

11268 WASHINGTON BOULEVARD CULVER CITY, CA

FOR SALE
OWNER/USER BUILDING



**MEDICAL OFFICE/GENERAL
OFFICE/RESIDENTIAL**

GREG ECKHARDT
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LIC# 01255469

PRICE: **\$5,950,000**
(Price per square foot \$459)

ADDRESS: 11268 Washington Boulevard
Culver City, CA 90230

BUILDING: Approx. 12,972 Sq. Ft. (per assessor)
Approximately 14,507 sq. ft per
Laser Tech measurements. Buyer to
verify square footage of building.
(\$410 per square foot.)

LAND: Approx. 7,863 Sq. Ft.

APN: 4217-011-064

YEAR BUILT: 1990

USE: Office/Medical Office/Residential

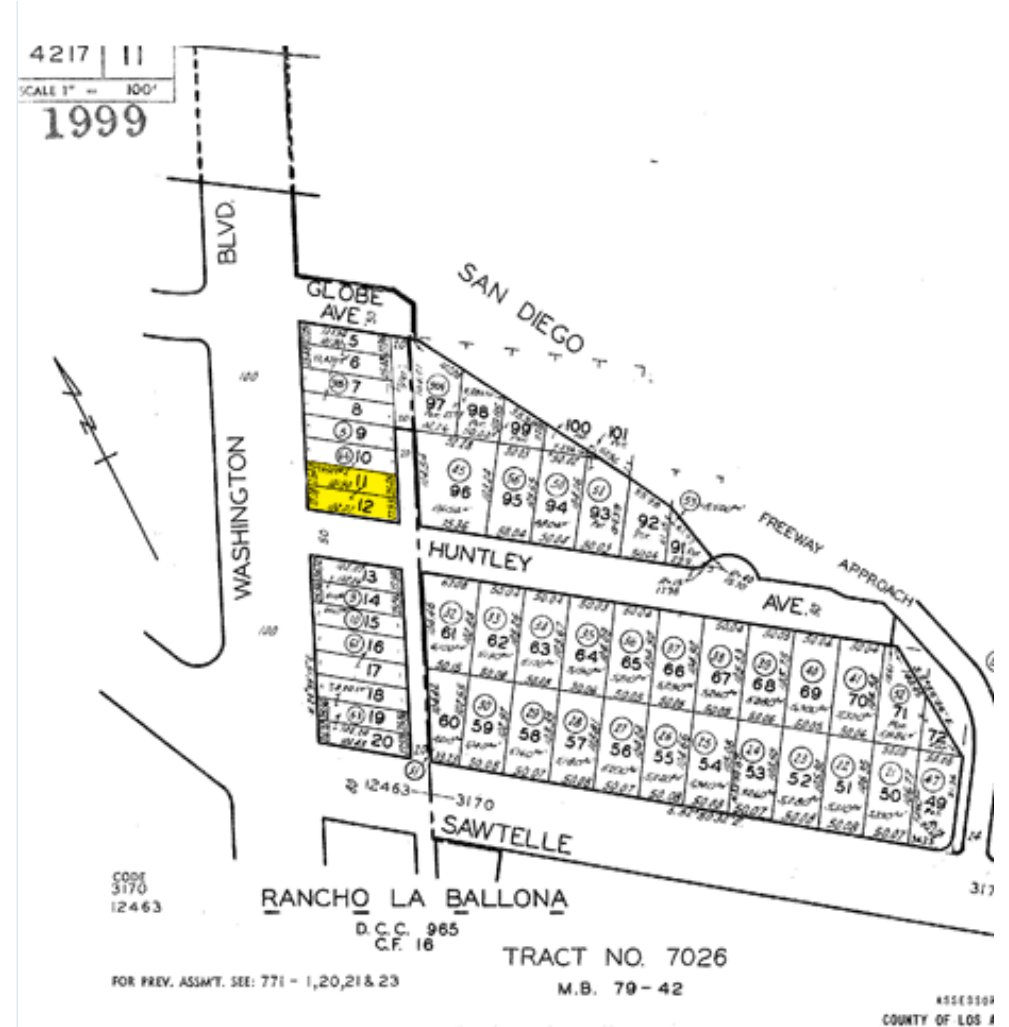
ZONING: Mixed Use Corridor 1

PARKING: 28 parking spaces with 1 handicap
(Parking is on 2 separate levels, gated
and secured)

INVESTMENT HIGHLIGHTS

- *First time on the market.
- *The subject property is a 4-story freestanding office/medical/residential building which can be delivered vacant at close of escrow. Entire building can be delivered vacant for an owner/user.
- *Building is fully sprinklered and has an elevator servicing all floors.
- *Located on Washington Boulevard near the corner of Sawtelle Boulevard and close to the San Diego (405) Freeway and the Santa Monica (I-10) Freeway, west of the (405) Freeway.
- *Subject property has well placed signage.
- *Located in close proximity to an abundance of amenities including restaurants, coffee shops, retailers and public transit options in the neighborhood.
- *Subject is less than 1 mile from Downtown Culver City and Sony Studios.
- *The demographic profile of the surrounding areas gives the underlying real estate a strong intrinsic value. The average annual household income within a 3-mile radius of the subject property is \$139,928.
- *Top floor is freeway visible, 360° views of ocean and Downtown L.A.





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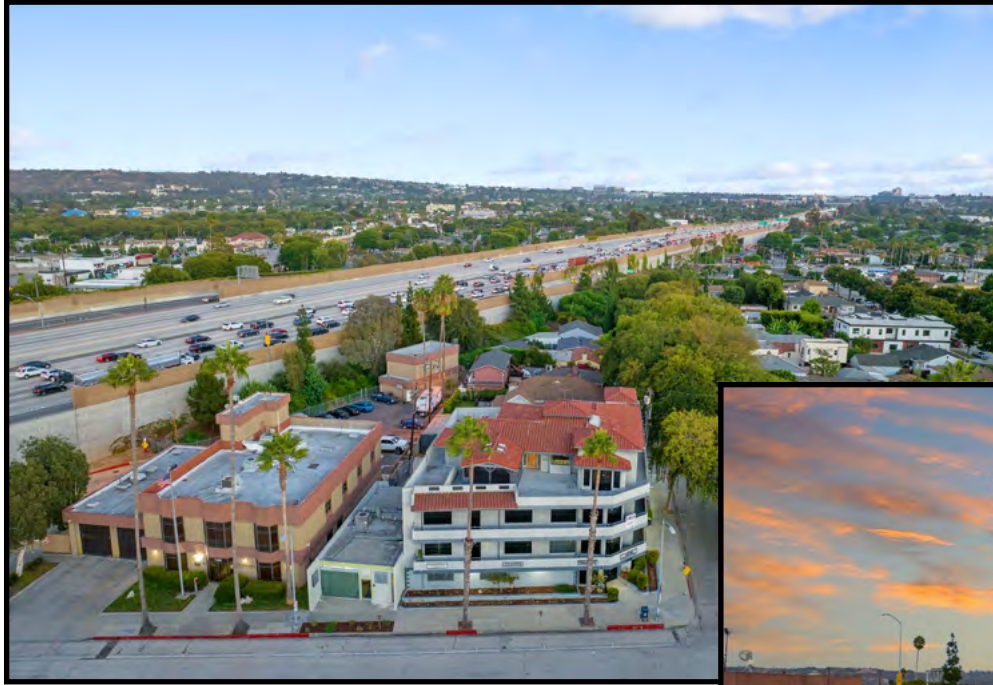
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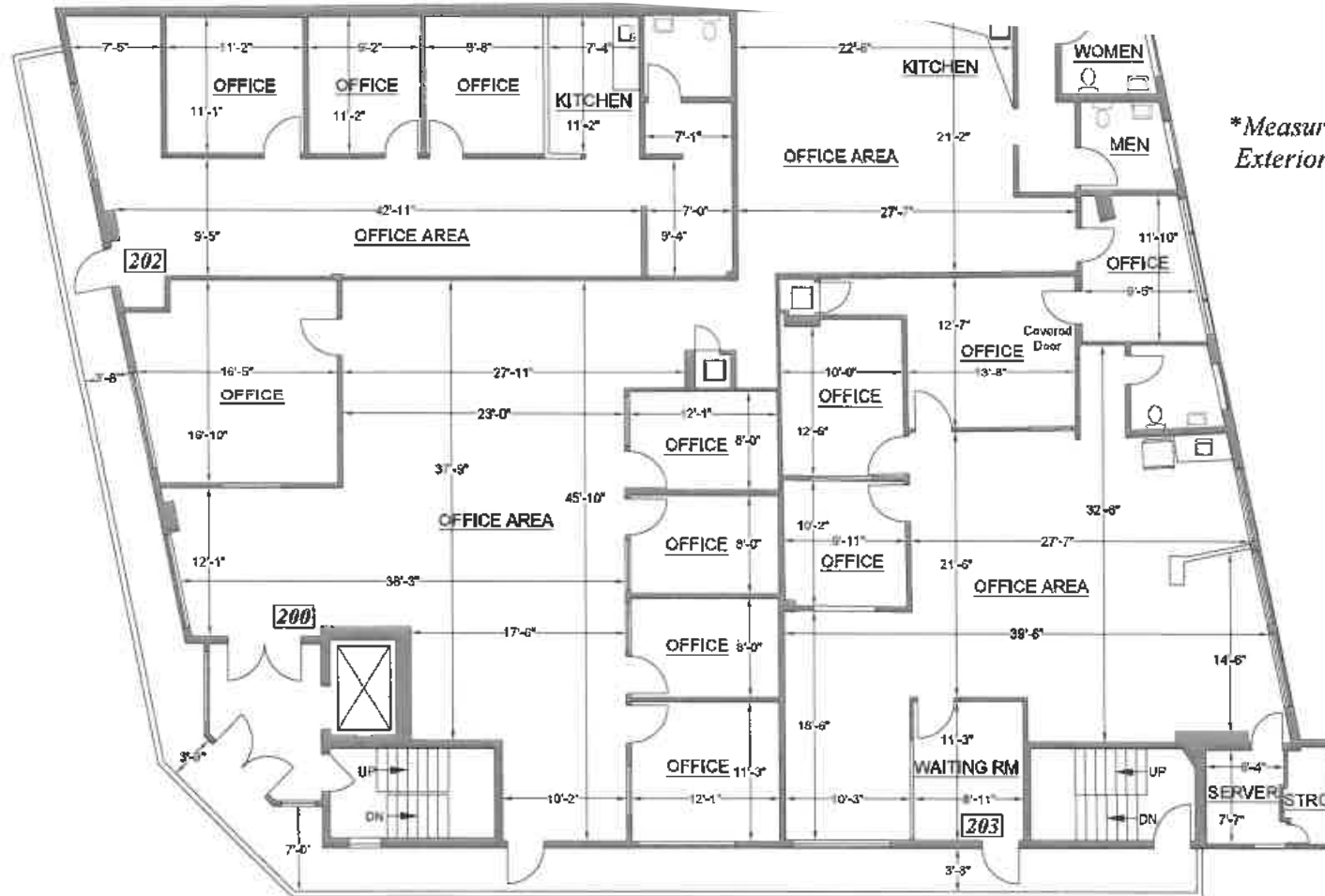
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2nd Floor Plan

11268 Washington Boulevard, Culver City, CA 90230

Washington Blvd.



*Measured Area: 6,095 s.f.
Exterior Area: 613 s.f.

Huntley Ave.



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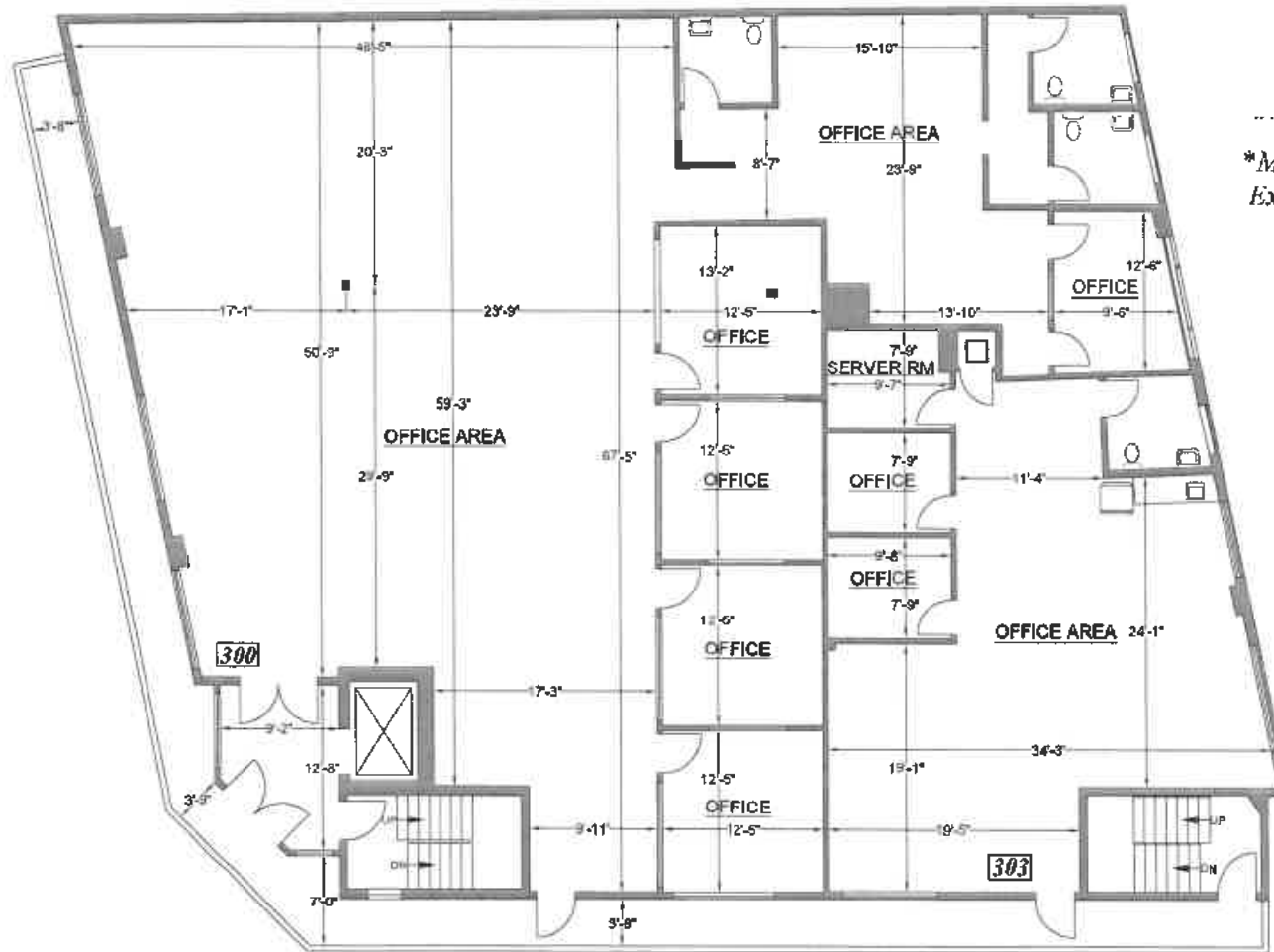
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3rd Floor Plan

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Washington Blvd.



*Measured Area: 5,608 s.f.
Exterior Area: 613 s.f.

Huntley Ave.



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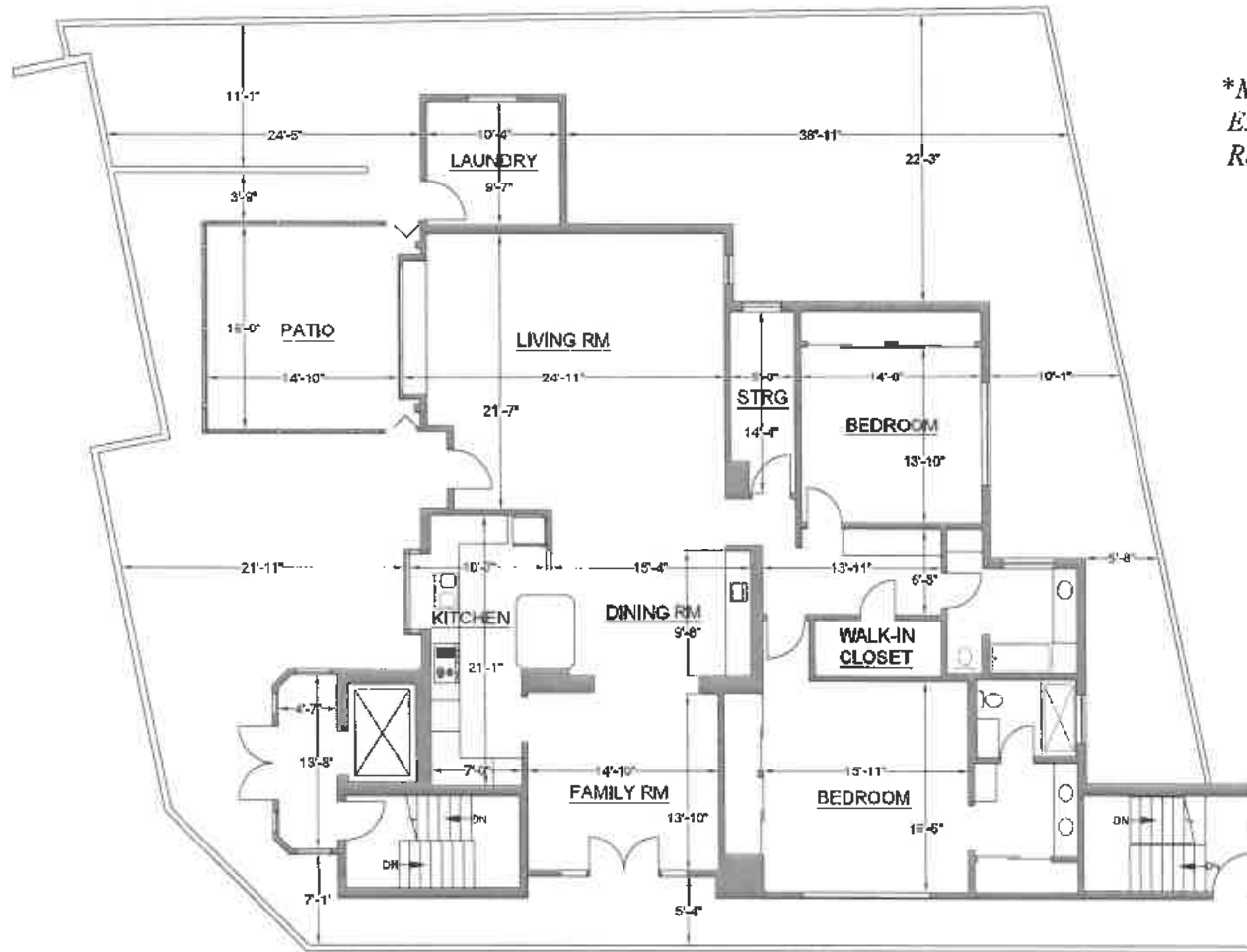
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4th Floor Plan

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Washington Blvd.



*Measured Area: 2,804 s.f.
Exterior Area: 260 s.f.
Roof Area: 2,669 s.f.

Huntley Ave.



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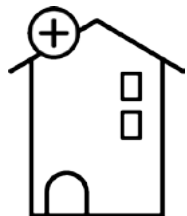
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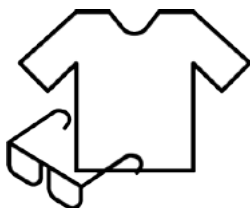
Demographics

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Median Home Value

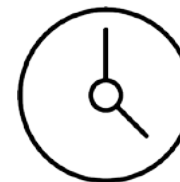
\$1,079,350



Apparel, Food/Entertainment & Services

\$195,131

yearly consumer spending



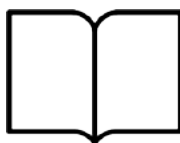
Estimated Population

31,967



Housing Units

18,947



Educational Attainment

47%

with college or higher degree



Average Household Income

\$115,039

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2027 Projected Population	42,210	255,798	724,588
2022 Estimated Population	42,943	256,944	729,869
2010 Census Population	43,315	242,177	698,594
Growth 2022-2027	-1.71%	-0.45%	-0.72%
Growth 2022-2027	-0.86%	6.10%	4.48%
2022 ESTIMATED HOUSEHOLDS BY HH INCOME			
\$50,000-\$74,999	3,110	14,728	43,812
\$75,000-\$99,000	2,162	14,136	37,073
\$100,000 +	6,223	56,540	145,997
TOTAL	11,495	85,404	226,882
2022 Estimated Average HH Income	\$102,095	\$131,633	\$120,175
2022 Estimated Households	17,008	112,713	322,412

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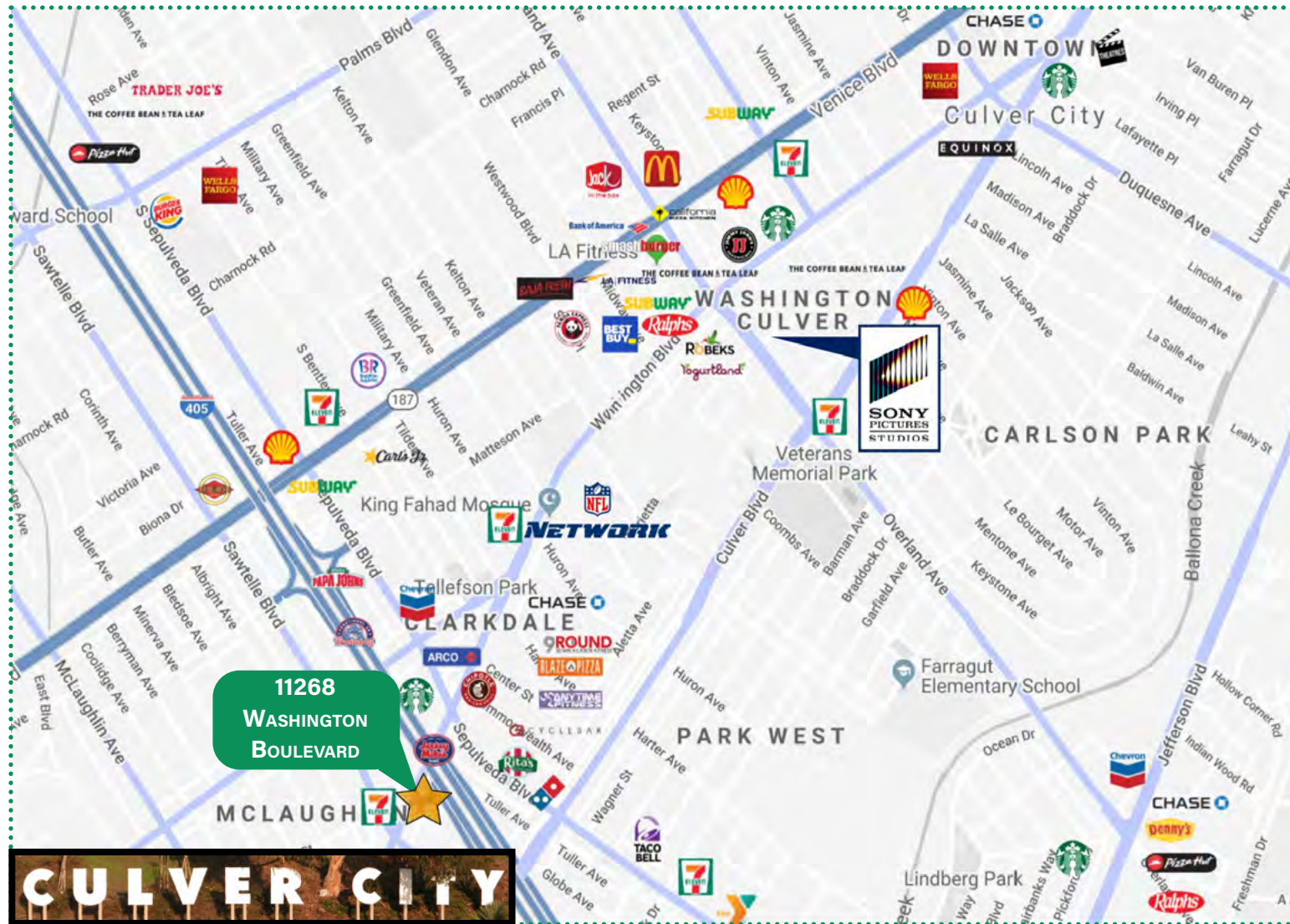
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CULVER CITY

is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, including the Kirk Douglas theater and monthly art walks. It's also home to Sony Pictures Studio and the historic Helms Bread Factory. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.

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