LWLA

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R&D / OFFICE BUILDING **FOR SALE**

(POSSIBLE 1ST FLOOR LEASEBACK)

6065
BRISTOL PKWY

Flexible Office Opportunity in the *Heart of Culver Pointe*

6065 Bristol Parkway offers a ±8,672-square-foot office building situated on a ±8,102-square-foot parcel within the established Park Place Business Center in Culver City. The property provides a functional and flexible environment suitable for a variety of professional and creative office users, with a well-located setting that supports both day-to-day operations and long-term business needs. Its position within the Culver Pointe area places tenants near Westfield Culver City, HHLA, and a wide range of restaurants, hotels, retail, and everyday amenities. The property also benefits from convenient access to the 90 and 405 Freeways, providing excellent connectivity throughout Culver City and the greater Westside. With its efficient building size, established business-center setting, and strategic location, 6065 Bristol Parkway presents an attractive opportunity for users seeking a well-positioned office property with strong regional accessibility.

PROPERTY OVERVIEW

Premises:	6065 Bristol Pkwy Culver City, CA 90230
Property Type:	Office Building
Building:	± 8,672 SF
Land:	± 8,102 SF
Price:	$375 Per SF Bldg ($3,252,750)
Association Dues:	$0.16 PSF
Parking:	Approximately 30 parking spaces
Zoning:	MU - HD
APN:	4134-004-017
Features:	Roof resurfaced in 2024 (warranty in place) 3 HVAC units replaced within the last 4 years 600 AMPS power Modern offices with glass sidelights and single-lite doors. Polished concrete floor Multi-tenant flexibility

LEASE VS OWN COMPARISON

LEASE VS. OWN COMPARISON

6065 Bristol Parkway, Culver City, CA 90230

Property Size: **8,672 Square Feet**

• OWN •

PURCHASE ASSUMPTIONS:	Per Sq. Ft.	
Purchase Price	$375.00	$3,252,000
SBA Fees (Financed)		$41,000
Total Project Cost		$3,293,000

START-UP COSTS	
Cash down payment (10%)	$325,200

MONTHLY COSTS	Per Sq. Ft.	Amount
Monthly Payment	$2.26	$19,594
Property Taxes	$0.34	$2,981
Association Dues	$0.16	$1,388
Insurance	$0.02	$173
Total Monthly Costs	**$2.78**	**$24,136**

MONTHLY OWNERSHIP BENEFITS	Per Sq. Ft.	Amount
Monthly Depreciation estimate	$0.13	$1,167
Property Tax Benefit	$0.07	$626
Interest Deduction	$0.37	$3,206
Total Ownership Benefits	**$0.58**	**$4,999**

TOTAL EFFECTIVE MONTHLY COST **$19,137**

• LEASE •

LEASE ASSUMPTIONS:	
First floor SF at $2.49 (G)	$10,797
Second floor SF at $2.00 (G)	$8,672
Lease rate per month (G)	$19,469

START-UP COSTS	
Prepaid lease payment and security deposit	$38,937

MONTHLY COSTS	Per Sq. Ft.	Amount
Lease payment	$2.0 - $2.49	$19,469
Association Dues	$0.16	$1,388
Total Monthly Costs		**$20,856**

MONTHLY OWNERSHIP BENEFITS	
Monthly Depreciation estimate:	$0.00
Property Tax Benefit	$0.00
Interest Deduction	$0.00
Total Ownership Benefits	**$0.00**

TOTAL EFFECTIVE MONTHLY COST **$20,856**

Benefits of owning include: equity growth, control of costs, cash flow, tax benefits, and retirement investment.

Property Taxes: Estimated at 1.1% of purchase price
Insurance: $0.02 per SF
Depreciation: Estimated based upon 80% allocation of purchase price to building cost and 21% tax bracket.
Property Tax Benefit and Interest Deduction: Estimated at 21% tax bracket.
Owner's Equity: Estimated equity after 3 yrs of owning the property (assumes annual appreciation at 3%): $ 301,548

Appreciation Benefits of Ownership	
Rate of Assumed Appreciation per Year	3%
Appr Value Year 1	3,349,560
Appr Value Year 2	3,450,047
Appr Value Year 3	3,553,548

• SBA 504 FINANCING PROGRAM •

Total Project Cost	$3,293,000	*Note that interest rates vary from month to month and*	
Cash down payment: 10% of Purchase Price	$325,200	*loan terms differ from one lender to another.*	
Amount financed (includes SBA fees)	$2,967,800	Monthly payment	$19,594

• The SBA 504 program provides 90% financing by combining a loan from a regular bank for 50% of the total loan amount and a loan from the SBA for 40% of the total loan amount (plus financed SBA loan fees). The buyer provides a 10% cash down payment.

SBA Financing	1st Mortgage by Bank		2nd Mortgage by SBA	
Loan Amount	$1,626,000		$1,300,800	
Interest Rate	6.25%	(estimate)	6.27%	Aug 2026
Amortization in years	25 year	amortization	25 year	amortization
Percent of Total Loan Amount	50.0%	of total	40.0%	of total
Loan Fee	$8,130	.5% (estimate)	$41,000	2.65% + $6,000 legal fee
Monthly Payment	$10,726		$8,868	(includes SBA fees)

1ST FLOOR - INTERIOR

2ND FLOOR - INTERIOR

2ND FLOOR - INTERIOR

Sample Remodel Option

SITE PLAN


4134 4
SHEET 2
SCALE 1" = 60'
PKWY.
BRISTOL
TRACT NO. 37263
M. B. 945-45-46
For common area see sheet 1.


6065
BRISTOL
PARKWAY


6065
ASPINA
6055


Bristol Pkwy

At the Center of Culver City

Located within Culver City's dynamic creative and innovation corridor, Culver Pointe offers a compelling workplace environment surrounded by an exceptional concentration of restaurants, cafés, boutique retail, and creative businesses. The campus benefits from a walkable setting that gives employees convenient access to dining, coffee, fitness, and everyday amenities throughout the workday.

NEARBY AMENITIES

- BJ's
- CHAGEE 霸王茶姬
- CHIPOTLE MEXICAN GRILL
- COURTYARD BY MARRIOTT
- DAVE & BUSTER'S
- ExtraSpace Storage
- FIVE GUYS BURGERS and FRIES
- FOUR POINTS BY SHERATON Los Angeles Westside
- Hilton LOS ANGELES CULVER CITY
- IN-N-OUT BURGER
- OAK BERRY
- SHAKE SHACK
- SPROUTS FARMERS MARKET
- STONEOVEN
- Super Dumpling
- TRADER JOE'S
- Westfield CULVER CITY
- WHOLE FOODS MARKET

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