Estate (“Broker”), exclusive marketing representative of 2901 La Cienega Owner LLC (“Seller”), is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to acquire the fee interest in **2901 S. La Cienega Blvd., Culver City, CA 90232** (the “Property”), interested parties should perform and rely upon their own investigations, analysis, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analysis, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

ADVISORS

Lee Shapiro

EVP, Director of Brokerage
310-887-6226
lee.shapiro@kwprealestate.com
DRE #00961769

Jaysen Chiaramonte

Assistant Vice President
310-887-3492
Jaysen.Chiaramonte@kwprealestate.com
DRE #02145586

Monica Su

Associate
310-887-3570
Monica.Su@kwprealestate.com
DRE #02238341

KWP Real Estate
151 S. El Camino Dr.
Beverly Hills, CA 90212

www.kwprealestate.com

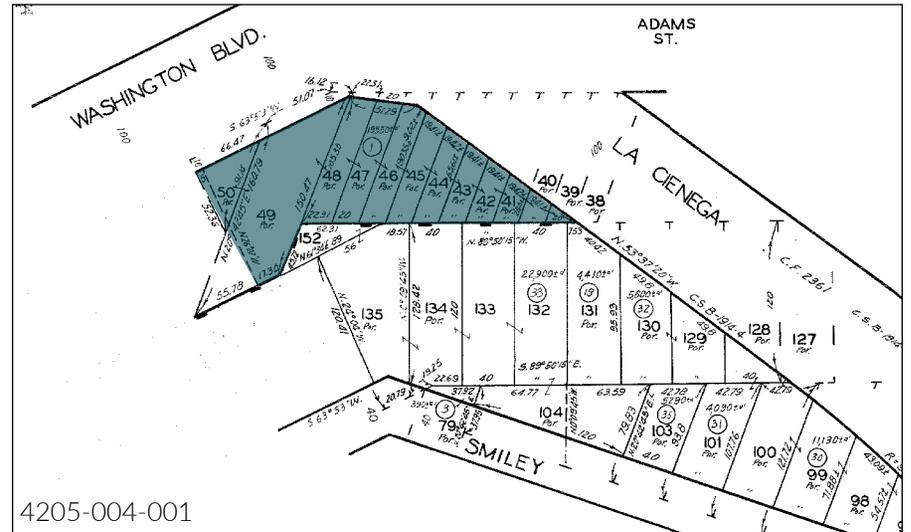
An aerial photograph of a city, likely Los Angeles, with a teal overlay. The image shows a mix of urban buildings, including a prominent tall skyscraper in the center, and a network of roads with some vehicles. The text 'The Offering' is overlaid on the right side of the image.

The Offering

Executive Summary

Address: 2901 S. La Cienega Blvd.
 Culver City, CA 90232
Sale Price: \$5,375,000
Product Type: Retail/Restaurant (100% Vacant)
Buildings: 2
Total Bldg. SF: ±4,998 SF (per title)
Total Bldg. SF: ±5,035 SF (per area analysis)
Restaurant Bldg. SF: ±1,326 SF* (plus ±825 SF Exclusive Patio)
Retail Bldg. SF: ±3,709 SF*
Land Area: ±18,988 SF / 0.43 AC
Leased: Delivered Vacant
Year Built: 1977
Zoning: IG
APN: 4205-004-001
Stories: 1
Parking: 28 spaces

*per area analysis

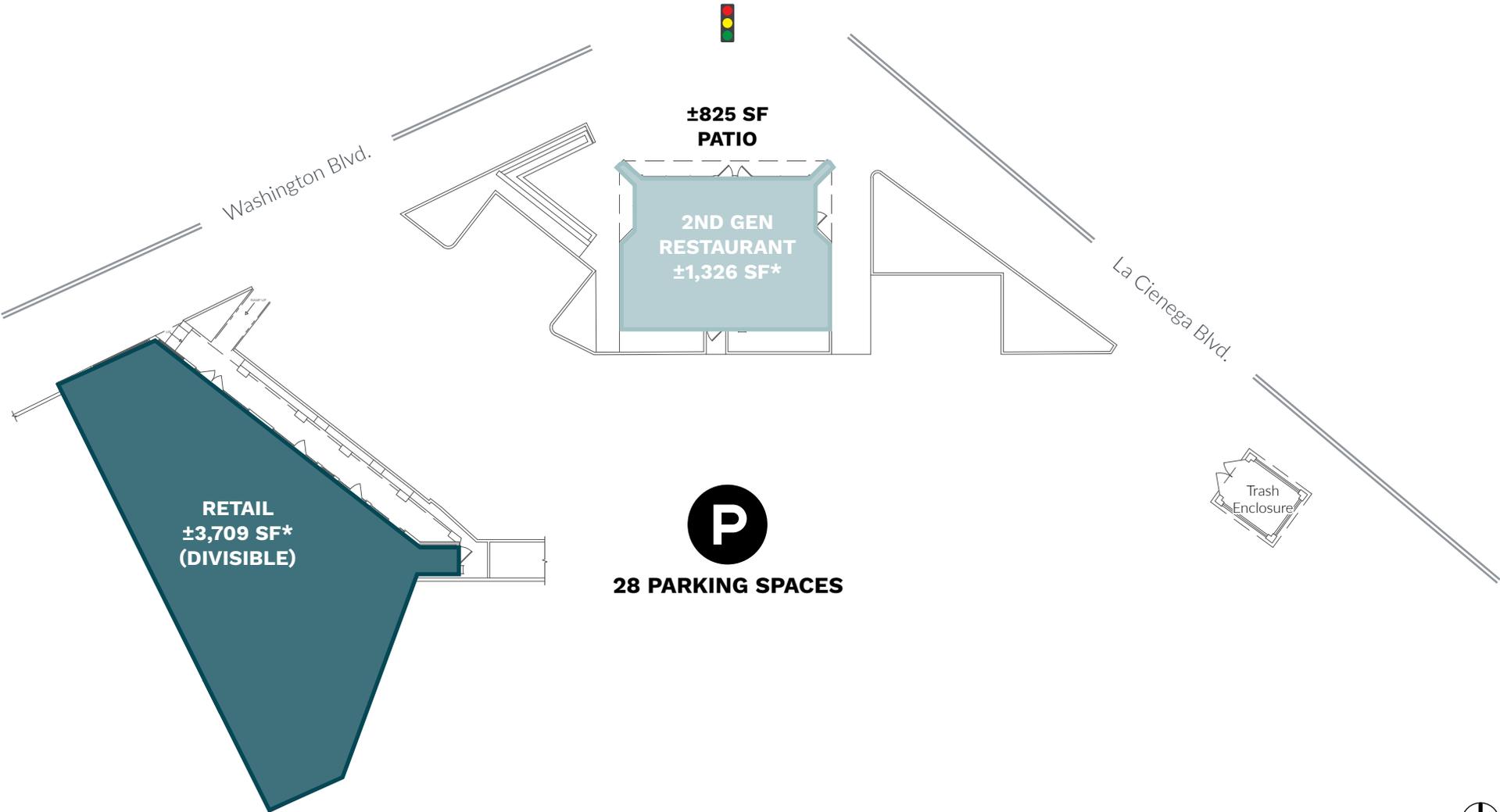




Property Highlights

- Rare opportunity to purchase a trophy retail asset in desirable Culver City
- Freestanding, hard corner 2nd gen restaurant with hood and large outdoor patio
- Tremendous hard-corner visibility
- Just off the 10 Freeway and strategically located between Downtown Culver City and booming West Adams neighborhood
- ±60,362 CPD at the intersection of La Cienega Blvd. and Washington Blvd.
- Strong demographics with ±\$144,384 HHI within 2 miles

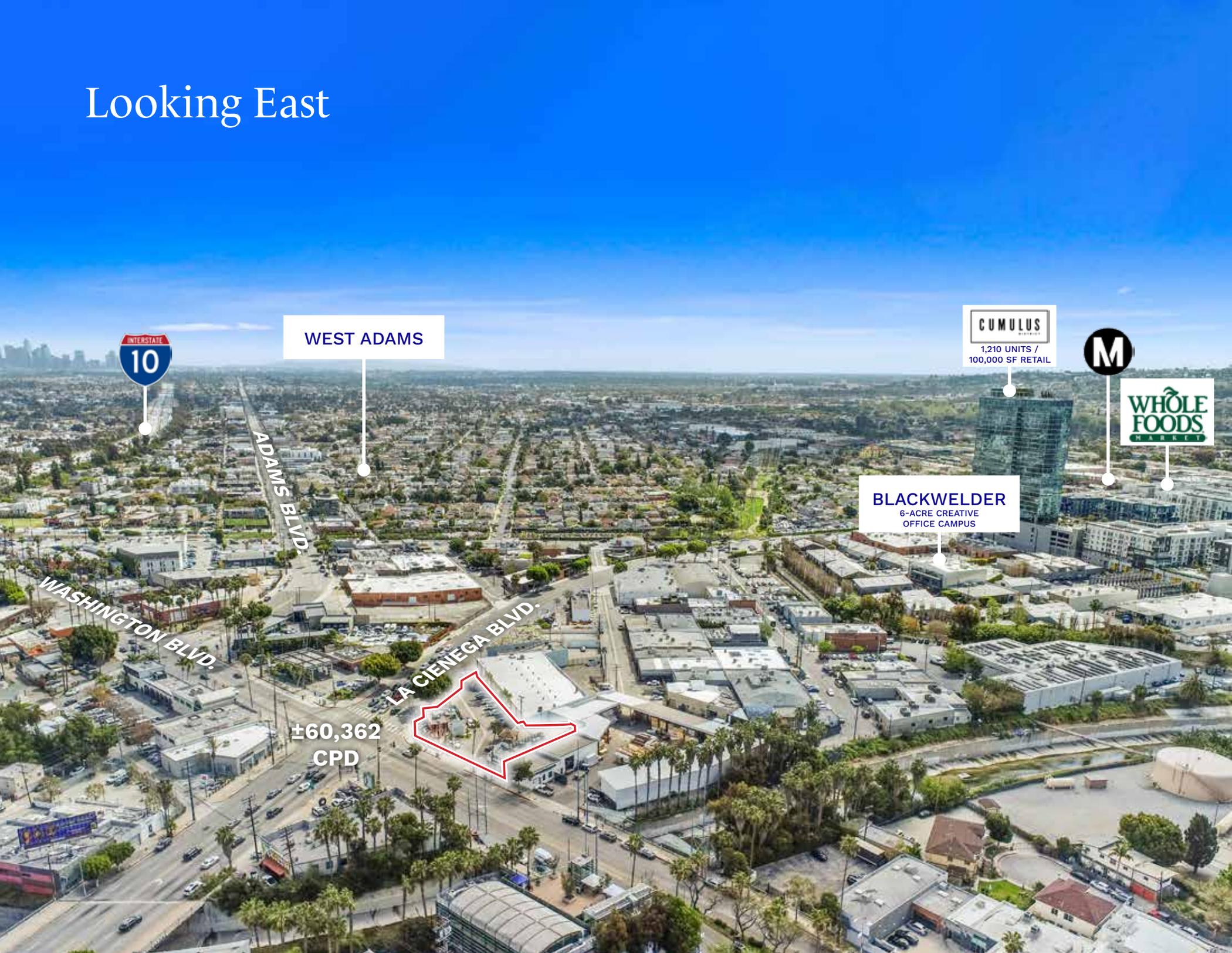
Site Plan



*per area analysis



Looking East



WEST ADAMS

ADAMS BLVD.

±60,362
CPD

LA CIENEGA BLVD.

WASHINGTON BLVD.

CUMULUS
1,210 UNITS /
100,000 SF RETAIL



BLACKWELDER
6-ACRE CREATIVE
OFFICE CAMPUS

Looking West

HAYDEN TRACT



SCOPELY Apple Music
Nike The Willows
Turning Point School Beats Solo3



Platform
Van Leeuwen sweetgreen
BLUE BOTTLE COFFEE REFORMATION
Aēsop.

THE CULVER STEPS



EREWHON Mendocino Farms
SEPHORA SALT & STRAW



ONE CULVER



IVY STATION
THE SHAY Warmer Bros. Discovery
Sweetfin Carbon Health
[solidcore] healthyspot
STRAYCH LAB YOGASIX MAYWEATHER
milk + honey Blue Bird Coffee



HELMS BAKERY DISTRICT



HI-LO



COMPOUND



COGNOSCENTI COFFEE



Microsoft

WASHINGTON BLVD.

LA CIENEGA BLVD.

±60,362
CPD



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous buildings, streets, and palm trees. The entire image is overlaid with a semi-transparent teal color. On the right side, the text 'Submarket Info' is displayed in a white, serif font, with a vertical line to its left.

Submarket Info

Culver City

The Culver City Submarket is centrally located near affluent neighborhoods and tourist hotspots, including Santa Monica, Westwood, and Century City. Many tech and creative firms are situated here, with an above average concentration of high-income earners and daytime employees.

Culver City has a relatively diverse and strong economy. The City's business community is comprised of a varied collection of businesses that range from traditional retail and manufacturing to major film studios. Mainstay companies such as Costco, Westfield-Culver City Mall and Sony Pictures Entertainment occupy a traditional niche as large institutional property owners, tax producers, and employers. Some large and notable companies, including Apple and Amazon, have expanded their local footprint in recent years and have added or plan to add employees as part of new developments in Culver City.

Amazon has leased the historic Culver Studios to increase their mixed-use studio and office space and other ventures and has taken over space in the Culver Steps, which was completed in late-summer 2021.

(Sources: CoStar, City of Culver City)



Demographics

POPULATION	Distance from Subject		
	0.5 Mile	1 Mile	2 Miles
<i>2024 Estimated Population</i>	<i>7,846</i>	<i>37,050</i>	<i>152,299</i>
2029 Projected Population	9,377	39,035	150,681
2020 Census Population	5,897	36,402	147,856
2010 Census Population	5,794	36,124	148,740
Projected Annual Growth 2024 to 2029	3.9%	1.1%	-0.2%
Historical Annual Growth 2010 to 2024	2.5%	0.2%	0.2%
2024 Median Age	38.9	37.0	37.5
HOUSEHOLDS			
2024 Estimated Households	3,152	13,964	62,551
2029 Projected Households	3,900	14,968	62,850
2020 Census Households	2,070	12,743	60,707
2010 Census Households	1,981	12,233	59,099
Projected Annual Growth 2024 to 2029	4.7%	1.4%	-
Historical Annual Growth 2010 to 2024	4.2%	1.0%	0.4%
RACE & ETHNICITY			
2024 Estimated White	35.0%	30.4%	38.7%
2024 Estimated Black or African American	27.2%	19.6%	19.1%
2024 Estimated Asian or Pacific Islander	8.5%	8.9%	10.4%
2024 Estimated American Indian or Native Alaskan	1.2%	1.8%	1.3%
2024 Estimated Other Races	28.1%	39.3%	30.4%
2024 Estimated Hispanic	32.4%	45.3%	34.9%
INCOME			
<i>2024 Estimated Average Household Income</i>	<i>\$141,633</i>	<i>\$137,678</i>	<i>\$144,384</i>
2024 Estimated Median Household Income	\$85,375	\$92,078	\$100,713
2024 Estimated Per Capita Income	\$57,018	\$52,017	\$59,433
EDUCATION			
2024 Estimated High School Graduate	17.3%	18.5%	15.8%
2024 Estimated Some College	17.5%	17.8%	15.7%
2024 Estimated Associates Degree Only	8.0%	5.9%	6.0%
2024 Estimated Bachelors Degree Only	24.0%	24.7%	28.9%
2024 Estimated Graduate Degree	11.6%	13.0%	19.6%
BUSINESS			
2024 Estimated Total Businesses	720	2,195	7,892
<i>2024 Estimated Total Employees</i>	<i>5,853</i>	<i>20,846</i>	<i>59,051</i>
2024 Estimated Employee Population per Business	8.1	9.5	7.5
2024 Estimated Residential Population per Business	10.9	16.9	19.3





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DRE #02145586

Monica Su

Associate
310-887-3570
Monica.Su@kwprealestate.com
DRE #02238341

KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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