

# 4309 - 4311

OVERLAND AVE

CULVER CITY, CA



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OVERLAND AVE

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# Prime Culver City Commercial Property for Sale

## EXECUTIVE SUMMARY

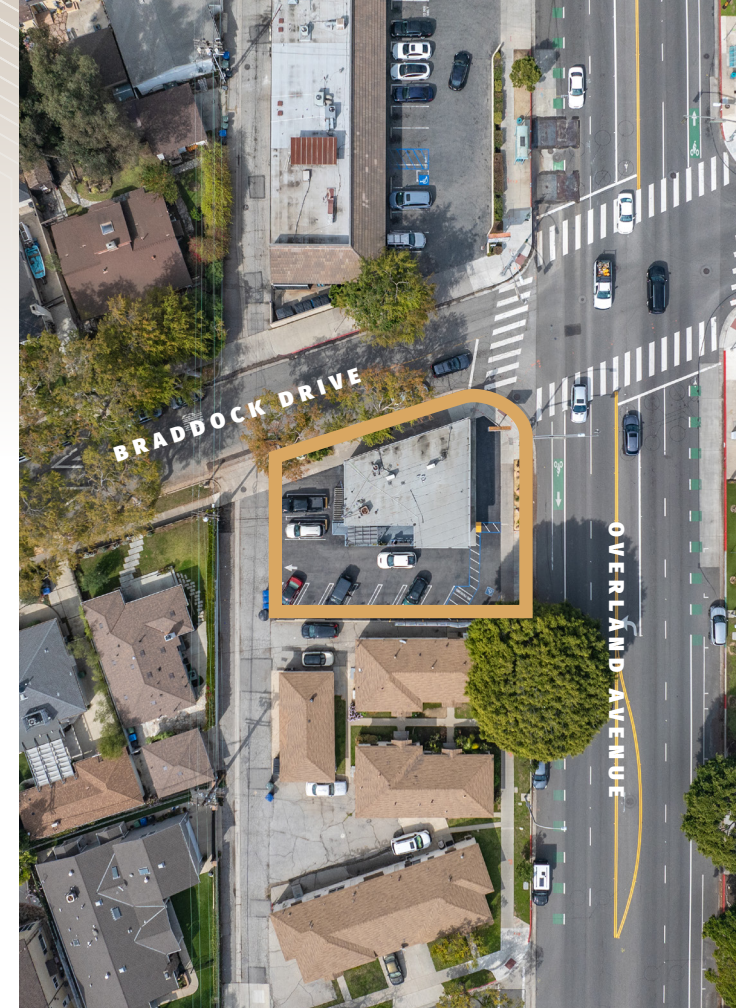
CBRE presents a rare opportunity to acquire a multi-tenant commercial office and retail property located in the heart of Culver City, California on Overland Avenue. Offered for sale for the first time in an extended period, this property presents a compelling investment or owner-user opportunity in a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

**\$2,495,000**  
Asking Price





SONY PICTURES



4309-4311  
OVERLAND AVE

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.

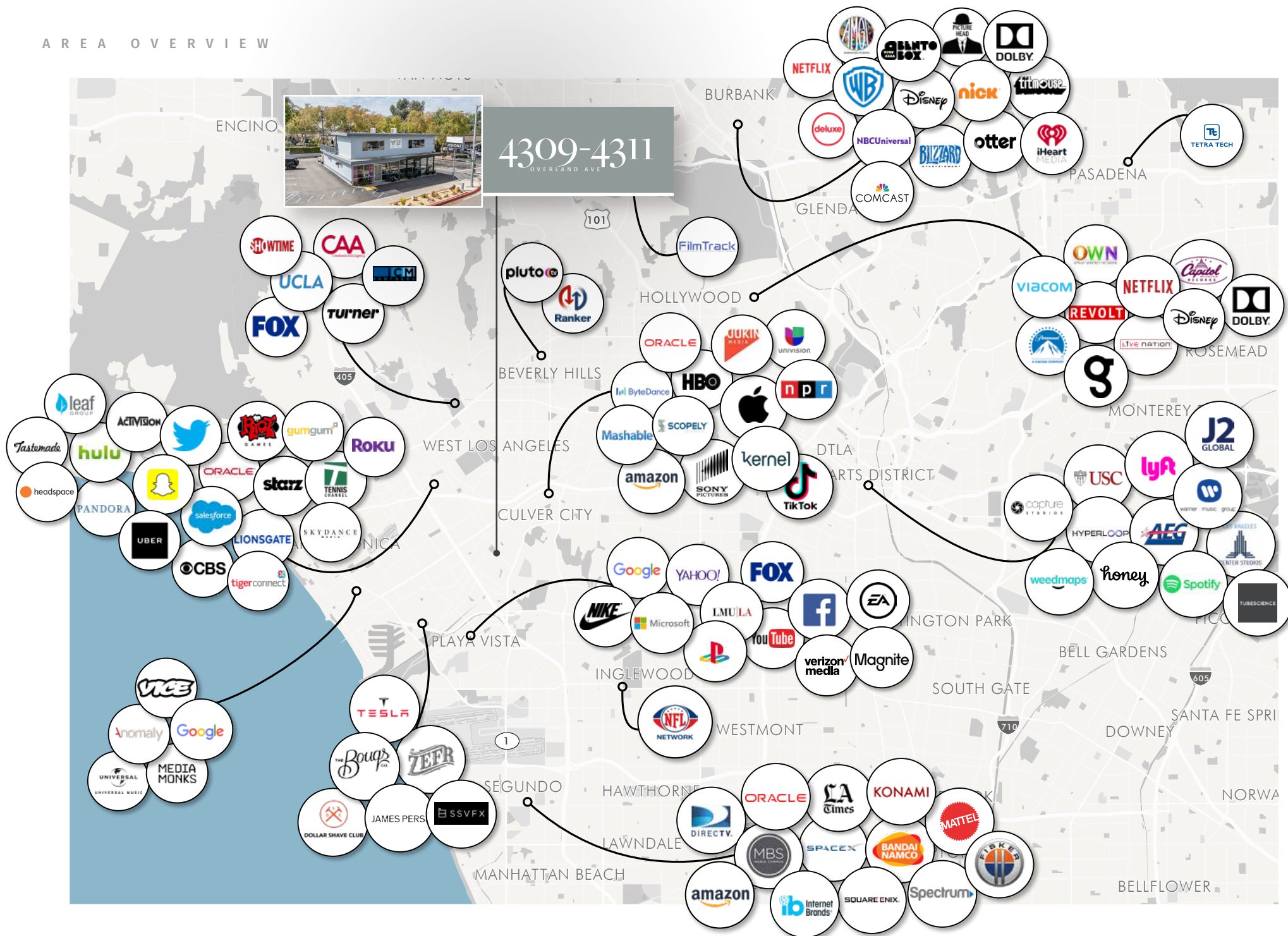
+ Centrally located between the beach and Downtown Los Angeles, Culver City offers a vibrant business environment and an exceptional quality of life in a safe, modern, and progressive community. Culver City's downtown office market boasts a remarkably low vacancy rate of 0.4% underscoring its desirability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

<b>43,900</b> Resident Population	<b>27%</b> Millennials	<b>\$125,000</b> Average HH Income	<b>3.06</b> Average HH Size	<b>66,800</b> Daytime Population
<b>79.9%</b> White Collar	<b>62.8</b> Bachelor's Degree or Higher	<b>51,300</b> Employee Population	<b>4,500</b> Businesses	





## AREA OVERVIEW





# Rent Roll

ADDRESS	TENANT	BUSINESS	MONTHLY RENT	LEASE TERM	LEASE EXPIRATION DATE	OPTION TO EXTEND
4309 Overland	Visionz Studio	Barber Shop	\$1,995	Five Years	Mar. 31, 2026	(1), Two Year option at 2% annual increase
4311 Overland	Luis Montoya	Hair Salon	\$2,250	One Year	Mar. 31, 2025	(1), Two Year option at 2% annual increase
4315 A Overland	David Tashbrook	Computer Repair	\$1,675	One Year	Oct. 31, 2025	(1), Two Year option at 2% annual increase
4315 B Overland	Margaret Thomas	Nail Salon	\$1,645	Two Years	Nov. 30, 2026	(1), Two Year option at 2% annual increase





# Gallery - Interior





# Gallery - Exterior







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