

# 11203 Washington Place

AT THE CORNER OF SEPULVEDA BLVD.  
CULVER CITY, CA 90232

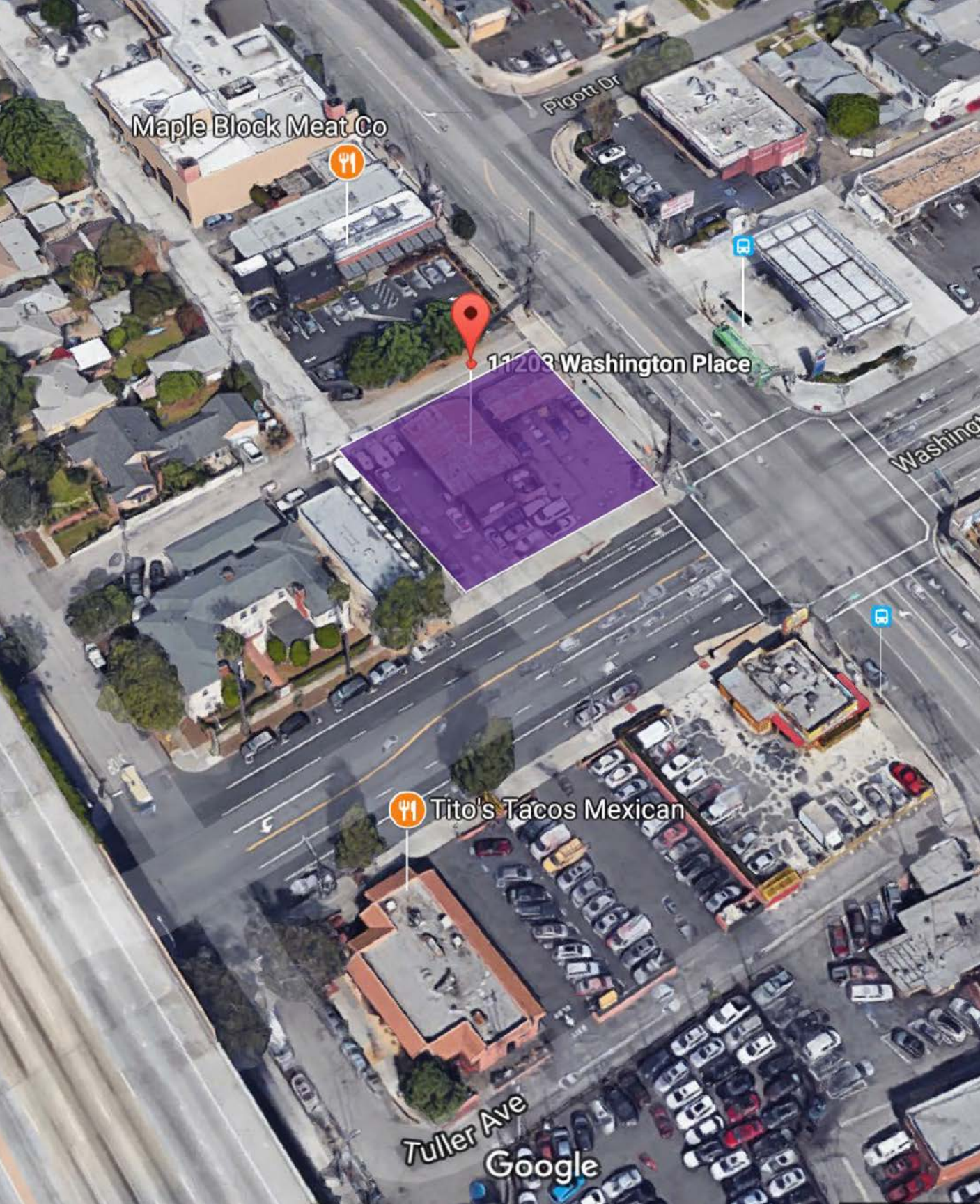
AVAILABLE FOR SALE



OFFERING MEMORANDUM



CITYSTREET  
COMMERCIAL



# Area Highlights

CityStreet Commercial is pleased to present **11203 Washington Place** located in **Culver City**. This adaptable property is ideal for a wide range of uses. Featuring a central location, and expansive space, it represents a great investment opportunity or a development project. The area attracts a large number of locals, boasts high traffic volume, offers convenient access to the 405 freeway, and is surrounded by a dynamic mix of single-family and multi-family homes.

## Deal Points

- + **Property Available for Sale:**  
**\$4,250,000.00**
- + Land Size: Approx. 11,205 SF
- + Highly Trafficked Hard Corner
- + Existing Building Improvements:  
Approx. 1,200 SF
- + Year Built: 1964
- + Zoning: Commercial General (CG)
- + Environmental Reports indicate "No Further Action"
- + Existing Automotive Use
- + Buyer to verify all information and Shall Satisfy itself on all Due Diligence Matters

usbank  
YOSHINOYA  
BASKIN ROBBINS  
Starbucks  
99¢ only STORES  
CHASE  
McDonald's  
SUBWAY

S M A A  
SANTA MONICA AIRPORT ASSOCIATION

Wings  
ROBEKS  
Starbucks  
Bank of America  
McDonald's  
CHIPOTLE  
CHASE  
Pollo Loco  
RITE AID  
IHOP  
SUBWAY  
CVS pharmacy  
ROSS DRESS FOR LESS

Rita's  
Starbucks  
THE COFFEE BEAN & TEA LEAF  
BURGER KING  
WELLS FARGO  
CVS pharmacy  
Pizza Hut

HARBOR FREIGHT  
HARTBURGER  
BLAZE PIZZA  
Starbucks  
Jersey Mike's  
CHIPOTLE  
PAPA JOHN'S  
Carl's Jr.  
TACO BELL  
McDonald's  
BASKIN ROBBINS  
Domino's

SONY PICTURES STUDIOS

Peet's Coffee  
McDonald's  
Starbucks  
True Value  
CHASE  
SUBWAY  
Smart&Final  
Pollo Loco  
Pizza Hut  
99¢ only STORES

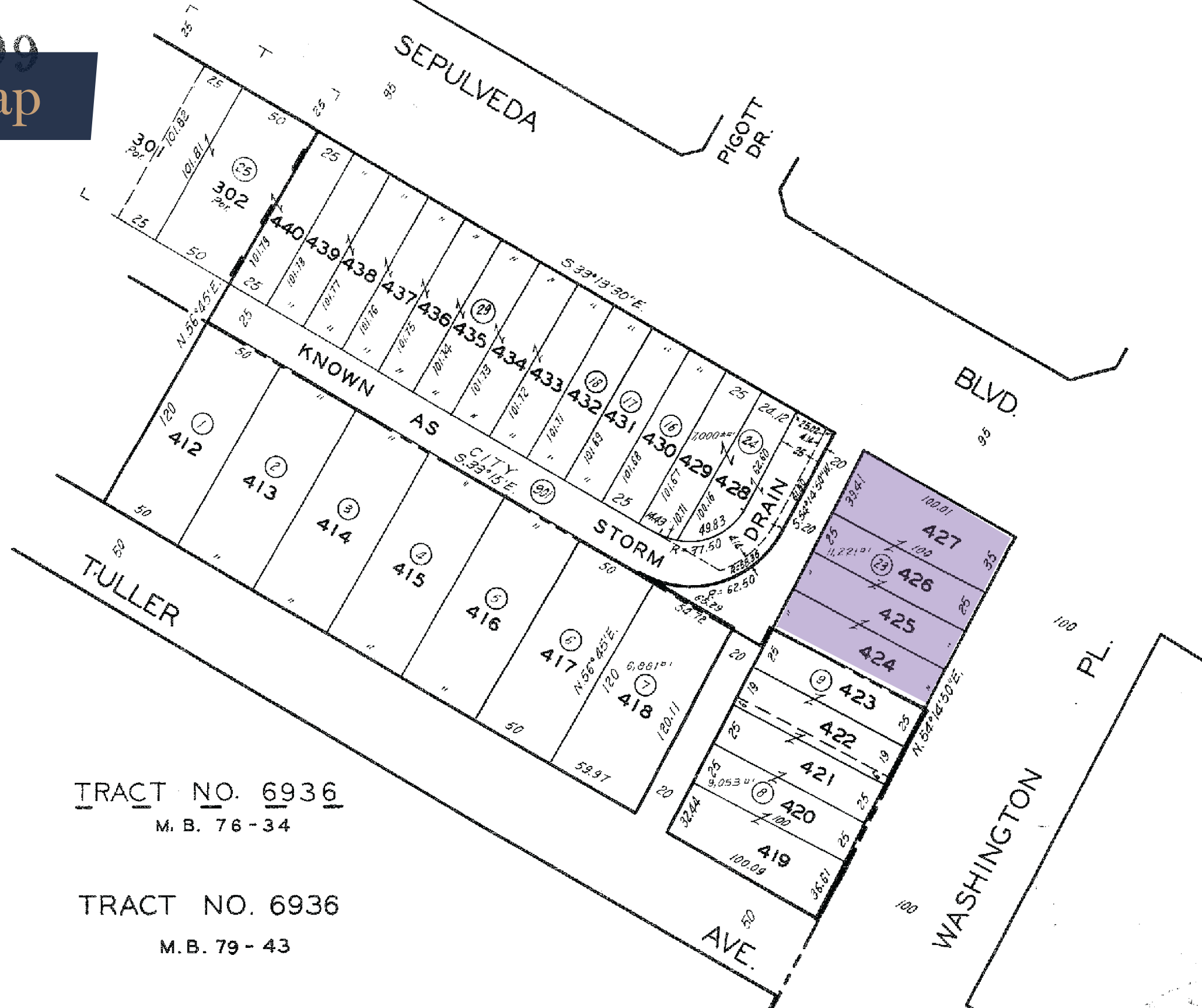
TACO BELL  
Wings  
Starbucks  
SUBWAY  
CHASE  
RITE AID  
Pollo Loco  
CVS pharmacy  
Little Caesars

Domino's  
THE VITAMIN SHOPPE  
DUNKIN'  
Jersey Mike's  
COSTCO WHOLESALE  
IN-N-OUT BURGER  
McDonald's  
WELLS FARGO  
Walgreens

Westfield  
CENTURY CITY



# 1999 Plat Map



TRACT NO. 6936  
M. B. 76 - 34

TRACT NO. 6936  
M. B. 79 - 43



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# Culver City Overview

## About the City

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**Culver City** is a vibrant, five-square-mile urban community with a population of 39,000, nestled within the City of Los Angeles. Centrally located on the westside, it's conveniently close to Santa Monica, Beverly Hills, and Los Angeles International Airport. Renowned for its excellent public schools, small-town charm, and thriving high-tech and creative sectors, Culver City also boasts a dynamic downtown area. This lively district is a regional hub, celebrated for its array of restaurants, live theater, and art galleries.

The city boasts several iconic landmarks, including the Culver Hotel, a historic gem surrounded by theaters, wine bars, and art galleries. City Hall stands as a stunning architectural centerpiece, while the "Shortest Main Street in the USA" adds a unique charm to the district. Downtown Culver City is also bookended by major entertainment powerhouses such as Sony Studios, The Culver Studios, Amazon, MGM Studios, and Netflix reinforcing its deep ties to the film and television industry. Whether you're looking for a cultural experience, a culinary adventure, or a taste of Hollywood history, Downtown Culver City offers something for everyone.

# Culver City Demographics



	1 Mile	2 Miles	3 Miles
 Total Population	39,046	128,561	303,858
 Median Age	36.9	37.9	39
 Total Spending on Restaurants	\$176.9 M	\$524.8 M	\$1.2 B
 Average Household Income	\$122,632	\$125,576	\$121,439



# Notable Nearby Media Companies



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**AVAILABLE FOR SALE**

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