



OFFERING MEMORANDUM

3830 Willat Ave.  
Culver City , CA 90232

# Culver City Creative Office for Sale/Lease

ATTRACTIVE SELLER CARRY TERMS AVAILABLE





# Culver City Creative Office for Sale/Lease

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*Exclusively Listed By Christopher Mavian*



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01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	3830 Willat Ave. Culver City CA 90232
COUNTY	Los Angeles
MARKET	Culver City
SUBMARKET	Downtown Culver City
BUILDING SF	4,150 SF
LAND SF	4,251 SF
YEAR BUILT	1948
YEAR RENOVATED	2015
APN	4206-033-014
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$3,895,000
PRICE PSF	\$938.55

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	36,399	310,956	881,338
2023 Median HH Income	\$98,328	\$91,239	\$91,613
2023 Average HH Income	\$138,923	\$139,749	\$142,651

### Attractive Seller Carry Financing

- 4% interest only rate. 3-5 year term. \$1,250,000 down-payment.

### Rent Roll

- Building is occupied on a month-to-month basis.



### Parking

- Twelve immediately adjacent reserved parking stalls available at \$75 per stall.

### Rare Opportunity

- This is a once-in-a-lifetime chance to own the only owner-user office property of its size in the heart of Downtown Culver City. Also the first time it has been available since 1990.

### Convenient Access

- Access doors in the front of the property (Willat Ave) and rear of the property (alley).

### Privacy

- The subject property is conveniently located in a cul-de-sac.



# THE SPACE

Location	3830 Willat Ave. Culver City, CA, 90232
County	Los Angeles
APN	4206-033-014
Cross Street	Robertson Blvd
Square Feet	4,150
Rent PSF (Monthly)	\$3.75
Lease Type	NNN

**Notes** NNN is approximately \$0.20 PSF



# HIGHLIGHTS

- High ceilings with maximum 20' clear height.
- Impeccably remodeled bow truss ceilings with custom lighting.
- Within very close proximity to the 10 Freeway.
- Single tenancy layout with open floor plan.
- Lots of natural light with several skylights throughout.
- Twelve immediately adjacent reserved parking stalls available at \$75 per stall.
- Within walking distance of the Metro.
- Hard to find low NNN.
- Conference room for private meetings.



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
36,399	310,956	881,338



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$138,923	\$139,749	\$142,651



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
16,846	132,116	379,560

- The property is located in close proximity to popular businesses such as Sony Pictures Studios, which is less than a mile away. Culver Studios, and the Kirk Douglas Theatre are also within close proximity.

- The property is located near popular dining and entertainment options, such as the Culver City Arts District, featuring galleries, restaurants, and cafes like The Culver Hotel and Akasha.

- Culver City is a hub for technology and innovation, with companies like Amazon Studios, Apple, and HBO setting up offices in the area.

- The property is situated in close proximity to major transportation routes, including the I-405 and I-10 freeways, facilitating easy access to other parts of Los Angeles.

- Culver City boasts a strong residential community, with a mix of modern apartments and historic homes, making it an attractive location for businesses seeking to attract local talent.

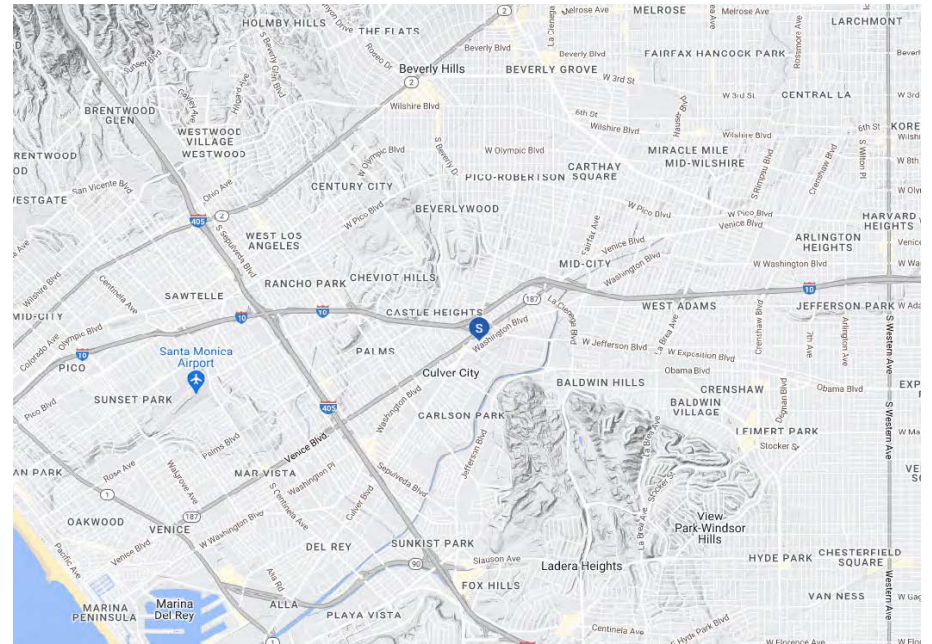
- The city boasts a strong sense of community and hosts various events such as the Culver City Art Walk and the Boulevard Music Summer Festival.

- Nearby amenities include popular shopping centers like Westfield Culver City and The Platform, offering a mix of retail stores, restaurants, and entertainment options for residents and visitors.

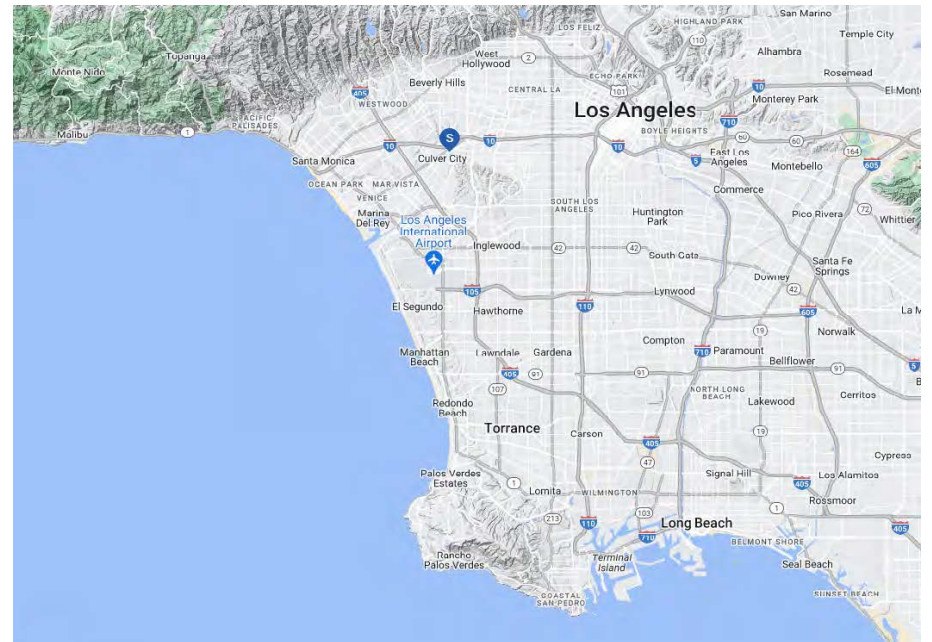
- The property is situated near major transportation hubs, such as the Metro Expo Line, providing convenient access to downtown Los Angeles and other parts of the city. This accessibility can be advantageous for businesses looking to attract employees and clients from various areas.

- The property benefits from being in close proximity to several outdoor spaces, including parks like Carlson Park and the Ballona Creek Bike Path, offering opportunities for relaxation and recreation.

Regional Map



Locator Map







02

Property Description

- Property Features
- Aerial Map
- Property Images

## PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	4,150
LAND SF	4,251
YEAR BUILT	1948
YEAR RENOVATED	2015
# OF PARCELS	1
ZONING TYPE	CCM1YY
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	20
SKYLIGHTS	Throughout
CUL-DE-SAC	Yes
POINTS OF ACCESS	Front and rear

## NEIGHBORING PROPERTIES

NORTH	Drago Bakery
SOUTH	Lahmon Architects
EAST	Donaldson Partners
WEST	Musician's Choice Rehearsal Studio
ADJACENT	Culver City Honda

## MECHANICAL

HVAC	Currently equipped
LIGHTING	Custom

## CONSTRUCTION

EXTERIOR	Brick
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## TENANT INFORMATION

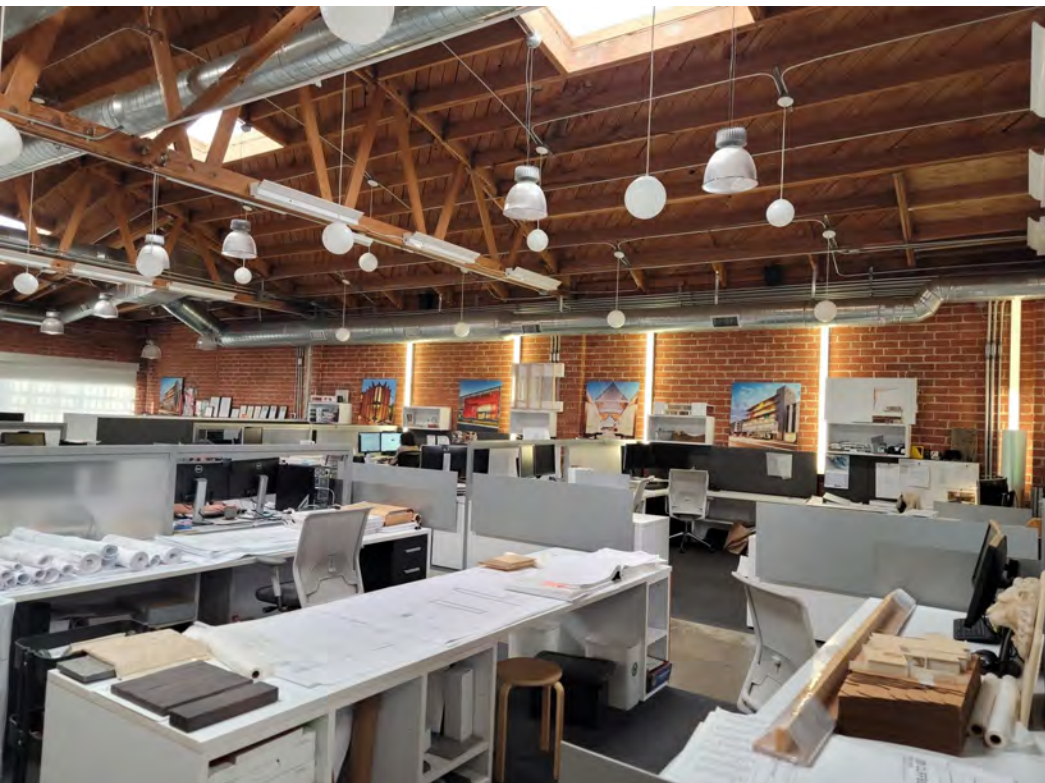
MAJOR TENANT/S	Shubin & Donaldson Architects, Inc.
LEASE TYPE	Gross



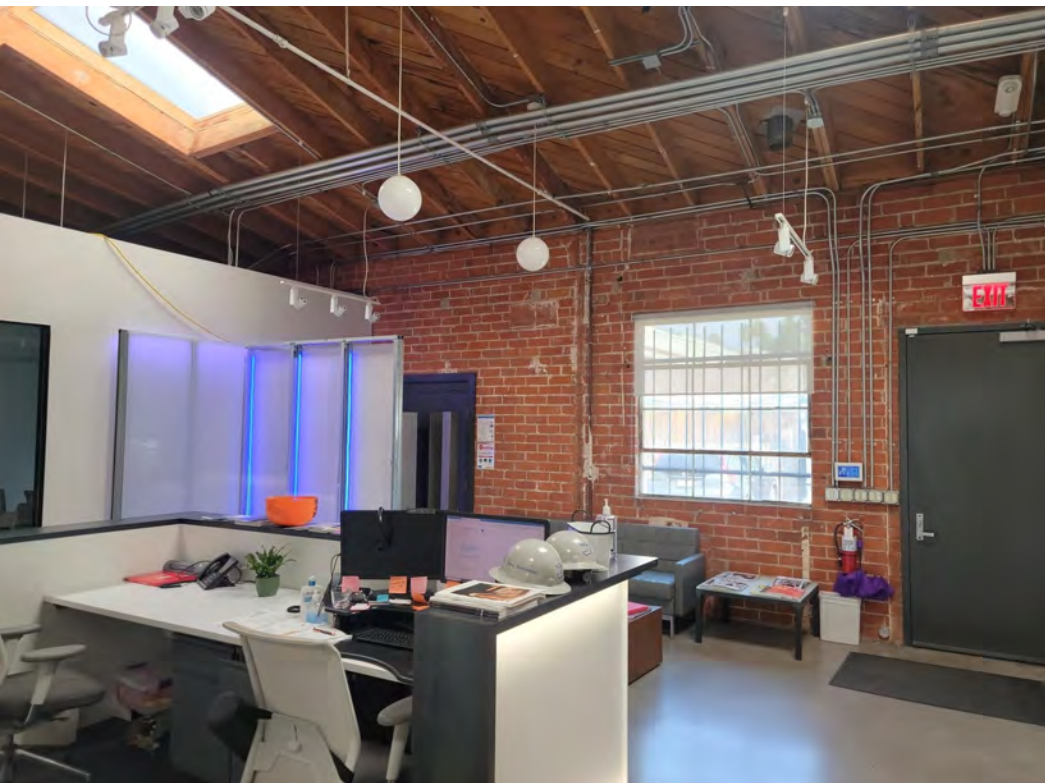


















Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,637	301,487	827,607
2010 Population	34,163	303,234	846,122
2023 Population	36,399	310,956	881,338
2028 Population	38,054	317,092	890,357
2023 African American	2,975	41,843	133,098
2023 American Indian	371	3,574	9,710
2023 Asian	6,345	40,680	118,722
2023 Hispanic	9,706	86,712	239,076
2023 Other Race	4,933	49,812	138,473
2023 White	16,704	134,259	372,364
2023 Multiracial	4,970	40,318	107,677
2023-2028: Population: Growth Rate	4.45 %	1.95 %	1.00 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,125	12,737	40,665
\$15,000-\$24,999	630	7,416	21,604
\$25,000-\$34,999	825	6,956	20,288
\$35,000-\$49,999	1,119	10,068	29,044
\$50,000-\$74,999	2,291	17,354	47,544
\$75,000-\$99,999	2,565	16,314	42,669
\$100,000-\$149,999	3,224	22,213	63,459
\$150,000-\$199,999	2,163	14,618	39,803
\$200,000 or greater	2,904	24,438	74,482
Median HH Income	\$98,328	\$91,239	\$91,613
Average HH Income	\$138,923	\$139,749	\$142,651

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,063	133,066	371,387
2010 Total Households	15,736	127,640	360,866
2023 Total Households	16,846	132,116	379,560
2028 Total Households	17,767	135,775	386,634
2023 Average Household Size	2.12	2.30	2.23
2000 Owner Occupied Housing	3,789	45,740	123,918
2000 Renter Occupied Housing	11,846	82,241	230,651
2023 Owner Occupied Housing	3,906	47,113	132,239
2023 Renter Occupied Housing	12,940	85,003	247,321
2023 Vacant Housing	1,478	10,741	33,228
2023 Total Housing	18,324	142,857	412,788
2028 Owner Occupied Housing	3,964	48,181	135,413
2028 Renter Occupied Housing	13,803	87,594	251,220
2028 Vacant Housing	1,109	10,010	32,081
2028 Total Housing	18,876	145,785	418,715
2023-2028: Households: Growth Rate	5.35 %	2.75 %	1.85 %





2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	4,108	25,782	77,734
2023 Population Age 35-39	3,331	25,081	71,185
2023 Population Age 40-44	2,829	22,472	62,594
2023 Population Age 45-49	2,304	19,308	54,150
2023 Population Age 50-54	2,115	19,513	54,115
2023 Population Age 55-59	1,997	18,369	50,321
2023 Population Age 60-64	1,867	17,955	49,804
2023 Population Age 65-69	1,654	15,755	43,585
2023 Population Age 70-74	1,205	13,005	36,382
2023 Population Age 75-79	833	9,273	26,058
2023 Population Age 80-84	459	6,181	17,036
2023 Population Age 85+	536	6,707	18,899
2023 Population Age 18+	30,848	252,510	732,494
2023 Median Age	36	39	38

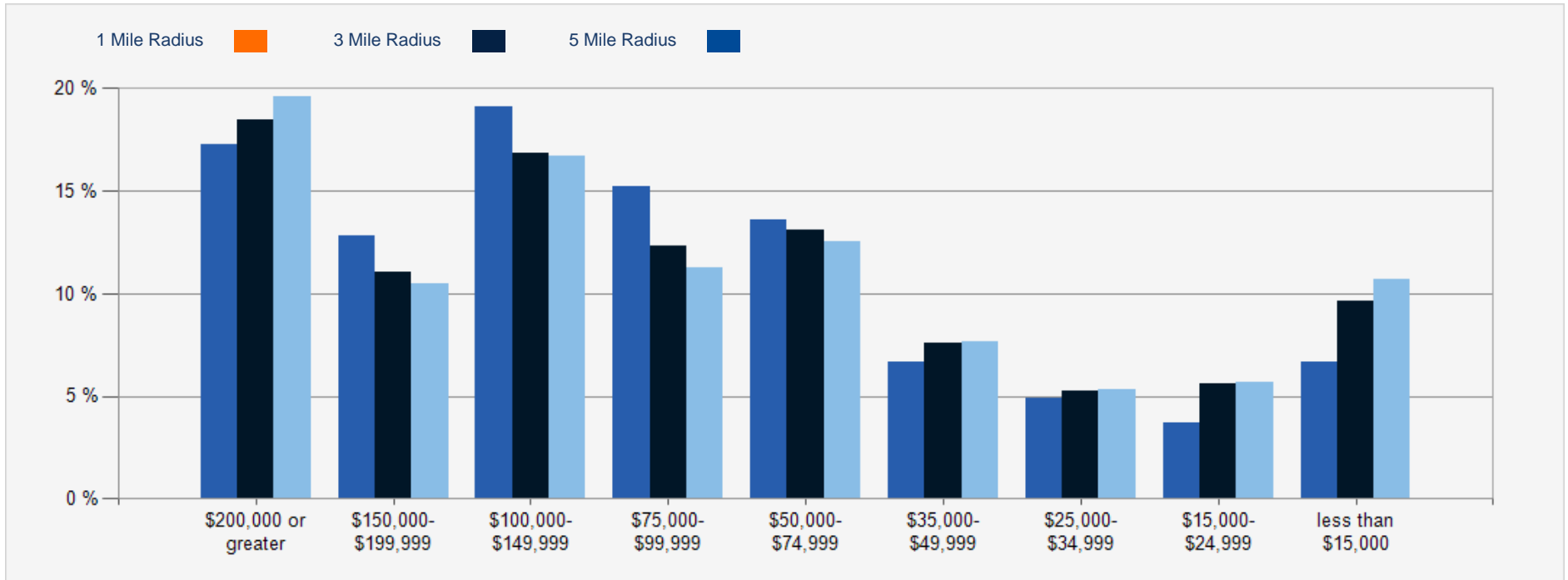
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,514	\$88,474	\$91,802
Average Household Income 25-34	\$127,279	\$121,955	\$129,747
Median Household Income 35-44	\$108,642	\$105,035	\$108,862
Average Household Income 35-44	\$154,979	\$156,370	\$163,937
Median Household Income 45-54	\$118,225	\$117,106	\$118,679
Average Household Income 45-54	\$166,485	\$170,818	\$175,072
Median Household Income 55-64	\$106,388	\$105,100	\$104,263
Average Household Income 55-64	\$151,513	\$159,351	\$160,107
Median Household Income 65-74	\$83,650	\$78,136	\$75,383
Average Household Income 65-74	\$128,830	\$124,552	\$125,272
Average Household Income 75+	\$97,323	\$98,911	\$98,777

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	4,116	25,656	72,563
2028 Population Age 35-39	3,441	24,112	69,712
2028 Population Age 40-44	2,837	23,120	63,731
2028 Population Age 45-49	2,562	21,167	58,463
2028 Population Age 50-54	2,125	18,613	51,653
2028 Population Age 55-59	2,035	18,552	51,108
2028 Population Age 60-64	1,803	16,755	45,743
2028 Population Age 65-69	1,669	16,122	44,559
2028 Population Age 70-74	1,417	13,961	38,525
2028 Population Age 75-79	1,041	10,961	30,715
2028 Population Age 80-84	682	7,604	21,288
2028 Population Age 85+	617	7,644	21,542
2028 Population Age 18+	32,648	261,083	748,286
2028 Median Age	37	39	39

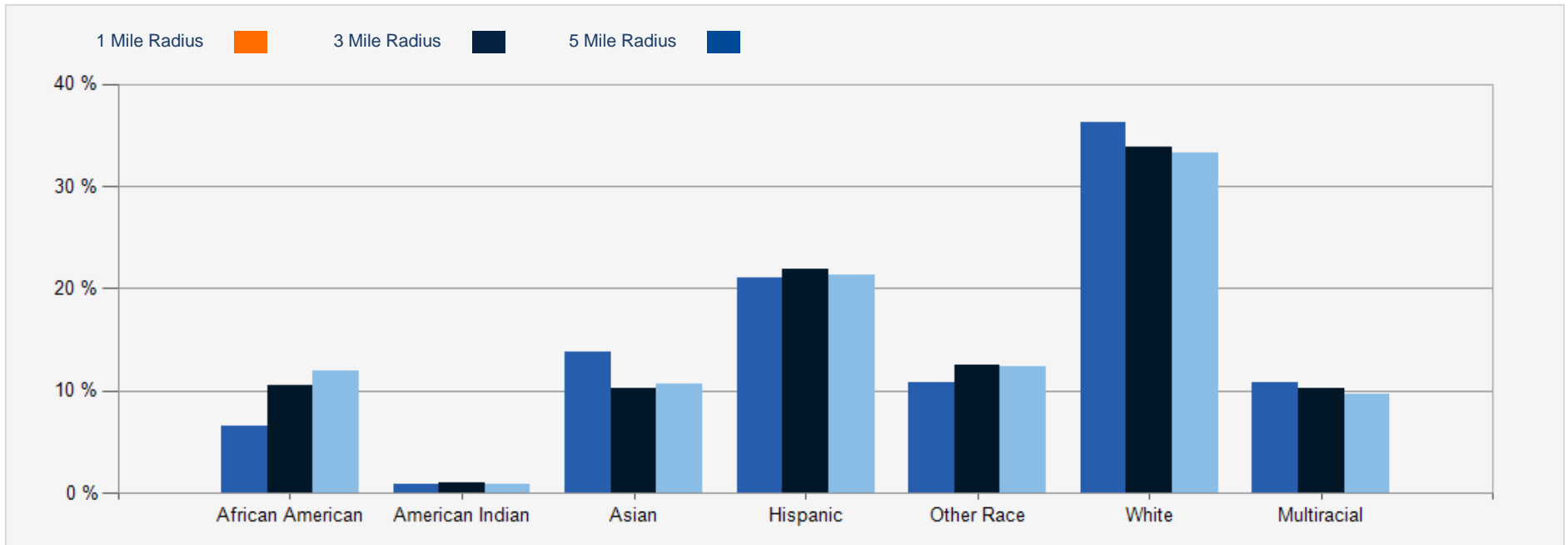
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,149	\$101,296	\$104,714
Average Household Income 25-34	\$149,419	\$143,327	\$151,335
Median Household Income 35-44	\$121,519	\$121,969	\$127,458
Average Household Income 35-44	\$175,282	\$181,046	\$188,870
Median Household Income 45-54	\$133,534	\$135,884	\$137,773
Average Household Income 45-54	\$187,496	\$194,874	\$199,744
Median Household Income 55-64	\$125,730	\$124,129	\$123,673
Average Household Income 55-64	\$177,684	\$184,223	\$185,527
Median Household Income 65-74	\$101,995	\$94,900	\$93,442
Average Household Income 65-74	\$151,623	\$148,533	\$149,560
Average Household Income 75+	\$118,873	\$121,997	\$122,511



## 2023 Household Income

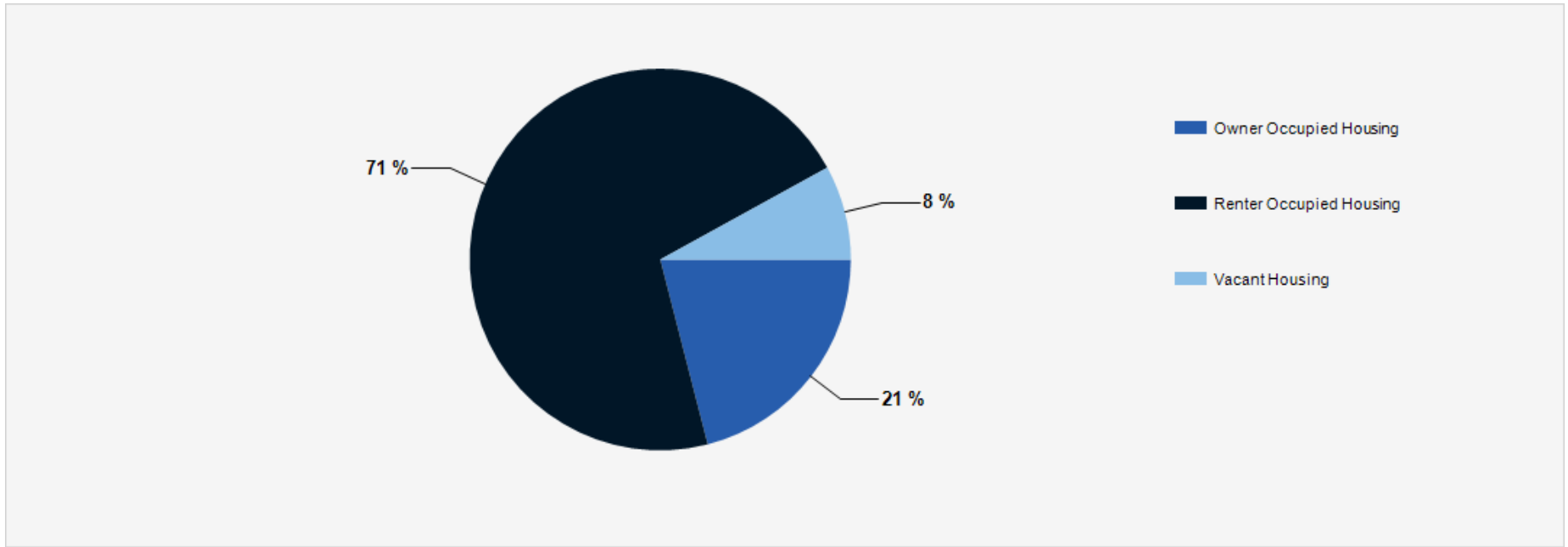


## 2023 Population by Race

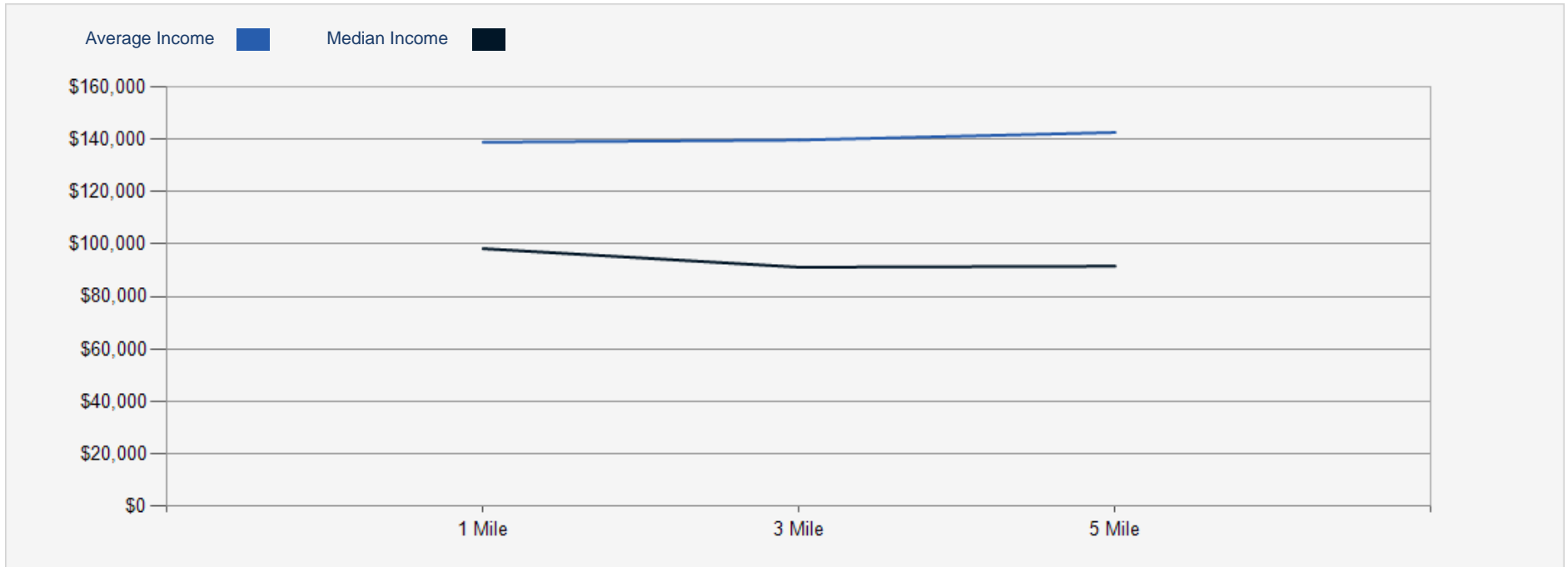




### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median





04 Company Profile  
Advisor Profile







**Christopher Mavian**  
Founder/Principal Broker

Maven Group was recently founded by Christopher Mavian after almost a decade of working with some of the best real estate professionals in the industry. Born and raised in the vibrant city of Los Angeles, California, Christopher brings a wealth of knowledge and experience to the table as a commercial real estate specialist in the Culver City, Palms, and Mar Vista areas.

His journey in real estate began with a focus on property management in prominent areas such as West Hollywood, West Los Angeles, Culver City, Marina Del Rey, and Beverly Hills. Transitioning seamlessly into commercial sales and leasing, Christopher honed his skills at Coldwell Banker Commercial WESTMAC before assuming the role of Managing Partner at The Hart Groups, where he managed the Westside office and mentored numerous agents.

Drawing from his extensive background, Christopher founded Maven Group, a testament to his commitment to providing top-tier services in property valuation, landlord and tenant representation, site selection, and real property exchange counseling.



# Culver City Creative Office for Sale/Lease

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