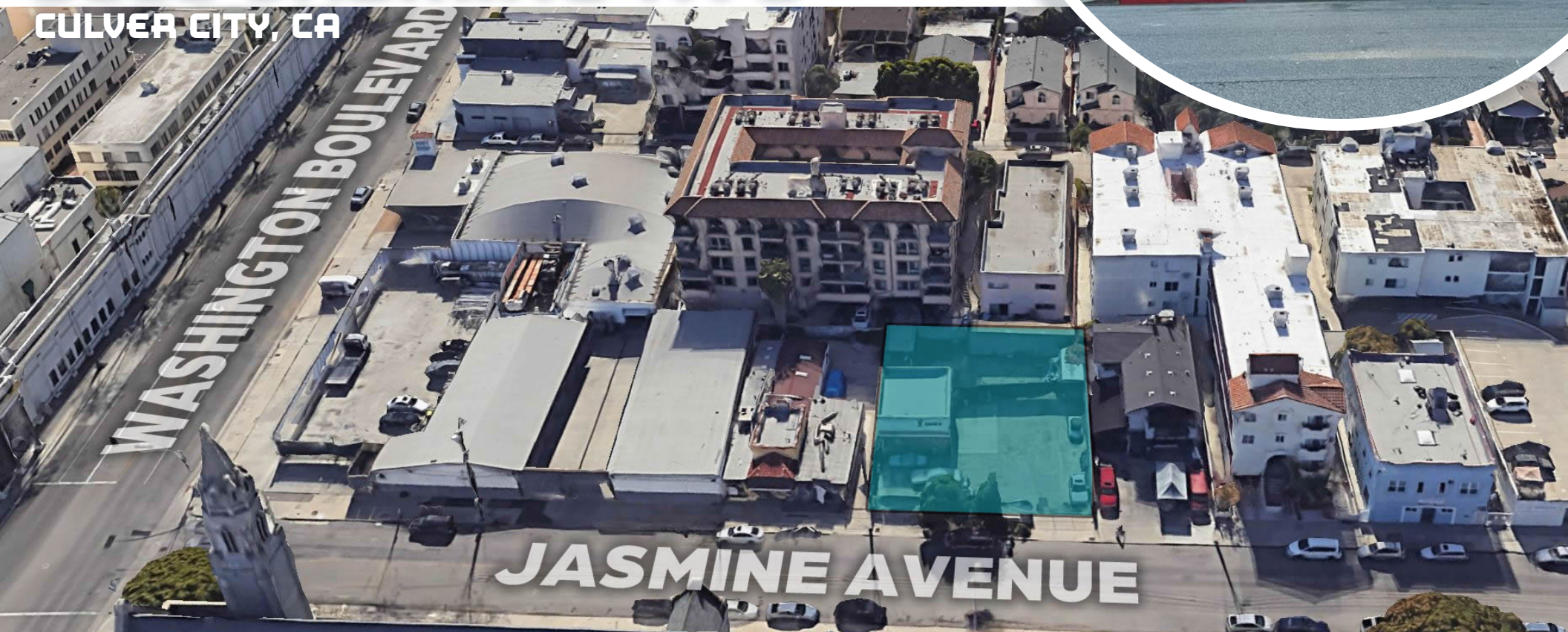


OWNER-USER / DEVELOPMENT
PRICE CORRECTION

FOR SALE

3855 JASMINE AVE
CULVER CITY, CA



CHRISTIAN C. HOLLAND | Managing Director
310.966.4350 | holland@westmac.com | DRE# 00942434

JEFFREY M. PICKETT | Executive Vice President
424.832.5306 | pickett@westmac.com | DRE# 01828924

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PROPERTY INFO

Price Correction	\$2,250,000 \$2,190,000 / \$292.00 Per Sq. Ft (Land)
Address	3855 Jasmine Avenue Culver City, CA 90232
Improvements	Approximately 750± square feet
Land	Approximately 7,500± square feet
Zoning	LAC2
APN	4208-004-012 & 013
Use	Current and historical use has been auto-repair
Dimensions	±100 feet deep by ±75 feet wide and fronting along Jasmine Avenue
Location	South of Venice Boulevard, north of Washington Boulevard just above Sony Studios.

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FOR SALE: 3855 JASMINE AVE

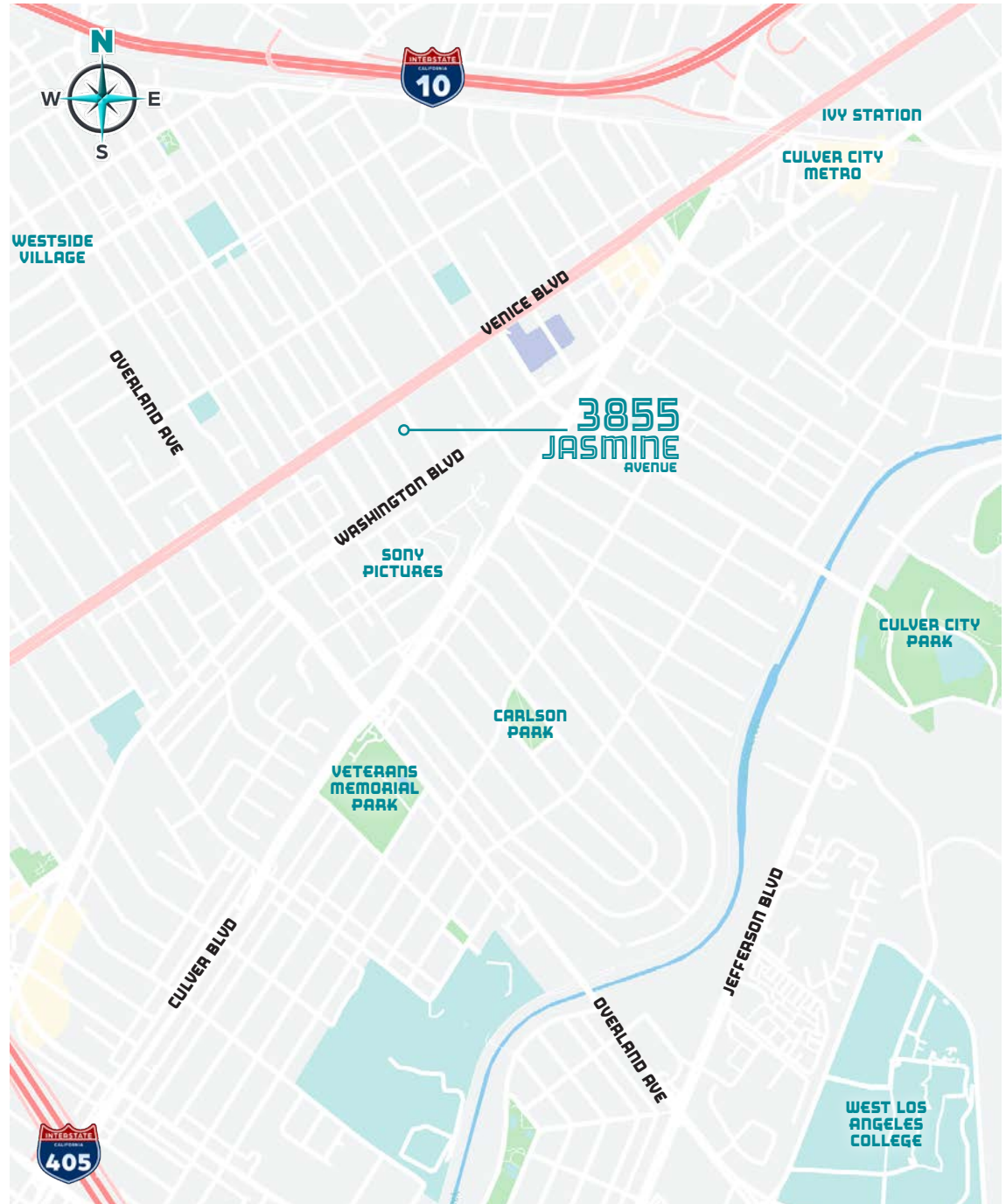


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Commercial Brokerage Company

FEATURES

- Two (2) existing tenant's on month-to-month leases (60-day move out).
- *Monthly Income (Gross) Approx. ±\$5,500*
- Subject property is within walking distance to a wide array of area amenities.
- Direct access to the I-10 and I-405 Freeways.
- Excellent signage potential.
- Fantastic area demographics.
- Great owner-user / development opportunity.
- First time on the market in over 40 years.
- Phase I & Phase II environmental reports have been completed. All work completed. In possession of letter of no further action required.

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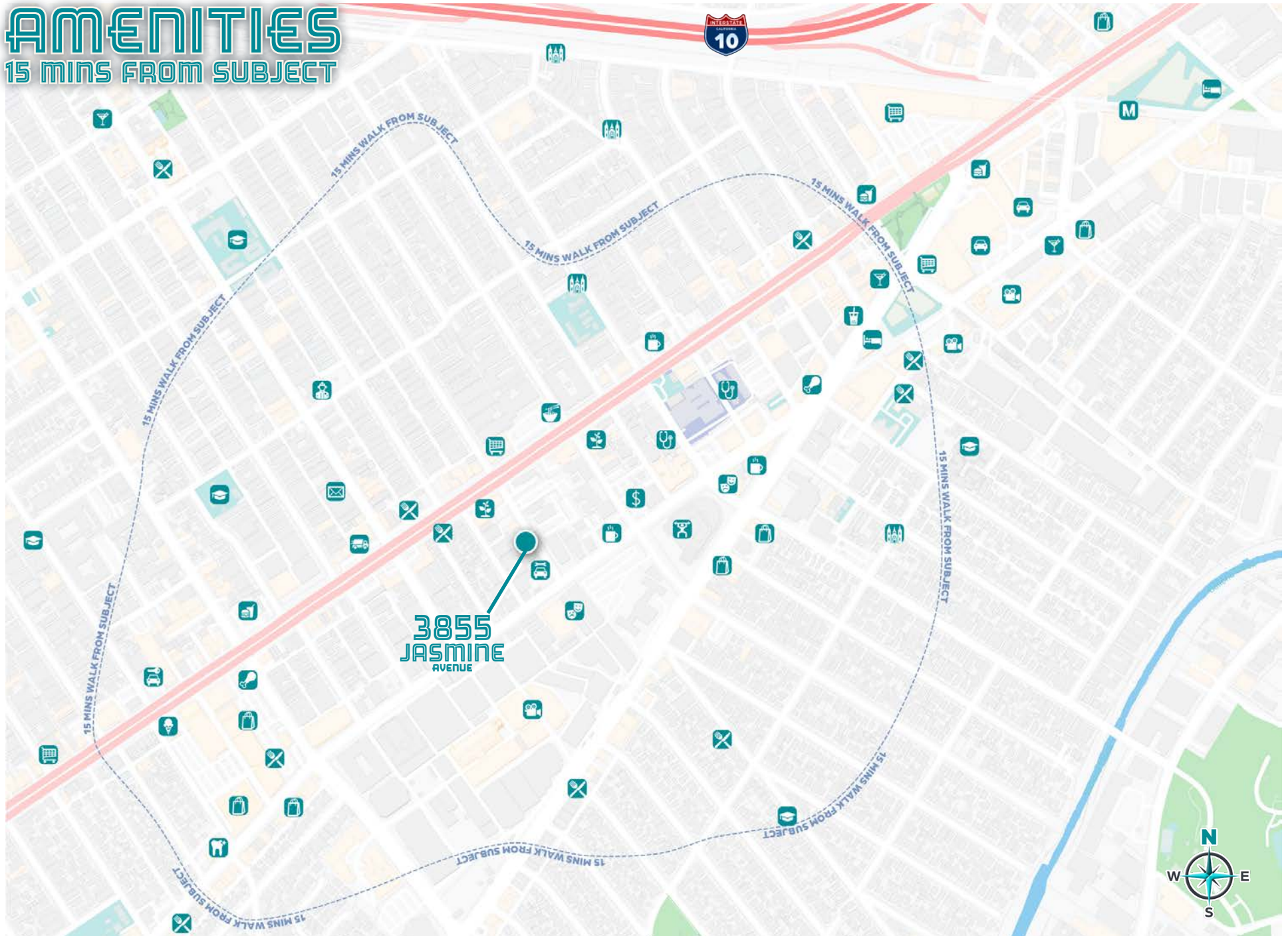


FOR SALE: 3855 JASMINE AVE

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AMENITIES

15 MINS FROM SUBJECT



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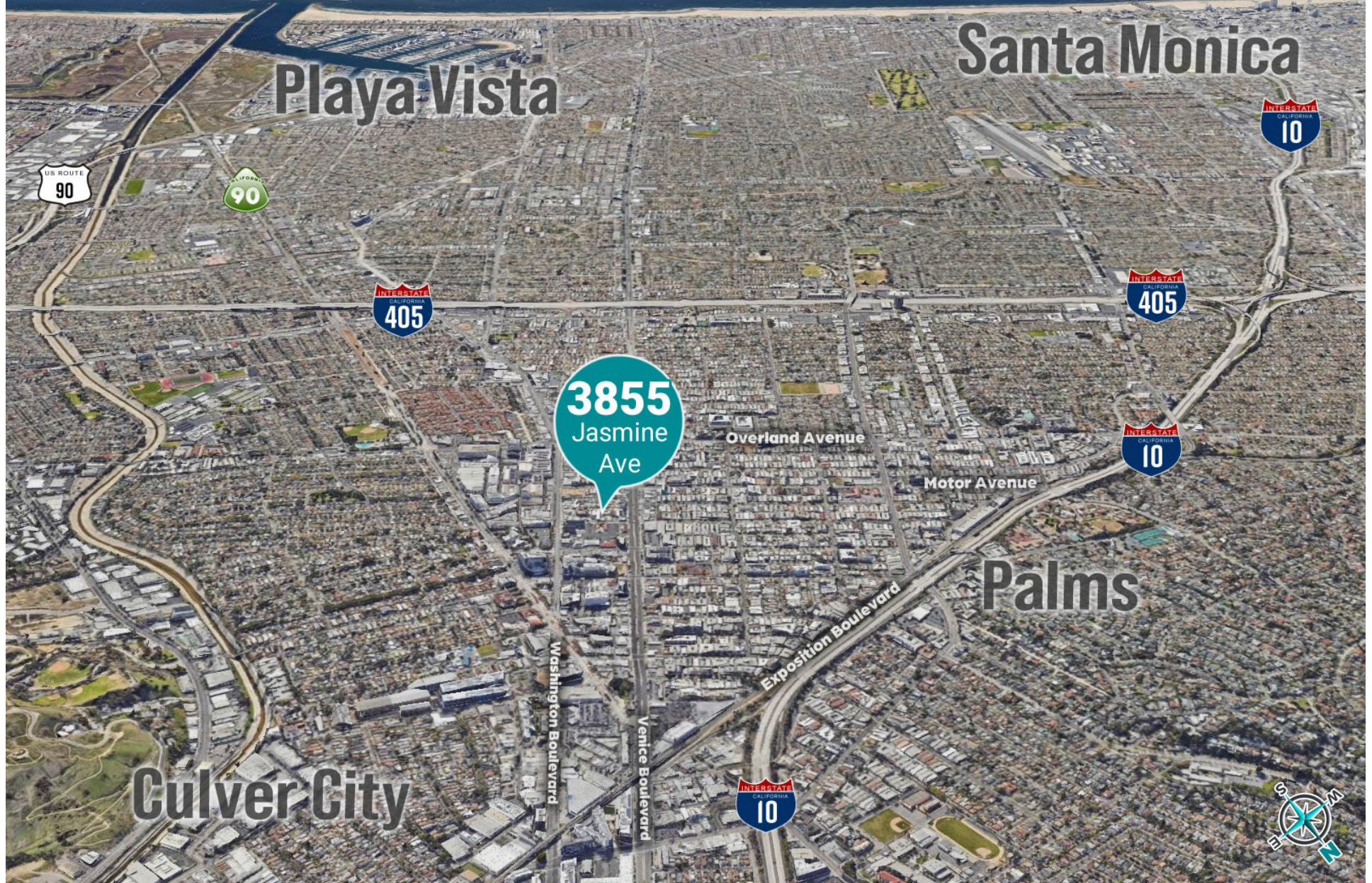
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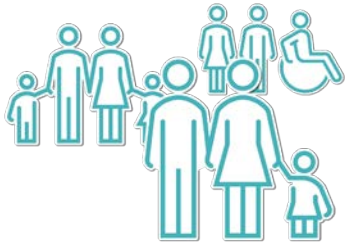
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DEMOGRAPHICS



POPULATION

1 Mile Radius:..... 50,000±
3 Mile Radius:..... 290,000±
5 Mile Radius:..... 830,000±



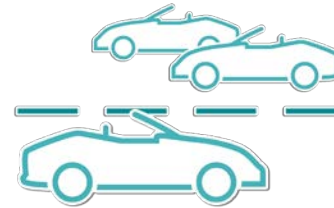
AVERAGE HOUSEHOLD INCOME [2023]

1 Mile Radius:..... \$ 112,633± *per year*
3 Mile Radius:..... \$ 121,8150± *per year*
5 Mile Radius:..... \$ 120,926± *per year*



ANNUAL SPENDING [2023]

1 Mile Radius:..... \$ 800,000 *per year*
3 Mile Radius:..... \$ 4,500,000 *per year*
5 Mile Radius:.. \$13,000,000 *per year*



VEHICLES PER DAY

Jasmine/Venice:..... 55,000±
Jasmine/Washington: 26,000±
Jasmine:..... 2,300±



BUSINESSES [NUMBER OF]

1 Mile Radius:..... 3,400±
3 Mile Radius:..... 10,000±
5 Mile Radius:..... 45,000±



DAYTIME EMPLOYMENT

1 Mile Radius:..... 32,000±
3 Mile Radius:..... 65,000±
5 Mile Radius:..... 140,000±

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