

FOR SALE

WESTMAC

Commercial Brokerage Company

13122 Washington Blvd

LOS ANGELES, CA 90066



For more information contact:



Brian R. Hart

Executive Vice President

hart@westmac.com | 310.966.4359

DRE#: 01429000

WESTMAC Commercial Brokerage Company

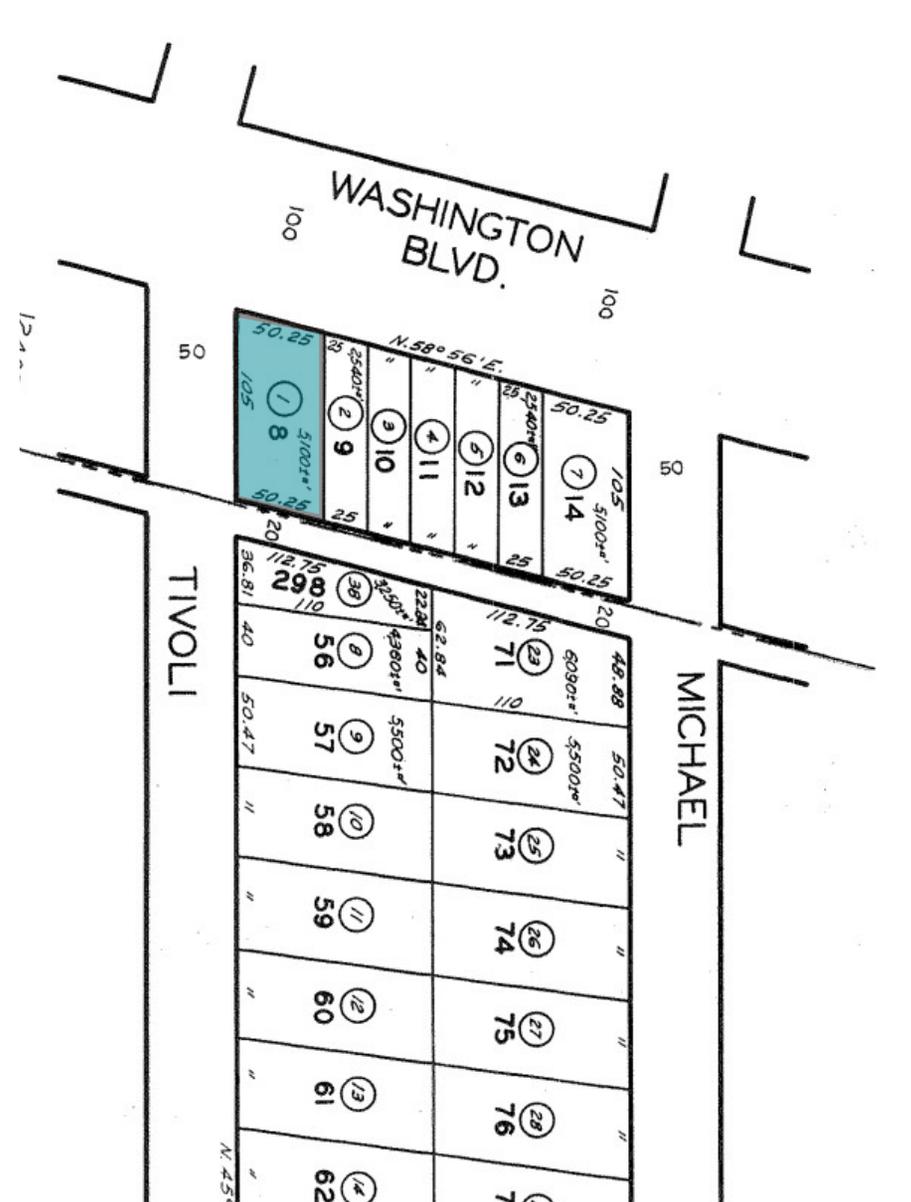
1515 Sepulveda Blvd., Los Angeles, CA 90025

www.westmac.com | 310.478.7700

Company DRE #01096973

Property Information

LOCATION	13122 W. Washington Boulevard, Los Angeles, CA 90066
APN	4230-016-001
BLDG SIZE	Approximately 688 square feet
LAND SIZE	Approximately 5,092 square feet
ZONING	CCMU - 1 (Culver City Mixed Use)
YEAR BUILT	1951
PARKING	Eight [8] parking spaces in a gated lot
SALE PRICE	\$1,350,000
COMMENTS	<ul style="list-style-type: none"> » Perfect owner-user opportunity » Current Use: Hair Salon » 50' feet of frontage along Washington Blvd » Many area amenities within walking distance » To be delivered vacant upon close of escrow » CALL BROKER TO SHOW



EXTERIOR PHOTOS



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DEMOGRAPHICS

2-5-10 miles from subject

Population	2-MILE	5-MILE	10-MILE
2020 Population	134,681	551,812	1,993,461
2024 Population	134,323	564,546	1,984,130
Household	2-MILE	5-MILE	10-MILE
2024 Households	63,334	261,285	790,655
Average Household Income	\$146,609	\$136,041	\$112,201
Median Household Income	\$114,383	\$105,409	\$79,366
Business	2-MILE	5-MILE	10-MILE
Total Businesses	8,179	55,975	139,353
Total Employees	64,868	463,597	1,084,643
Total Consumer Spending	\$2.4B	\$9.4B	\$26B



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AutoZone

El Pollo Loco



PITFIRE ARTISAN PIZZA

R
RockenWagner
BAKERY

Kustaa
WINE AND CHEESE

The ReCYCLIST
BICYCLE SHOP

MIDAS

Rider Shack
SURF · SKATE · SHOP

COSTCO
WHOLESALE

IN-N-OUT
BURGER

RAINBOW ACRES
ON WASHINGTON BLVD.

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