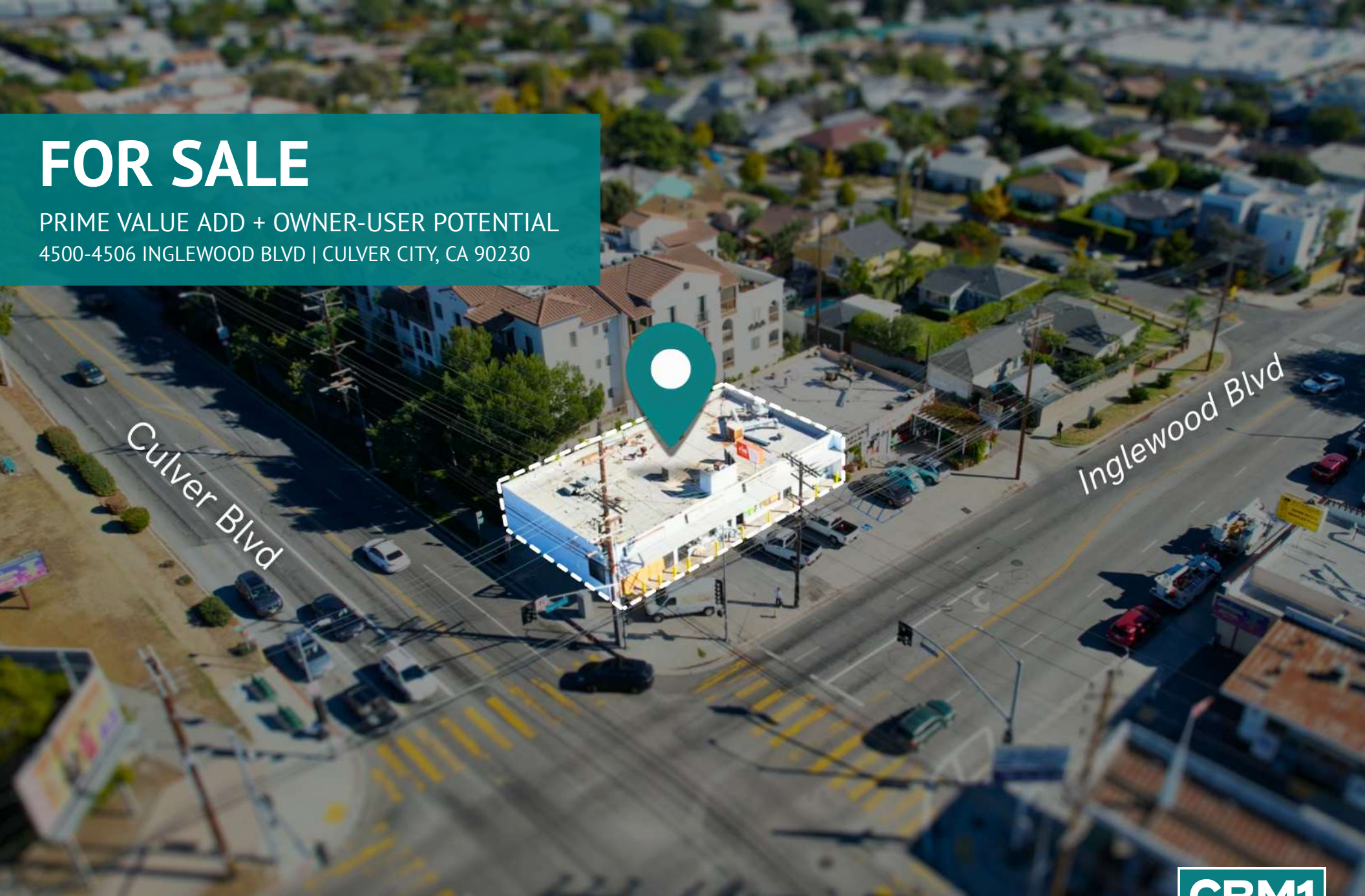


# FOR SALE

PRIME VALUE ADD + OWNER-USER POTENTIAL  
4500-4506 INGLEWOOD BLVD | CULVER CITY, CA 90230



Culver Blvd

Inglewood Blvd

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**CBM1**  
LEASING  
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INVESTMENTS

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CULVER X INGLEWOOD

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# PROPERTY INFORMATION

## SECTION 1

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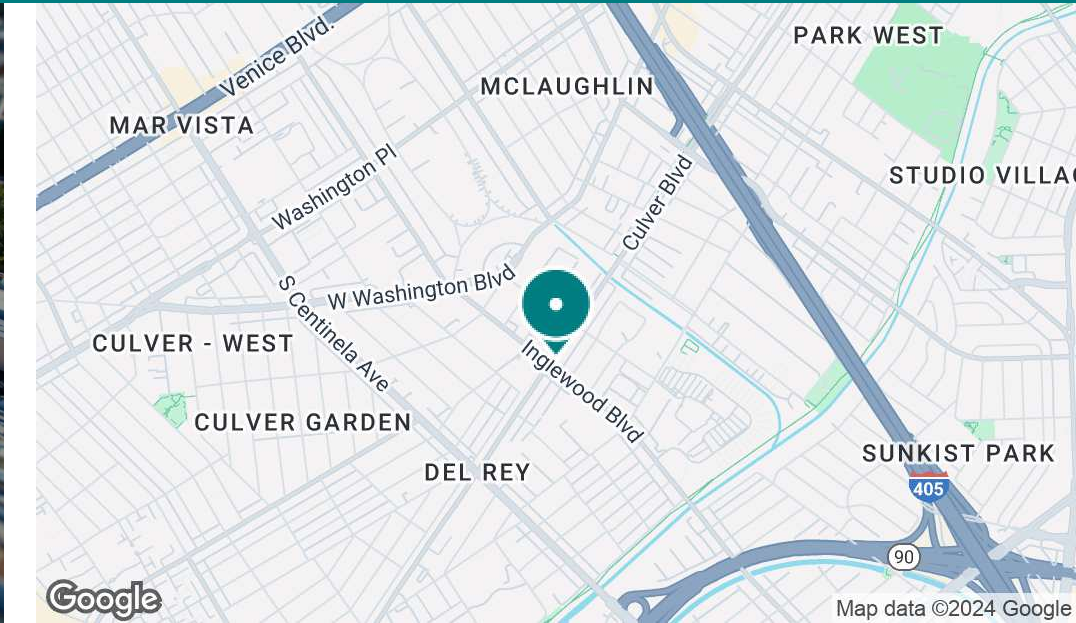
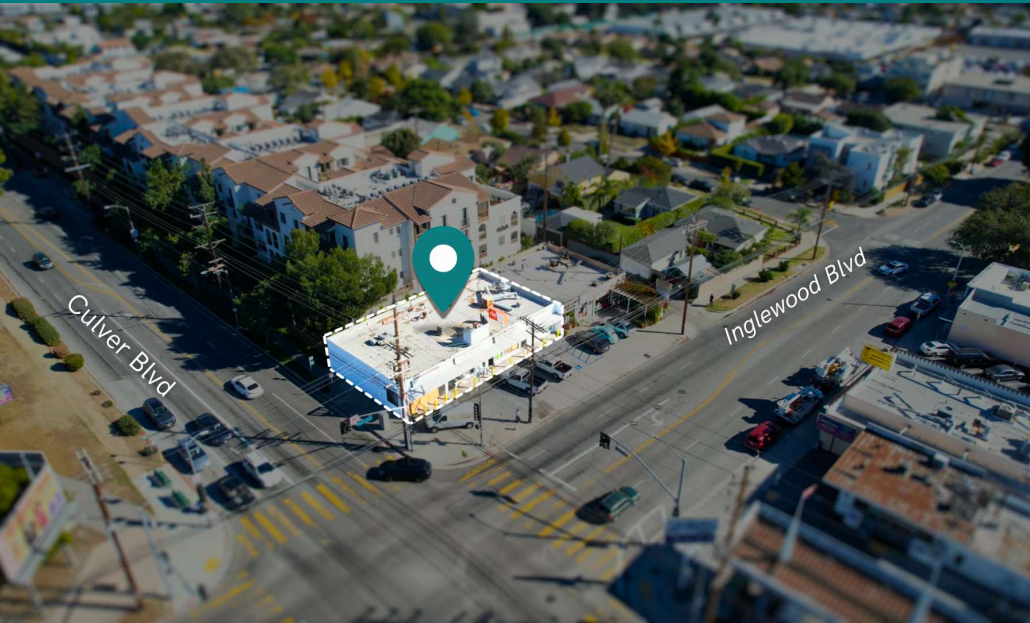
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## EXECUTIVE SUMMARY

CULVER X INGLEWOOD



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	3,276 SF
Number of Units:	4
Price / SF:	-
Zoning:	LAC2
Market:	Culver City West
Traffic Count:	36,000

### LOCATION OVERVIEW

Culver x Inglewood, located at 4500-4506 Inglewood Blvd in Culver City, presents a supreme value-add opportunity for investors and a strategic asset for owner-users. This property features existing restaurant infrastructure, making it especially attractive for culinary ventures seeking an immediate operational advantage. With a mix of retail and restaurant spaces, this versatile corner property holds significant potential for renovation and enhanced income generation, catering to both investors aiming for value appreciation and businesses wanting a prime location.

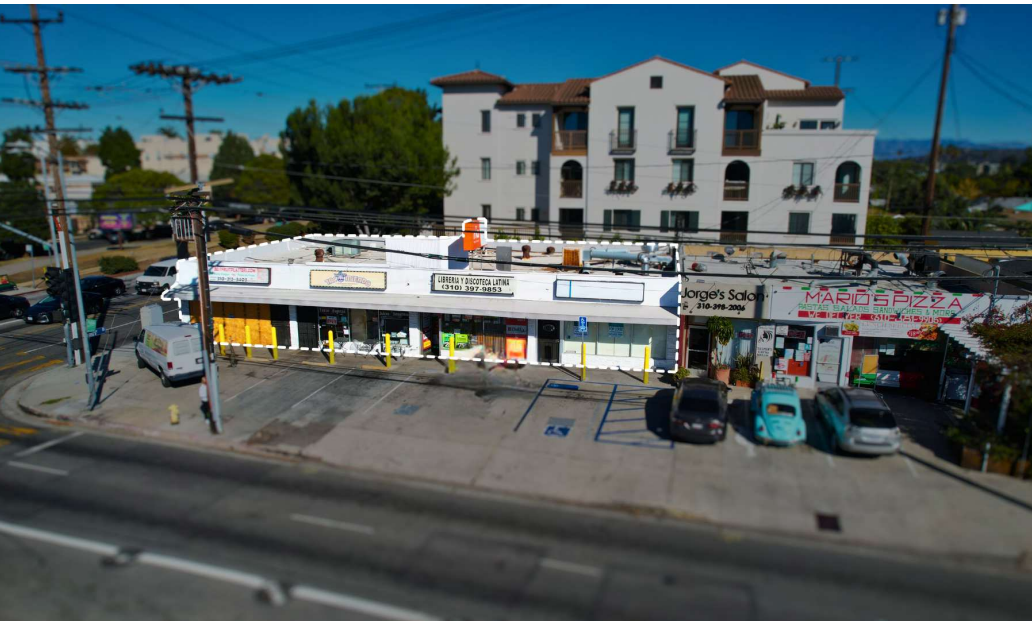
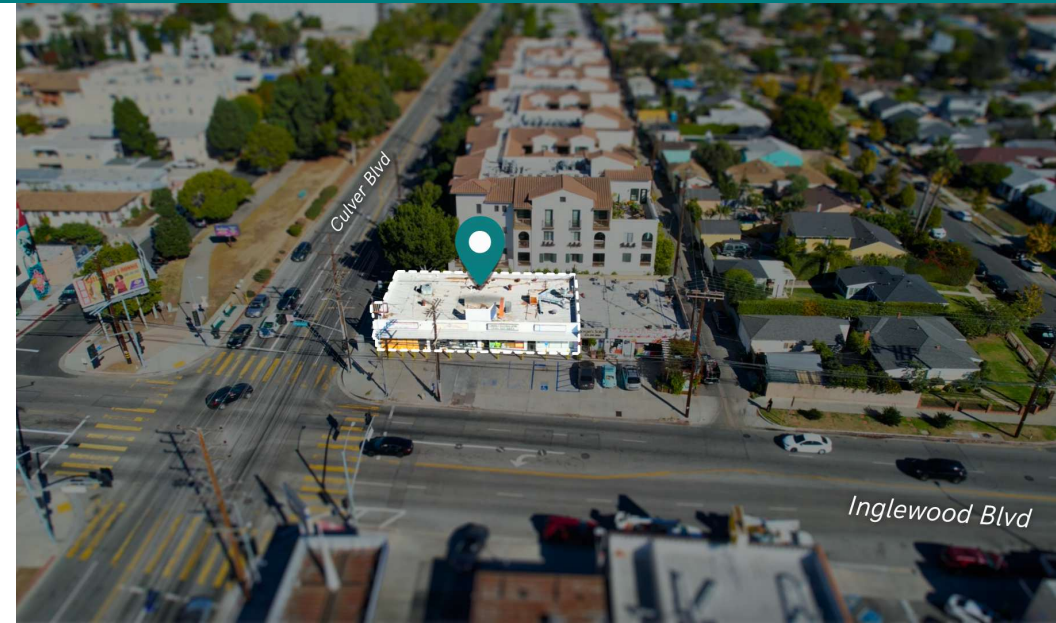
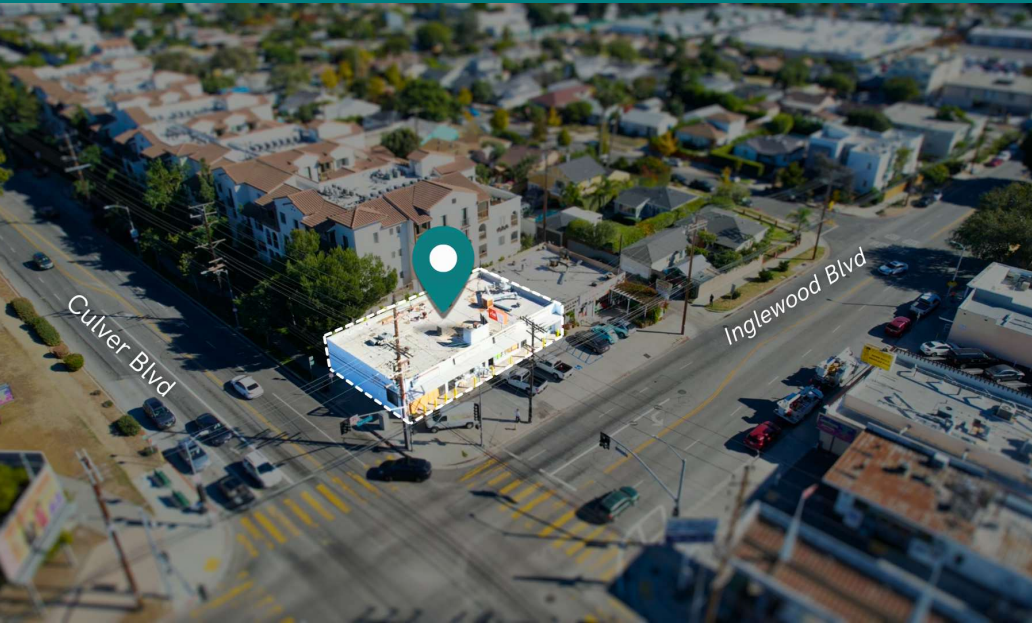
### PROPERTY HIGHLIGHTS

- Exceptional value-add opportunity with potential for enhanced income and property appreciation.
- Existing restaurant infrastructure ideal for owner-users looking to establish or expand a dining venture.
- Flexible space offering suitable for retail and restaurant use, maximizing tenant mix and income streams.
- Prime corner location in a high-traffic area surrounded by popular amenities and well-connected to main transit routes.



## PROPERTY SUMMARY

### CULVER X INGLEWOOD



### PROPERTY DESCRIPTION

Culver x Inglewood benefits from a premier location in Culver City, known for its robust commercial activity and community charm. The property's prominent corner position ensures excellent visibility and easy access, with nearby major roadways and a diverse range of dining, retail, and entertainment options boosting its desirability. The ongoing growth of the area solidifies its status as a highly attractive spot for both business operations and investment purposes.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,554	122,522	314,167
Total Population	36,718	266,892	698,361
Average HH Income	\$132,703	\$167,362	\$146,652

## RENT ROLL

CULVER X INGLEWOOD

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
4500 (End Cap Corner Retail)	Vacant	900 SF	27.47%	-	-	N/A
4502 (2nd Gen Inline Restaurant)	Tacomiendo	800 SF	24.42%	\$32.25	\$25,800	MTM
4504 (Inline Retail)	Market	800 SF	24.42%	\$26.25	\$21,000	MTM
4506 (2nd Gen Inline Cafe)	Vacant	800 SF	24.42%	-	-	N/A
<b>TOTALS</b>		<b>3,300 SF</b>	<b>100.73%</b>	<b>\$58.50</b>	<b>\$46,800</b>	

# LOCATION INFORMATION

## SECTION 2

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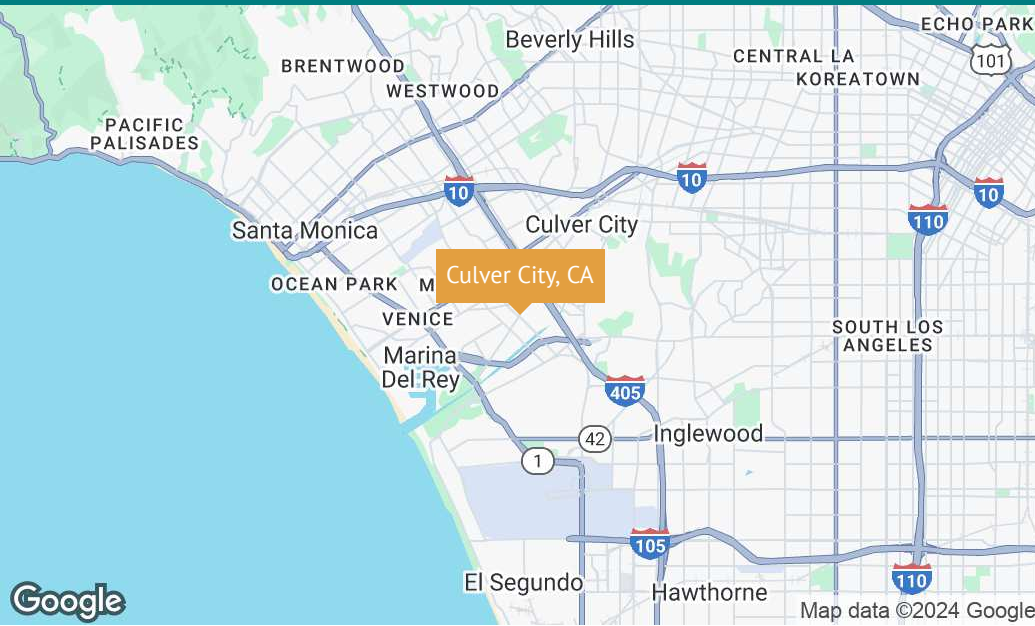
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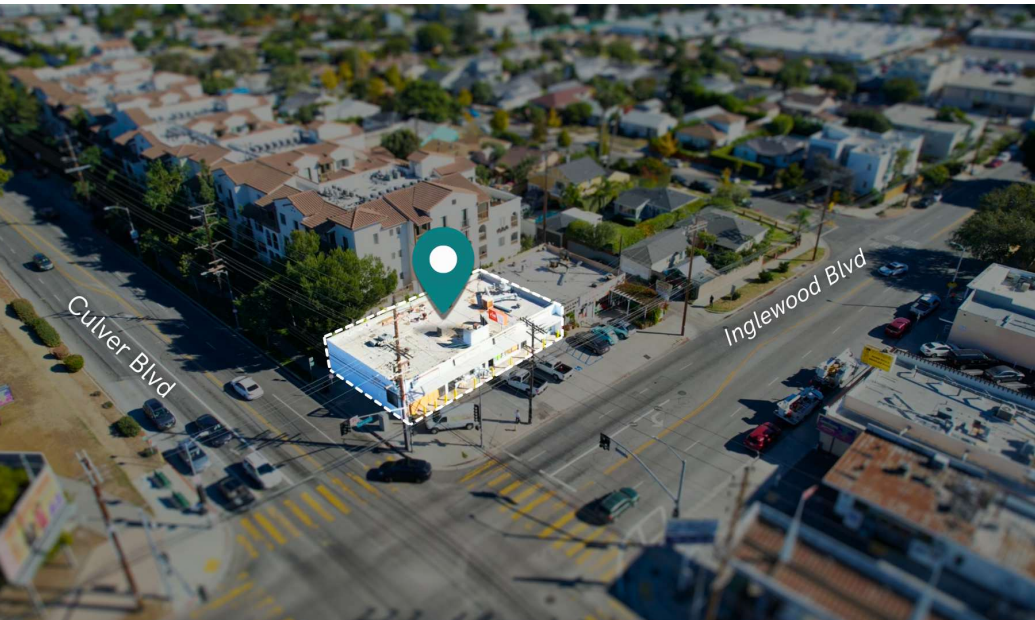
## CITY INFORMATION CULVER X INGLEWOOD



### CULVER CITY: A HUB OF HISTORY, INNOVATION, AND STRATEGIC GROWTH

Culver City has long been an iconic part of Los Angeles County's Westside, steeped in history and known as a key player in the entertainment industry. Once home to legendary film studios such as MGM, Culver City has evolved into a thriving hub that seamlessly marries its historical roots with modern innovation. Today, it is recognized for its unique mix of creative enterprises, boutique shops, and world-class dining, making it an attractive area for both commercial growth and residential life. The city's charm, underscored by its walkable streets and community-focused amenities, continues to draw in a diverse crowd of entrepreneurs, families, and culture enthusiasts.

Culver City, West, a dynamic segment within this subregion, has seen considerable development over the past decade. This area has become a sought-after enclave for businesses and residents alike, thanks to its proximity to Silicon Beach and its reputation for fostering creative and tech-focused endeavors. With an array of parks, eateries, and art spaces, Culver City, West, embodies a modern, urban-living experience that complements its traditional heritage. The subregion's appeal is enhanced by strong public infrastructure and easy access to major transportation routes that connect the Westside with greater Los Angeles.



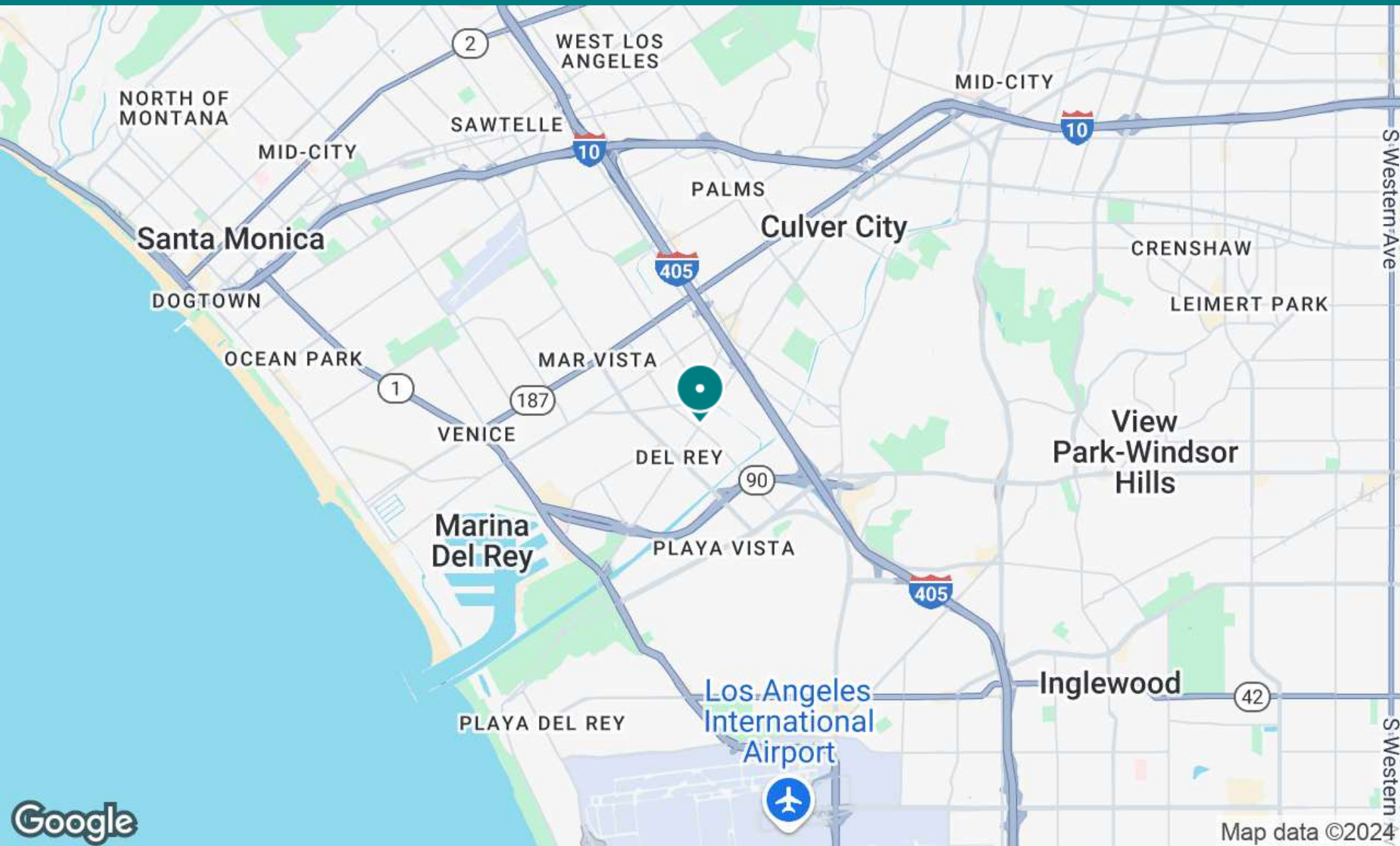
Culver x Inglewood is uniquely positioned within this vibrant area while technically residing in the city of Los Angeles. This placement provides a strategic advantage: benefiting from Culver City's innovation-driven culture while being subject to the governance and expanded resources of Los Angeles. The combination of both cities' influences enriches the property's potential, making it an ideal site for future growth, creative business operations, or investment opportunities in a region poised for continued economic expansion.

Looking ahead, Culver City and its western extension are poised for continued development as new infrastructure projects, public transit enhancements, and commercial investments are planned. The area's reputation as a magnet for both creative and tech industries means that demand for versatile commercial properties like Culver x Inglewood will remain strong. As more businesses and residents seek spaces that offer both historical character and modern functionality, properties positioned within such evolving urban landscapes promise significant returns. The strategic placement of Culver x Inglewood, bridging the culture-rich Culver City and the expansive reach of Los Angeles, positions it perfectly to leverage upcoming growth and maintain long-term value in a competitive market.



## REGIONAL MAP

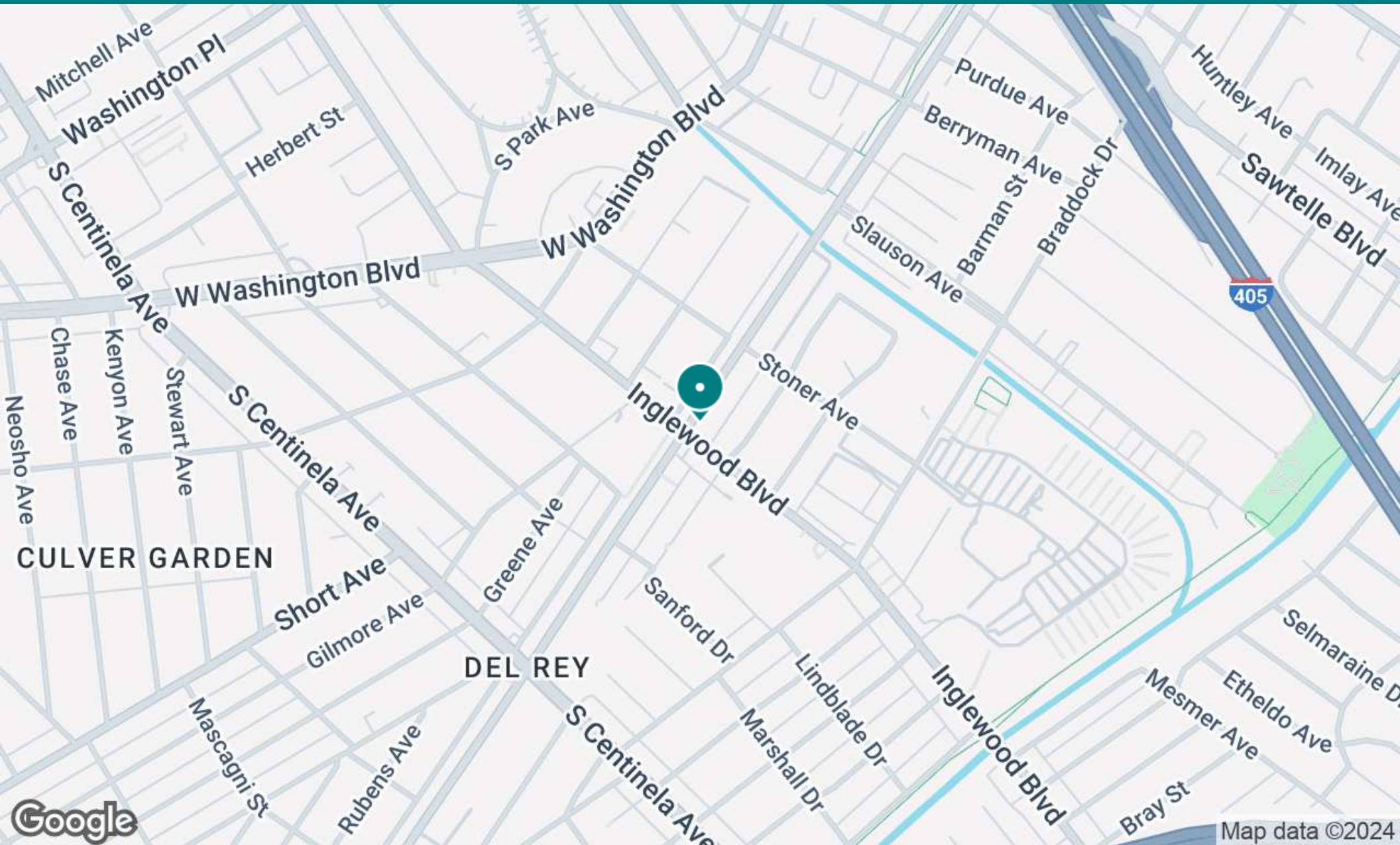
CULVER X INGLEWOOD



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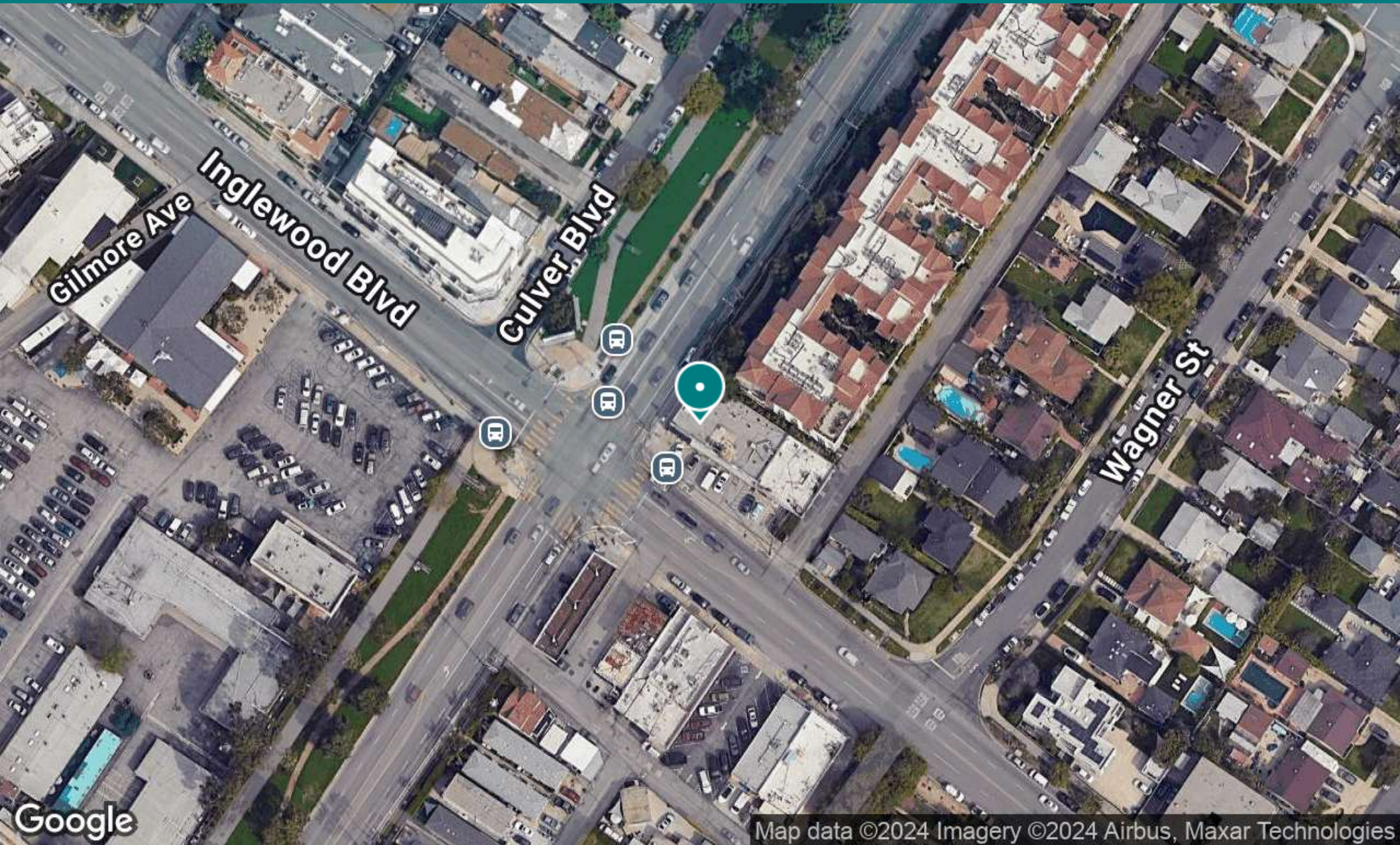
## LOCATION MAP CULVER X INGLEWOOD





## AERIAL MAP

CULVER X INGLEWOOD





# DEMOGRAPHICS

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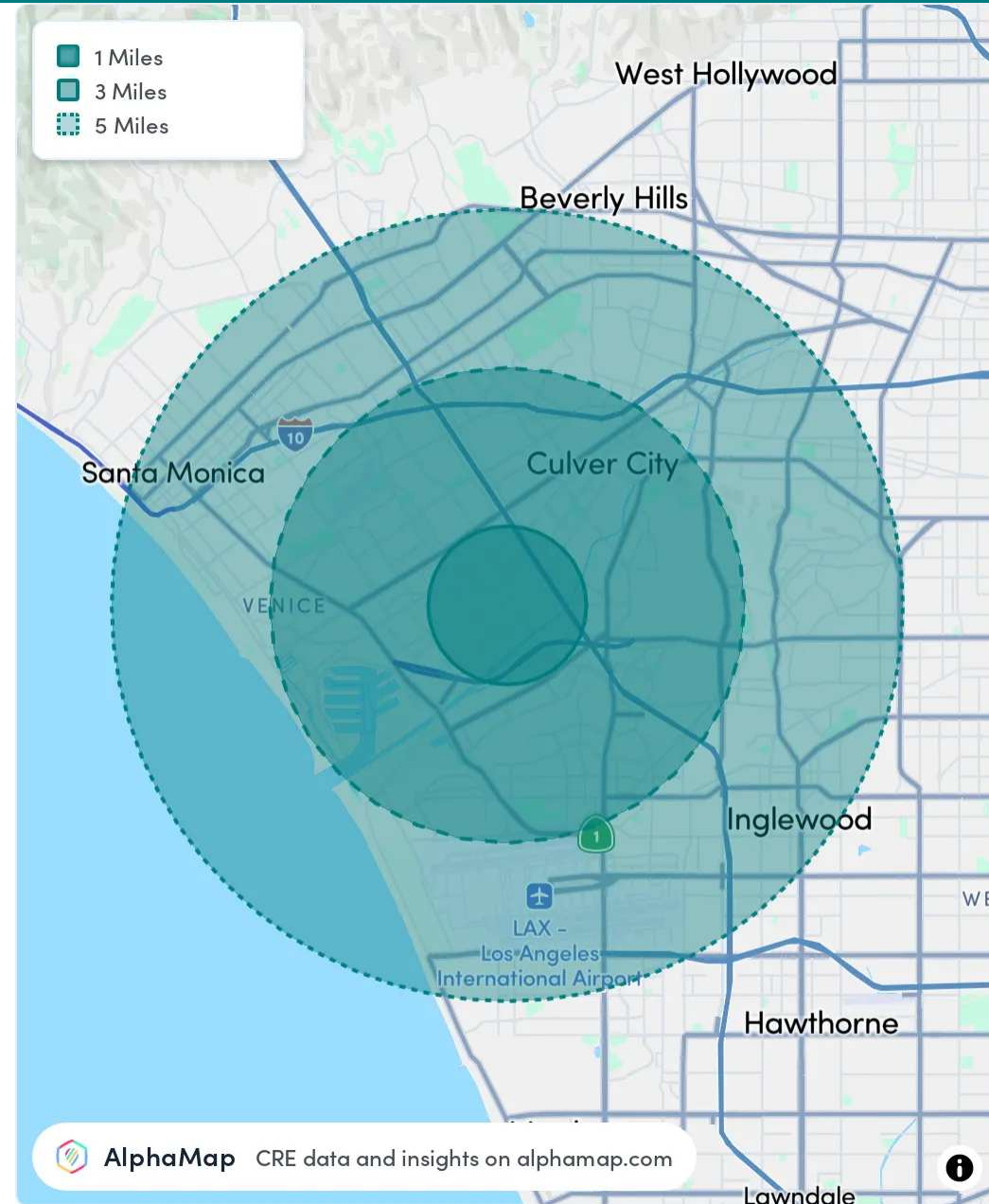


## AREA ANALYTICS

### CULVER X INGLEWOOD

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,718	266,892	698,361
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,554	122,522	314,167
Persons per HH	2.4	2.2	2.2
Average HH Income	\$132,703	\$167,362	\$146,652
Average House Value	\$1,463,939	\$1,492,674	\$1,407,711
Per Capita Income	\$55,292	\$76,073	\$66,660
RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	41.40%	52.10%	47.60%
Population Black (%)	4.70%	7.50%	13.60%
Population American Indian (%)	1.70%	0.80%	0.90%
Population Asian (%)	13.60%	15.60%	11.90%
Population Pacific Islander (%)	0.30%	0.20%	0.20%
Population Other (%)	21.40%	9.50%	12.50%

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on [alphamap.com](http://alphamap.com)

# ADVISORS

## SECTION 4

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## MEET THE TEAM

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Senior Vice President

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