

# Industrial Live-Work

5830 Adams Blvd, Culver City CA 90232

OFFERING MEMORANDUM



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# Industrial Live-Work

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*Exclusively Listed By Christopher Mavian*



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01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	5830 Adams Blvd Culver City CA 90232
COUNTY	Los Angeles
MARKET	Culver City
SUBMARKET	Arts District Adjacent
BUILDING SF (Independently measured. Buyer to verify.)	3,100 SF
LAND SF	4,528 SF
YEAR BUILT	1980
YEAR RENOVATED	2014
APN	4205-001-001
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$3,000,000
PRICE PSF	\$967.74

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	37,640	326,933	982,641
2024 Median HH Income	\$84,116	\$95,473	\$84,801
2024 Average HH Income	\$115,011	\$140,495	\$131,689

### Strong Corner Visibility

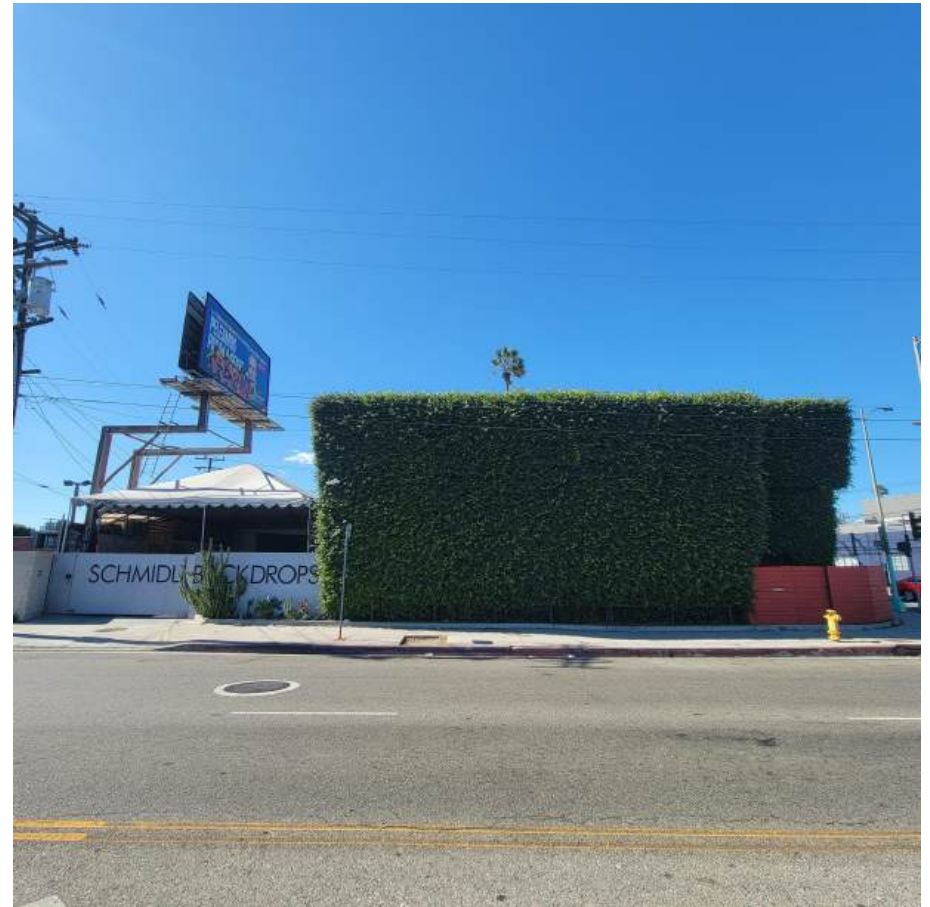
- Strategically located on the bustling Southwest corner of Adams Blvd and Fairfax Ave with strong traffic counts.

### Great Natural Light and High Ceilings

- Several skylights throughout with 17+ foot clear height.

### Occupancy & Square Footage

- Property to be delivered vacant at close of escrow. Current owner added square footage to property on 2nd floor (Approx 912 SF). Buyer to verify.



### Billboard

- Property has a double sided billboard. Lease ends February 2025.

### Close Freeway Access

- The subject property is within close proximity to the I-10 Freeway.

### Live-Work Opportunity

- The subject property is currently setup for live work with a kitchen, bathroom with shower, and room for a bed on the 2nd floor.





02

**Location**

Location Summary

Drive Times (Heat Map)

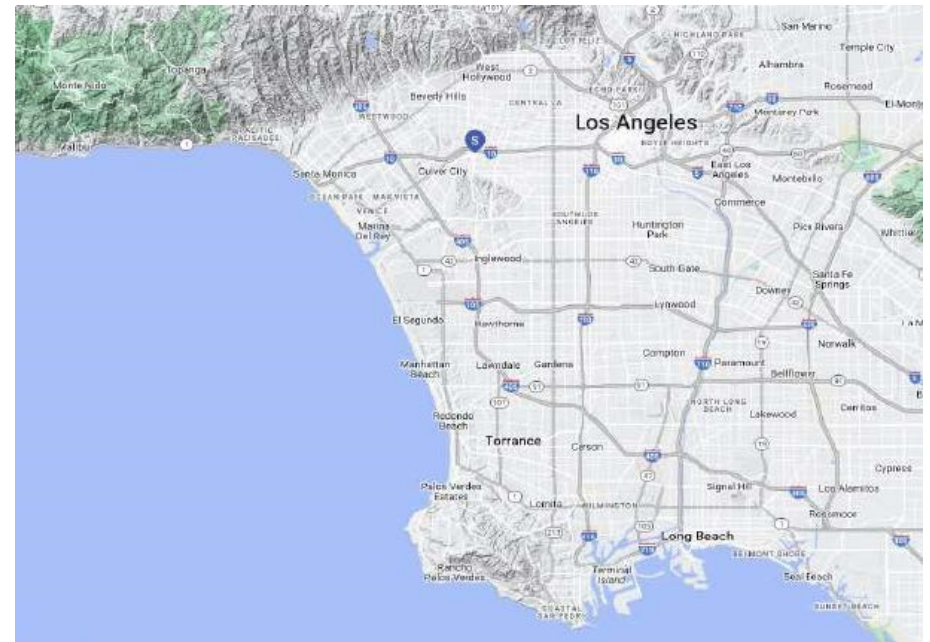
## Culver City Arts District Adjacent

- Culver City, CA is a highly desirable location for businesses, known for its vibrant arts scene and thriving tech industry. Major companies like Amazon Studios and Apple have offices in the area.
- The property is conveniently situated near the I-10, providing easy access for employees and customers. This accessibility can potentially attract more clientele to your business.
- Culver City is home to several popular dining and entertainment options, including the historic Culver Hotel and the Helms Bakery District. These attractions can draw foot traffic to your commercial property.
- The subject property is adjacent to the booming Arts District in Culver City lined with art studios on Adams Blvd and Washington Blvd.
- Culver City is a highly desirable location in the Los Angeles area known for its vibrant arts and culture scene. The property's proximity to renowned attractions like Sony Pictures Studios and the Kirk Douglas Theatre adds value to the area.
- The neighborhood surrounding the property is a hub for tech and entertainment companies, with the presence of major corporations like Amazon Studios and Apple occupying office spaces nearby.
- Culver City boasts excellent dining options, ranging from trendy cafes like Akasha to upscale restaurants such as Destroyer, offering a diverse culinary experience for residents and employees in the area.
- The property benefits from convenient access to transportation networks, including the Expo Line light rail, providing easy connectivity to other parts of Los Angeles and making it an attractive location for businesses and commuters.

Regional Map



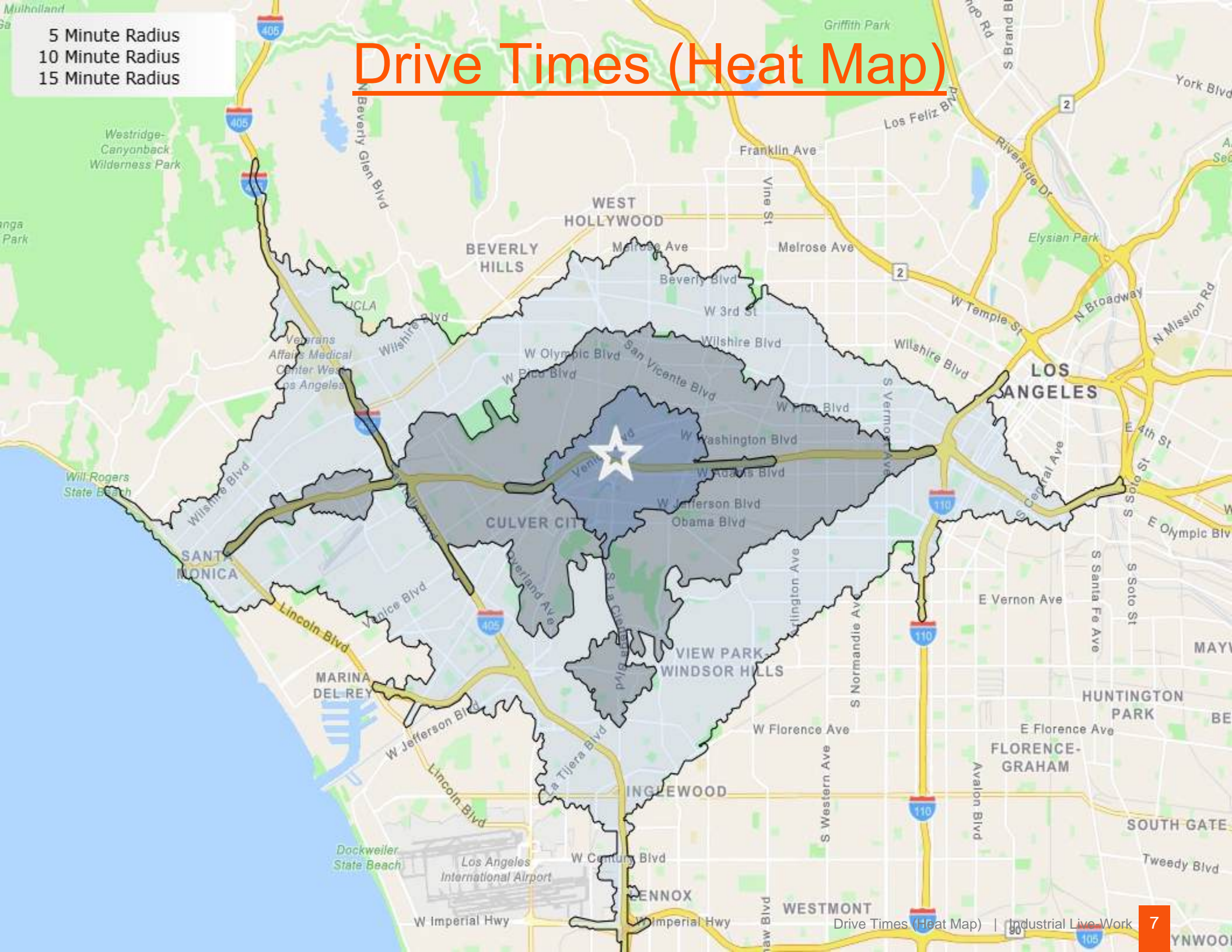
Locator Map





5 Minute Radius  
10 Minute Radius  
15 Minute Radius

# Drive Times (Heat Map)







03

Property Description

- Property Features
- Aerial Map
- Property Images



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## PROPERTY FEATURES

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NUMBER OF UNITS	1
BUILDING SF	3,100
LAND SF	4,528
YEAR BUILT	1980
YEAR RENOVATED	2014
# OF PARCELS	1
ZONING TYPE	CCM1
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CEILING HEIGHT	Over 17 feet high
ELECTRIC GATE	Yes
COLUMN SPACING	Clearspan
SKYLIGHTS	Multiple Throughout
FENCED YARD	Yes

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## NEIGHBORING PROPERTIES

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NORTH	Jiffy Lube
SOUTH	All City Tow
EAST	All City Tow
WEST	Tree Nursery

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## MECHANICAL

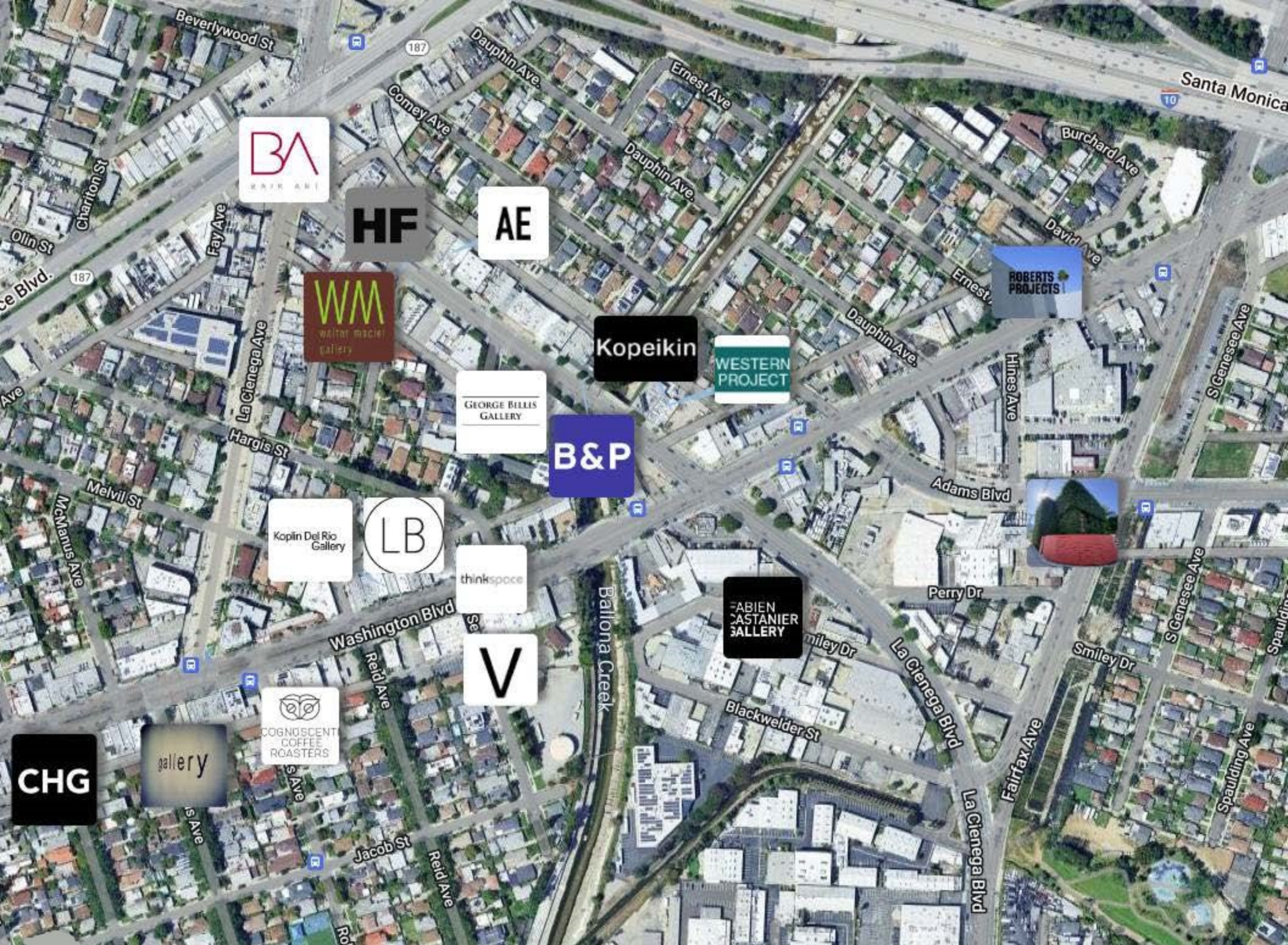
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LIGHTING	Flood Lights & Custom Lighting
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BA  
BANK ART

HF

AE

WM  
waiter maciel  
gallery

Kopeikin

WESTERN  
PROJECT

GEORGE BELLIS  
GALLERY

B&P

Kopin Del Rio  
Gallery

LB

thinkspace

V

CHG

gallery

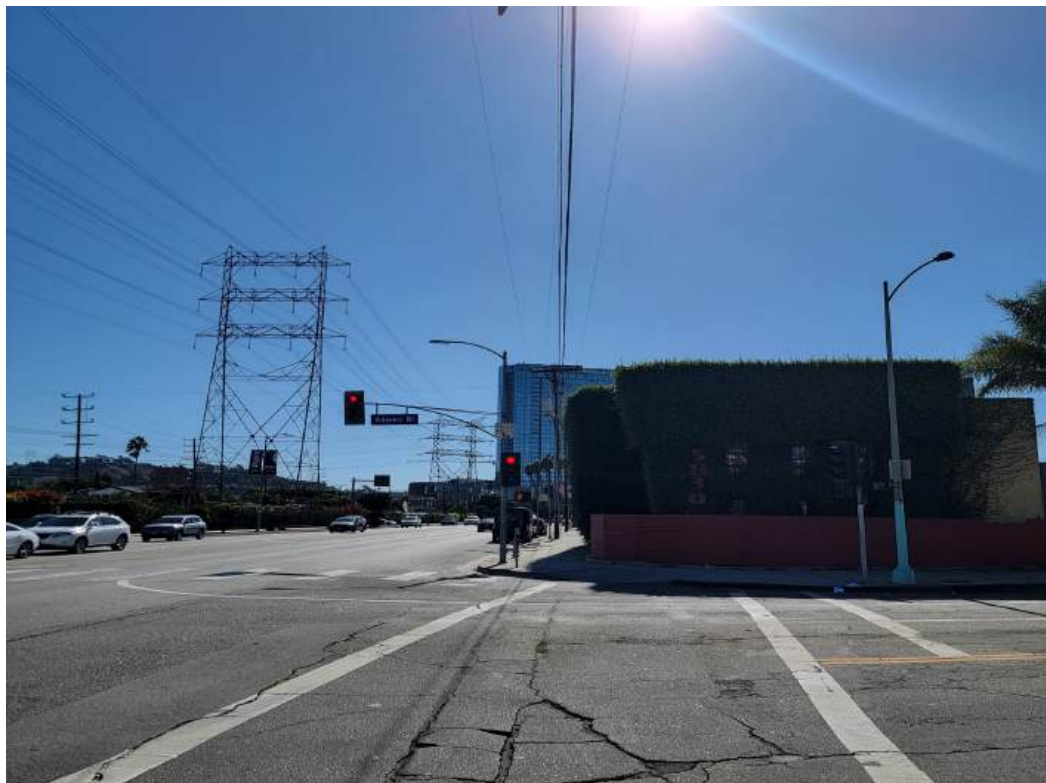
COGNOSCENT  
COFFEE  
ROASTERS

FABIEN  
CASTANIER  
GALLERY

ROBERTS  
PROJECTS







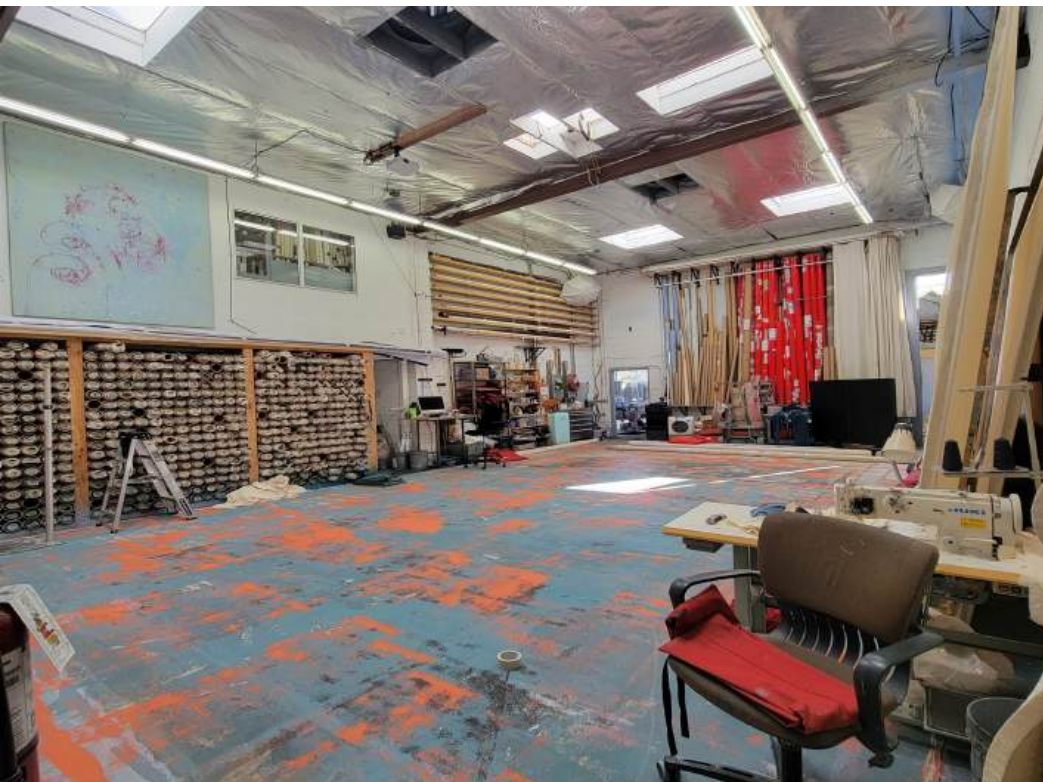




















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Demographics

Demographics

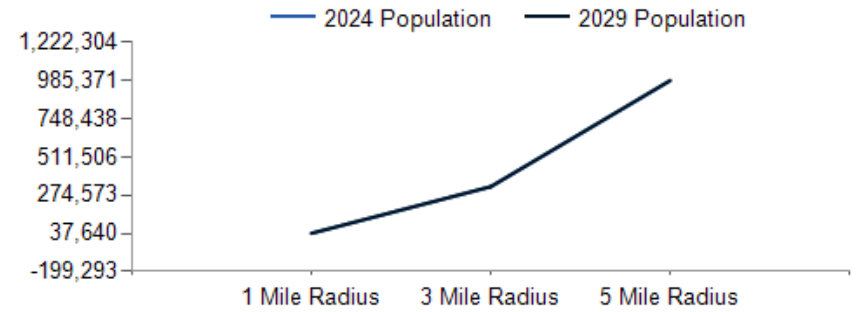




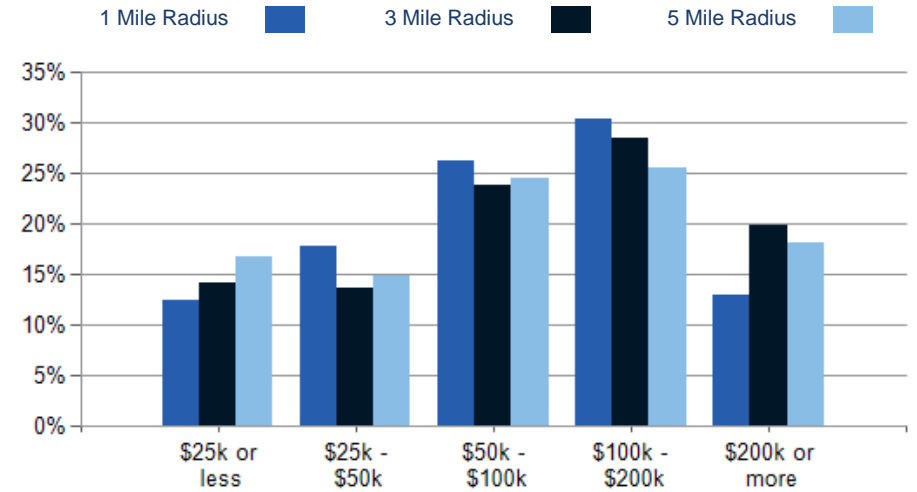
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,447	320,447	977,265
2010 Population	36,115	325,520	972,509
2024 Population	37,640	326,933	982,641
2029 Population	38,000	327,366	985,371
2024-2029: Population: Growth Rate	0.95%	0.15%	0.30%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	936	12,642	44,589
\$15,000-\$24,999	747	7,649	26,944
\$25,000-\$34,999	978	8,016	26,845
\$35,000-\$49,999	1,436	11,701	36,802
\$50,000-\$74,999	2,001	17,733	57,036
\$75,000-\$99,999	1,547	16,385	48,068
\$100,000-\$149,999	2,599	24,632	67,854
\$150,000-\$199,999	1,516	16,176	41,903
\$200,000 or greater	1,757	28,499	78,127
Median HH Income	\$84,116	\$95,473	\$84,801
Average HH Income	\$115,011	\$140,495	\$131,689

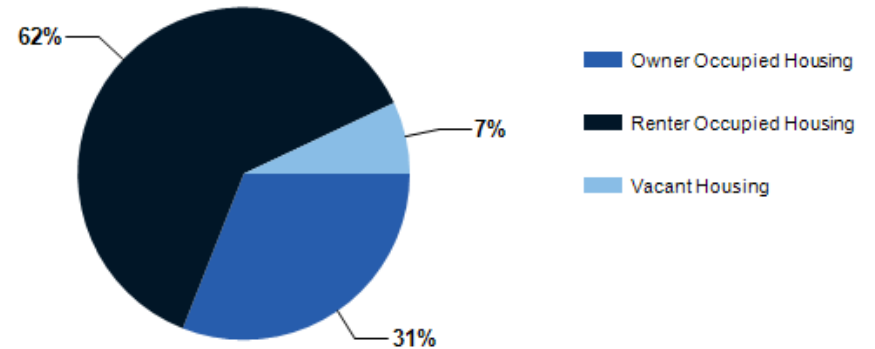
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,375	142,239	417,742
2010 Total Households	11,861	136,923	401,258
2024 Total Households	13,516	143,435	428,170
2029 Total Households	14,096	147,910	442,660
2024 Average Household Size	2.77	2.25	2.24
2024-2029: Households: Growth Rate	4.20%	3.10%	3.35%



2024 Household Income



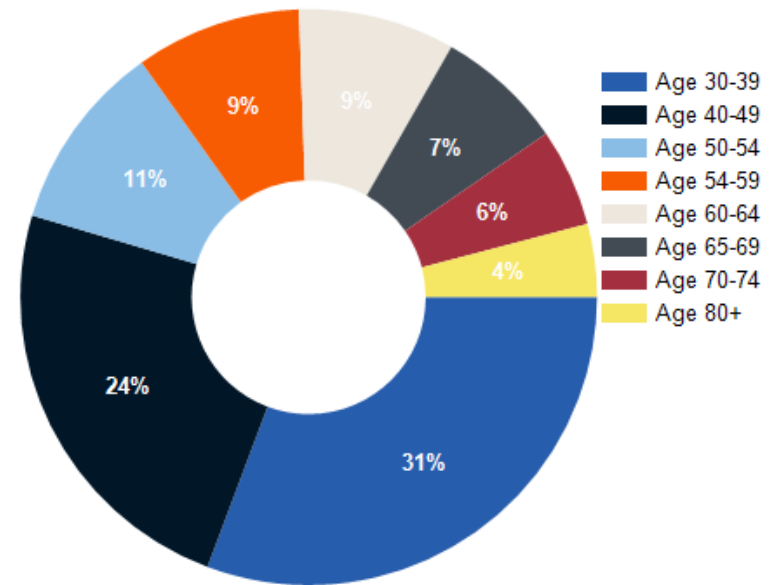
2024 Own vs. Rent - 1 Mile Radius



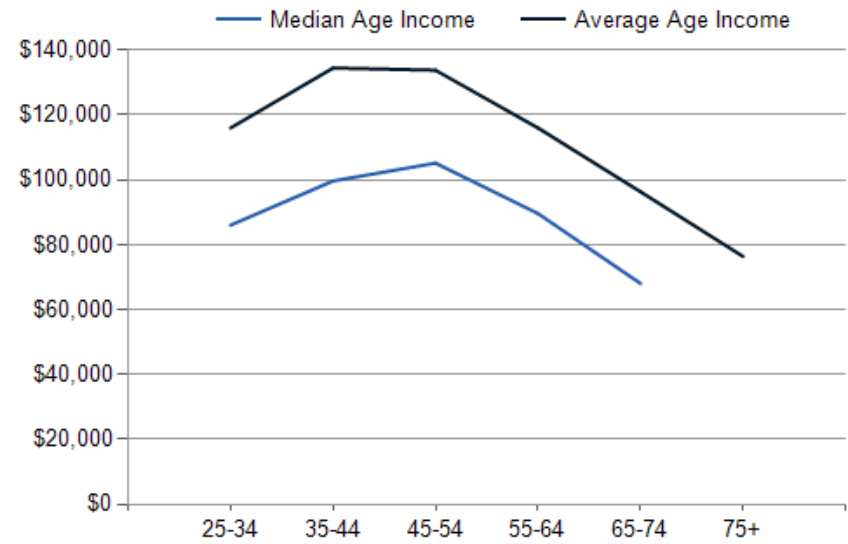
Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,680	36,376	107,944
2024 Population Age 35-39	3,331	29,534	86,523
2024 Population Age 40-44	2,965	25,308	74,200
2024 Population Age 45-49	2,483	20,456	61,311
2024 Population Age 50-54	2,416	20,317	61,424
2024 Population Age 55-59	2,122	18,253	55,379
2024 Population Age 60-64	2,005	17,480	53,157
2024 Population Age 65-69	1,632	15,184	45,815
2024 Population Age 70-74	1,257	12,831	37,149
2024 Population Age 75-79	936	9,756	28,581
2024 Population Age 80-84	569	6,307	18,609
2024 Population Age 85+	557	7,292	20,884
2024 Population Age 18+	30,784	274,868	832,058
2024 Median Age	37	38	38
2029 Median Age	39	40	40



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,038	\$96,528	\$86,827
Average Household Income 25-34	\$116,016	\$132,885	\$124,853
Median Household Income 35-44	\$99,668	\$112,994	\$102,144
Average Household Income 35-44	\$134,488	\$161,080	\$151,615
Median Household Income 45-54	\$105,170	\$121,017	\$107,690
Average Household Income 45-54	\$133,805	\$171,039	\$158,493
Median Household Income 55-64	\$89,619	\$102,158	\$90,076
Average Household Income 55-64	\$116,001	\$151,079	\$141,494
Median Household Income 65-74	\$68,044	\$76,936	\$69,097
Average Household Income 65-74	\$96,318	\$121,719	\$115,987
Average Household Income 75+	\$76,397	\$94,860	\$91,966







05

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.



# Industrial Live-Work

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