



# OFFERING MEMORANDUM

3364 S ROBERTSON BLVD | LOS ANGELES, CA 90034

Industrial Warehouse

Call or Text: (626) 733 - 3598

[www.KitakisRealty.Com](http://www.KitakisRealty.Com)





*Demetrios*  
KITAKIS



[www.KitakisRealty.com](http://www.KitakisRealty.com) 626.733.3598

DRE #01984567 | Office DRE #02236351



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from Stripe.

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# PROPERTY DETAILS

NO LEFT  
TURN  
VIOLATION  
NO ANY



# PROPERTY DESCRIPTION

**PRIME WAREHOUSE SPACE IN VIBRANT LOS ANGELES HUB.** Located on sought-after Robertson Boulevard, this impressive 5,000-square-foot warehouse provides an ideal setting for businesses seeking increased visibility and accessibility in a high-demand area. Perfect for distribution, showrooms, or a range of commercial applications, this property balances convenience with high functionality. Inside, it boasts 15-foot clear-span ceilings, a dedicated 500-square-foot office area complete with an updated kitchen, and a truck-height loading dock with a roll-up door for streamlined operations. Situated on a fully fenced and gated 7,238-square-foot lot, the property offers secure parking for 5-8 vehicles, ensuring easy access for employees and clients alike. Its strategic location just half a block from the 10 Freeway and a five-minute walk to Downtown Culver City provides logistical advantages that are hard to match. The property is surrounded by leading corporate neighbors, including HBO's new headquarters, Apple, Amazon, and Sony. With just a ten-minute drive to Santa Monica and Beverly Hills, and twenty-five minutes to Downtown LA and LAX, this warehouse presents a rare opportunity for businesses aiming to establish or expand in one of Los Angeles's most dynamic commercial hubs.

**\$5,000,000**

PRICE

**Commercial Sale**

PROPERTY TYPE

**Industrial**

LAND USE

**5,000**

BUILDING SF

**7,238**

LOT SIZE SF

**1965**

YEAR BUILT

**1**

STORIES

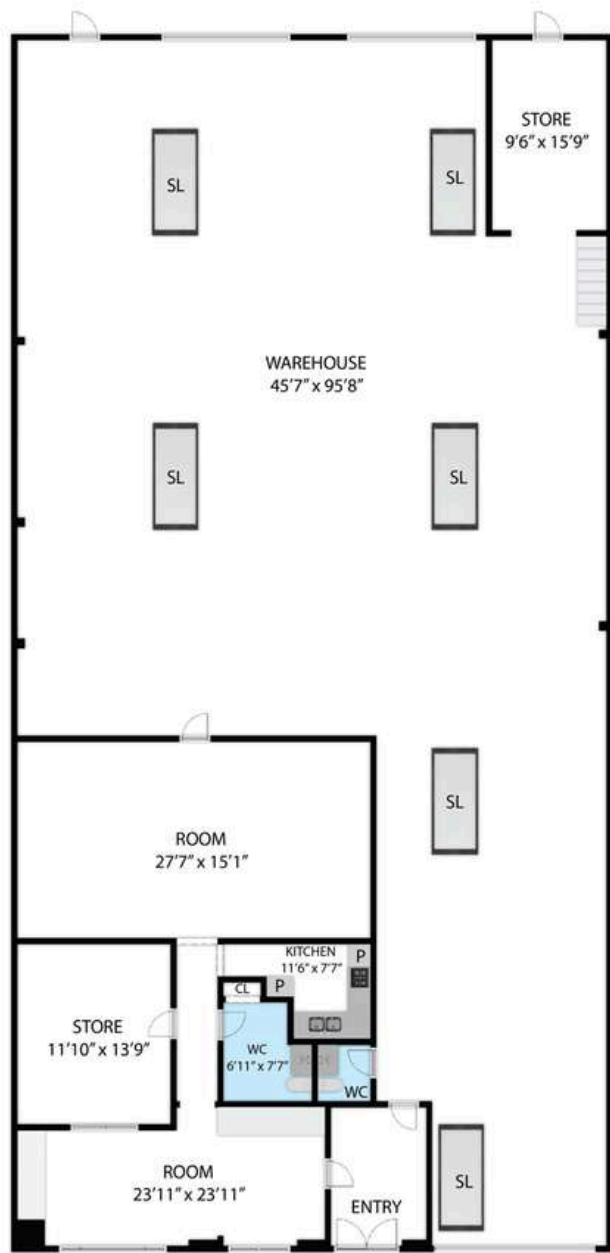
**1**

NUMBER OF PROPERTIES

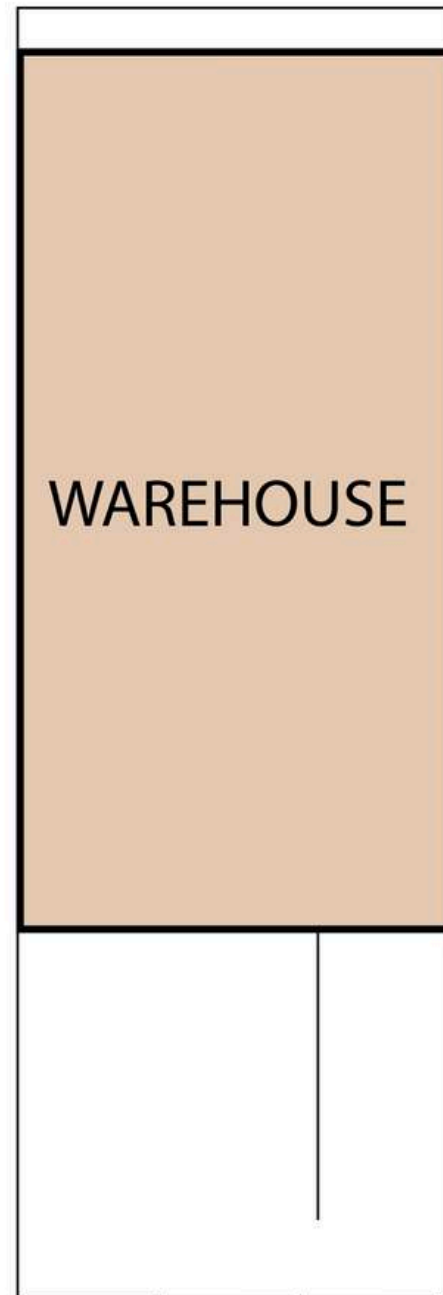
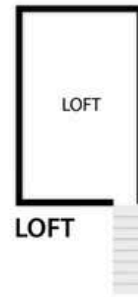
**\$1,000.00**

PRICE PER S/F (BUILDING)





FIRST FLOOR



3364 S Robertson Boulevard, Los Angeles, CA, 90034

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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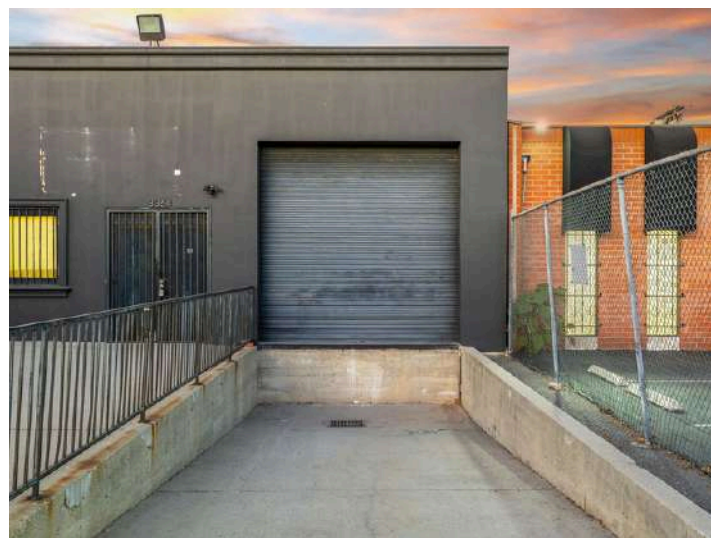




# 02

FRONTAGE PHOTOS



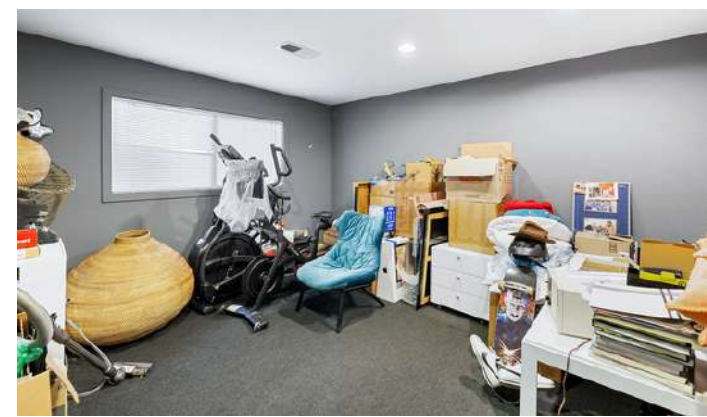
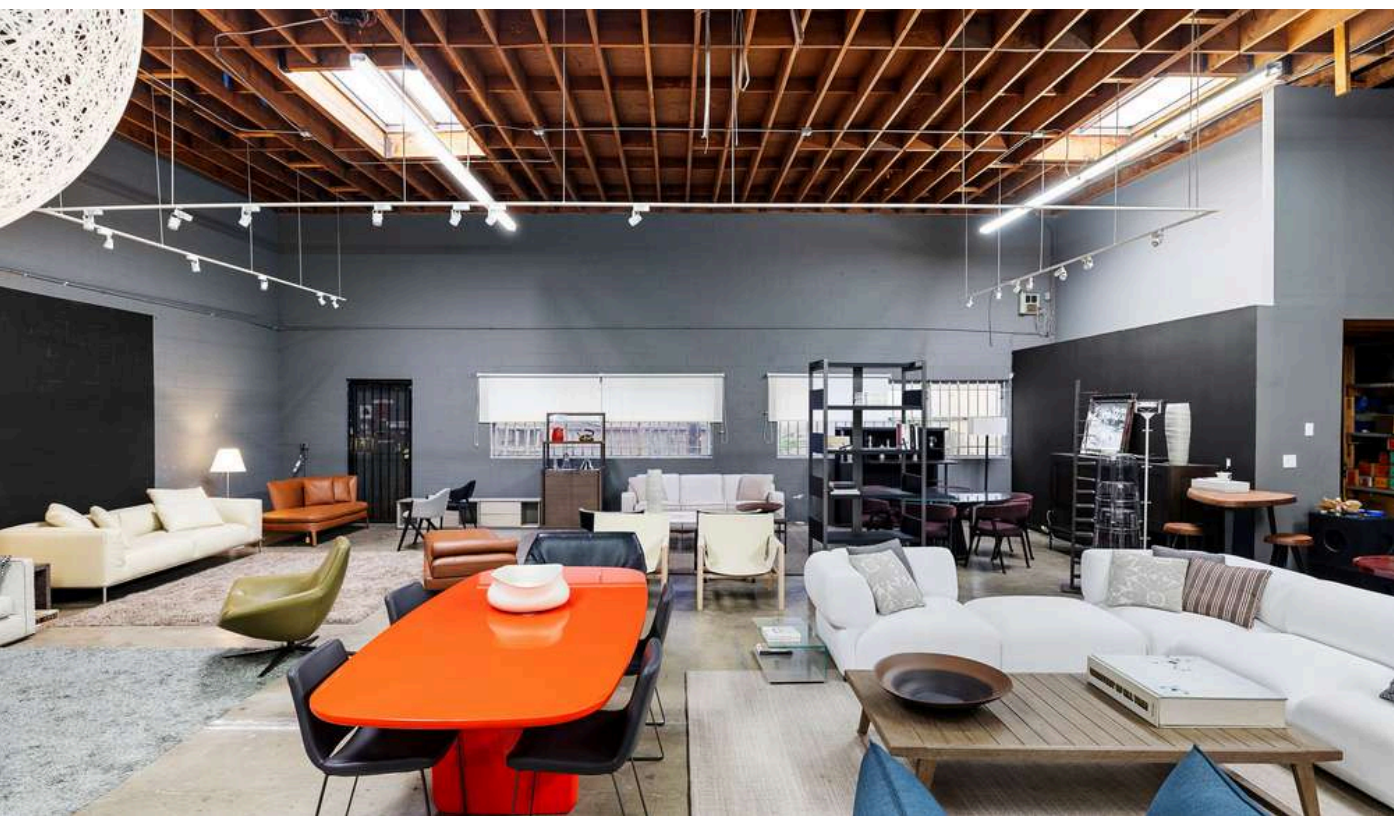






INTERIOR PHOTOS









04

REAR PHOTOS







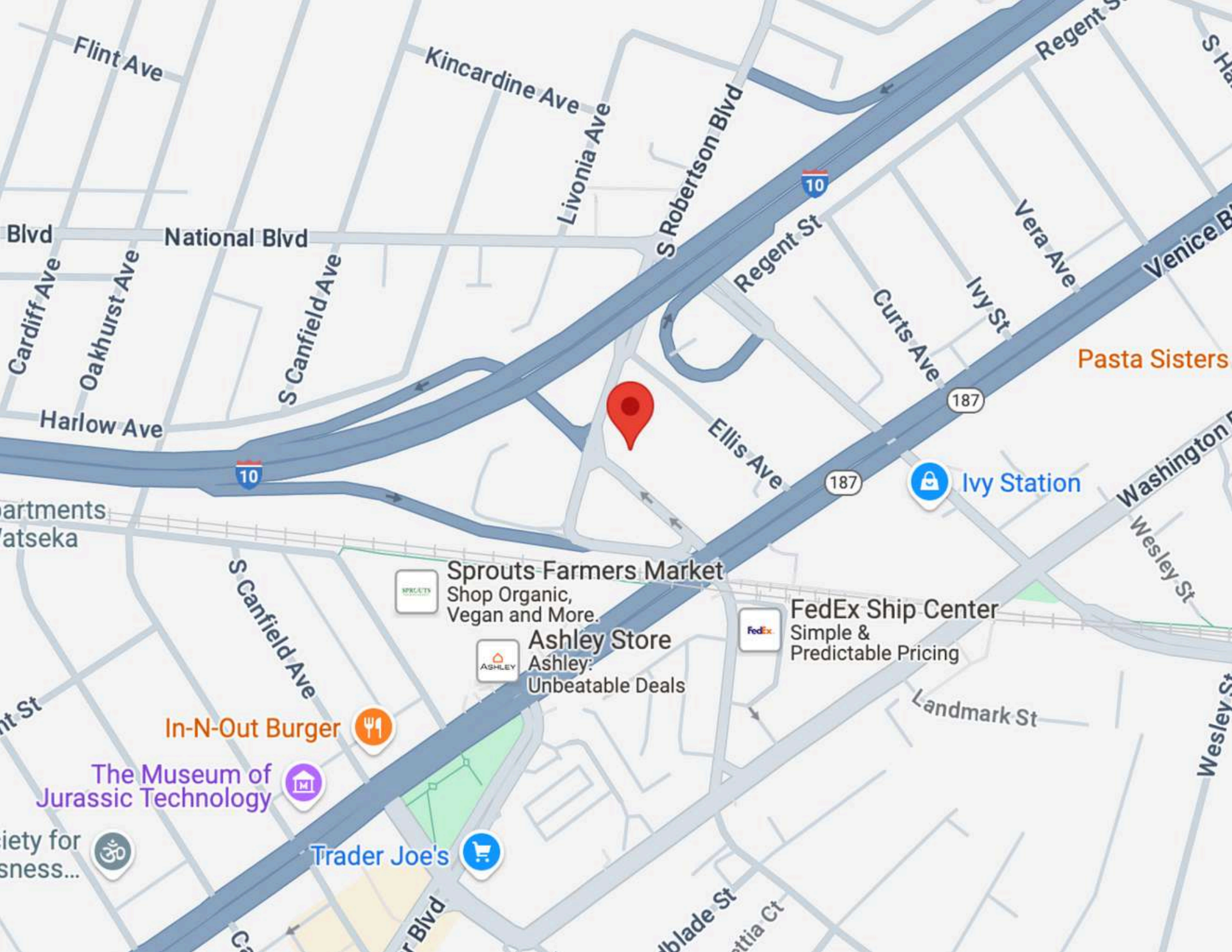


# LOCATION DETAILS

Uber riders hit the road with pay by bank from Stripe.







Flint Ave

Kincardine Ave

Livonia Ave

S Robertson Blvd

Regent St

National Blvd

Blvd

Cardiff Ave

Oakhurst Ave

S Canfield Ave

Regent St

Vera Ave

Curts Ave

Ivy St

Venice Blvd

Harlow Ave

10



Ellis Ave

187

187



Ivy Station

artments  
atseka

S Canfield Ave

**Sprouts Farmers Market**  
Shop Organic,  
Vegan and More.



**Ashley Store**  
Ashley:  
Unbeatable Deals



**FedEx Ship Center**  
Simple &  
Predictable Pricing

**In-N-Out Burger**



**The Museum of Jurassic Technology**



**Trader Joe's**



Landmark St

Washington St

Wesley St


Wesley St

blade St

ettia Ct




# LOCATION HIGHLIGHTS

 Prime Freeway Access: Steps from the 10 Freeway.

 Walkable Convenience: 5 minutes to Downtown Culver City.

 Top Neighbors: HBO, Apple, Amazon, and Sony nearby.

 Close to Hotspots: 10 minutes to Santa Monica or Beverly Hills.

 Central Connectivity: 25 minutes to Downtown LA and LAX.





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