

4309
- 4311
OVERLAND AVE

CULVER CITY, CA

CONFIDENTIAL OFFERING MEMORANDUM



CBRE

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2026 CBRE, Inc. All Rights Reserved.

CMPM 4309 - 4311 Overland Ave_OM_Pion_v03_GH 01/14/26

4309-4311

OVERLAND AVE

01 Executive Summary

02 Property Description

03 Area Overview

04 Rent Roll

CONTENTS



Prime Culver City Commercial Property for Sale

EXECUTIVE SUMMARY

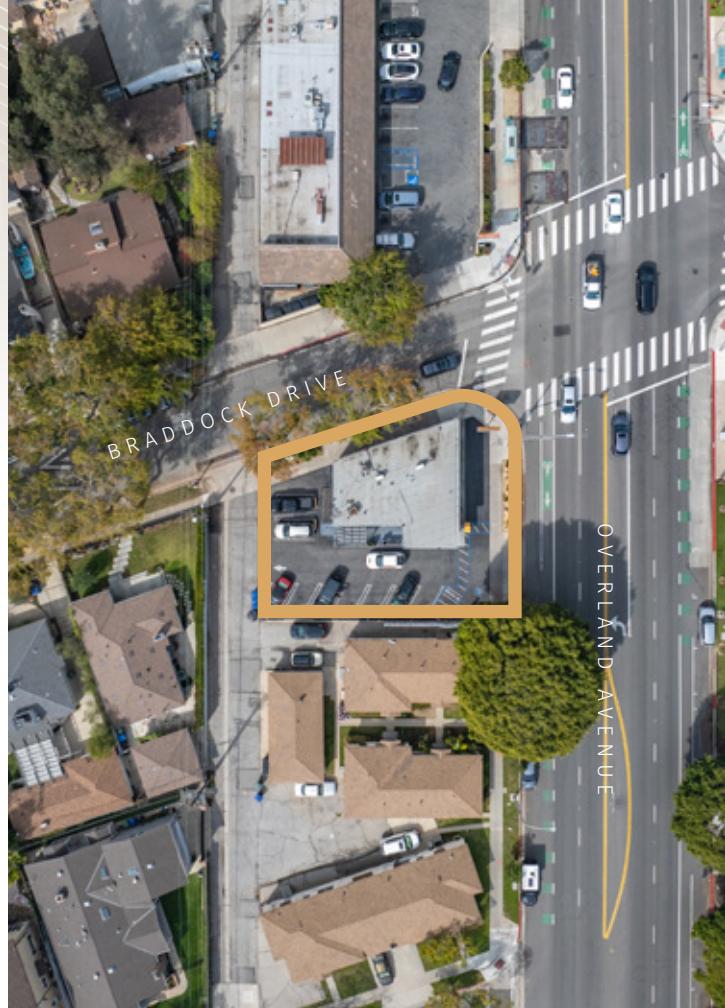
CBRE presents a rare opportunity to acquire a multi-tenant commercial office and retail property located in the heart of Culver City, California on Overland Avenue. Offered for sale for the first time in an extended period, this property presents a compelling investment or owner-user opportunity in a thriving quiet pocket of the Culver City market.

Property Highlights:

- Prime Location: Situated on Overland Avenue, a key commercial corridor in Culver City, the property benefits from high visibility, strong foot traffic and its central location. This area is experiencing significant growth and redevelopment, enhancing long-term value.
- Residential Surroundings: The property is surrounded by high quality residential neighborhoods and close to the downtown Culver City "core" and City Hall.
- Excellent Amenities: The Veterans Memorial Park, a 12.9 acre multi-faceted community center, is located just around the corner from the property featuring the Culver City pool, basketball, tennis court, recreation center and outdoor areas.
- Mixed Use Configuration: The property is a mixed use retail and office building with multiple tenants that have been at this location for many years. It is a two story structure with outside balcony areas and an on-site surface parking lot.
- Multi-Tenant Structure: The property's multi-tenant configuration provides diversified income streams and reduces vacancy risk. This structure also offers flexibility for an owner-user to occupy a portion while generating rental income.
- Strong Market Fundamentals: Culver City is a highly sought-after market with low vacancy rates and strong tenant demand. The area's proximity to major studios, tech companies, and residential neighborhoods ensures long-term stability and appreciation.
- Owner-User/Investor Flexibility: This offering caters to both owner-users seeking a prime location for their business and investors seeking a stable, income-producing asset. The property's adaptability allows for various business models.
- Long-Term Value Appreciation: The ongoing revitalization of Culver City and the property's strategic location position it for significant long-term value appreciation.

Investment Opportunity:

This property represents a unique chance to acquire a valuable asset in a dynamic and growing market. The combination of its prime location, boutique charm, and multi-tenant structure makes it a highly attractive investment for discerning buyers.



+ **4210-019-044** APN

+ **CCC2YY** Zoning

+ **2** Floors

+ **1962** Year Built

+ **3,169 SF** Building Size

+ **6,042 SF** Lot Size

\$2,199,000
Asking Price



PROPERTY DESCRIPTION

PROPERTY CHARACTERISTICS

Year Built	1962
Square Feet	3,169 SF
Lot Size	6,042 SF
Number of Units	4
Number of Stories	2
Parking	10 Spaces
Property Type	Commercial
Use Code	Commercial, Office, Residential (Mixed-Use)
Zoning	CCC2YY
Assessor Parcel Number	4210-019-044

Culver City

AREA OVERVIEW

Culver City's unique combination of small-town charm and urban amenities makes it a great place to live, work, and play. Some of Los Angeles' best art galleries, graphic design houses, architectural and advertising firms, entertainment, technology and media companies, and more have recently moved to Culver City in search of realizing this live, work, and play lifestyle.

Businesses are attracted to the area's central location, Metro access, and proximity to major freeways (I-405, I-105, I-10, CA-90) and LAX. Additionally, tenants can save up to 45% in gross receipts tax by locating in Culver City versus Santa Monica and the City of Los Angeles. Culver City has been an integral part of the motion picture and television production world since the 1920s. It was home to the first MGM Studios and still houses the headquarters for National Public Radio West and Sony Pictures Entertainment. The area underwent massive revitalization in the 1990s and now prides itself on being a thriving cultural hub, while still maintaining strong ties to Hollywood. Centrally located between the beach and Downtown Los Angeles, Culver City offers a vibrant business environment and an exceptional quality of life in a safe, modern, and progressive community with exceptional transit, shopping, dining, and entertainment.

Centrally located between the beach and Downtown Los Angeles, Culver City offers a vibrant business environment and an exceptional quality of life in a safe, modern, and progressive community. Culver City's downtown office market boasts a remarkably low vacancy rate of 0.4% underscoring its desirability among media, tech, and entertainment companies.

43,900
Resident Population

27%

Millenials

\$125,000

Average HH Income

3.06

Average HH Size

66,800

Daytime Population

79.9%

White Collar

62.8

Bachelor's Degree or Higher

51,300

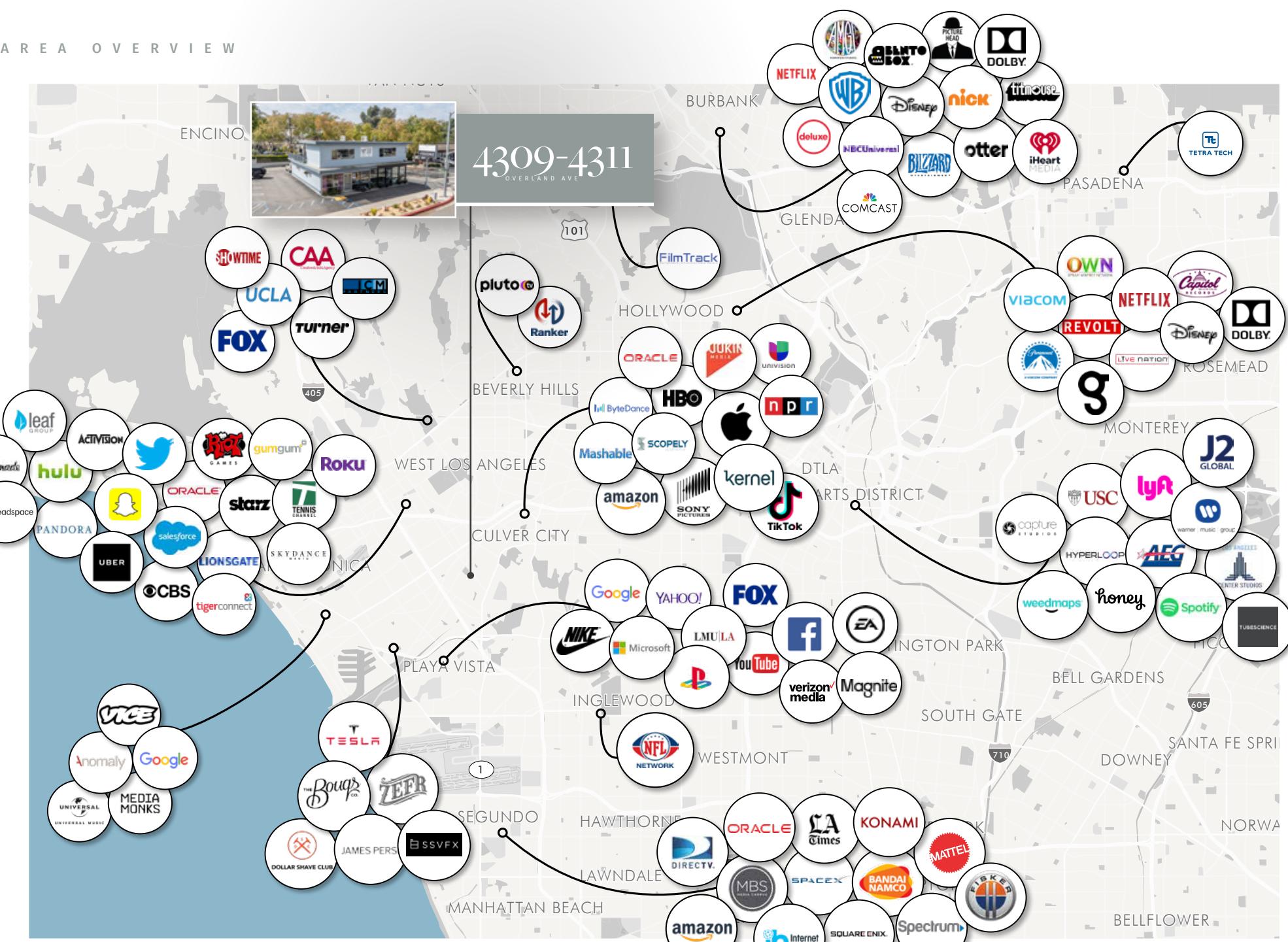
Employee Population

4,500

Businesses



AREA OVERVIEW

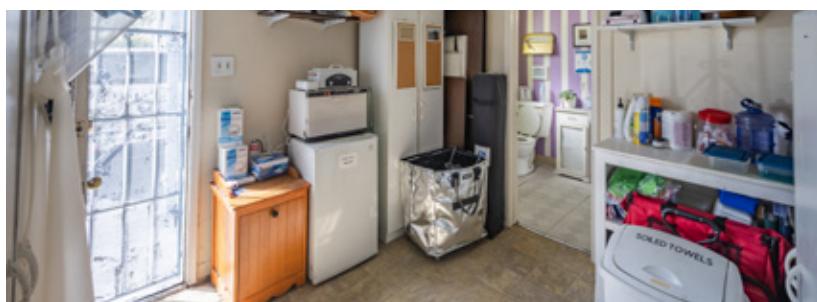


Rent Roll

ADDRESS	TENANT	BUSINESS	MONTHLY RENT	LEASE TERM	LEASE EXPIRATION DATE	OPTION TO EXTEND
4309 Overland	Visionz Studio	Barber Shop	\$2,184	Five Years	Mar. 31, 2026	(1), Two Year option at 2% annual increase
4311 Overland	Luis Montoya	Hair Salon	\$2,680	One Year	Expired Mar. 31, 2025	Currently Month to Month
4315 A Overland	David Tashbrook	Computer Repair	\$1,805	One Year	Expired Oct. 31, 2025	Currently Month to Month
4315 B Overland	Margaret Thomas	Nail Salon	\$1,745	Two Years	Nov. 30, 2026	(1), Two Year option at 2% annual increase



Gallery - Interior



Gallery - Exterior





4309
- 4311
OVERLAND AVE

© 2026 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM 4309 - 4311 Overland Ave_OM_Pion_v03_GH 01/14/26

JEFF PION
Vice Chairman
+1 310 550 2537
jeff.pion@cbre.com
Lic. 00840278

DREW PION
Vice President
+1 310 550 2566
drew.pion@cbre.com
Lic. 02085229

MICHELLE ESQUIVEL-HALL
Executive Vice President
+1 310 550 2525
michelle.esquivel@cbre.com
Lic. 0120582

ARIEL SIEGELBERG
Transaction Manager
+1 310 550 2550
ariel.siegelberg@cbre.com
Lic. 01858760

CBRE