

FOR SALE



11607-09 West Washington Boulevard
Culver City, CA 90066

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Summary



Property Sale Description

Free-Standing Retail/Medical Building in Culver City For Sale.

Formally a dental office, and currently occupied by Eye Do Lashes, a popular beauty salon specializing in eyelash extensions, lash lifts/perms, facial waxing, and skin care services.

The Building is 1,540 SF featuring a lobby area, 5 treatment rooms, large employee break area, laundry area, and ample storage space.

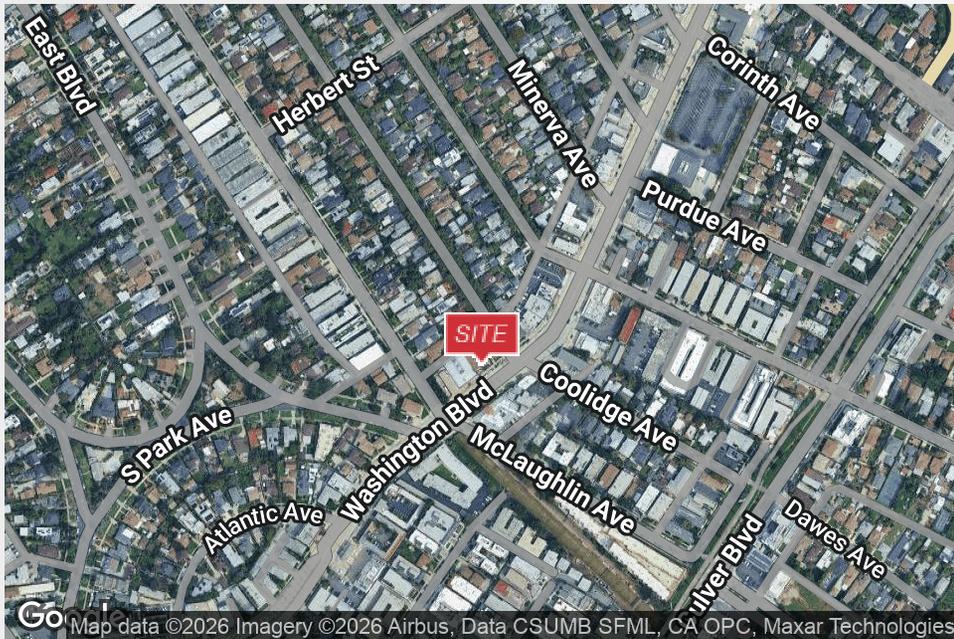
Please contact dshaby@naicapital.com for more information!
Do not disturb the existing tenant.

Offering Summary

| | |
|-------------------------------|---------------------|
| Sale Price: | \$1,350,000 |
| Building Size: | 1,540 SF |
| Price Per Square Foot: | \$876.62 PSF |

| Demographics | 1 Mile | 2 Miles | 3 Miles |
|--------------------------|---------------|----------------|----------------|
| Total Population | 41,349 | 143,786 | 263,057 |
| Average HH Income | \$145,297 | \$161,702 | \$172,993 |

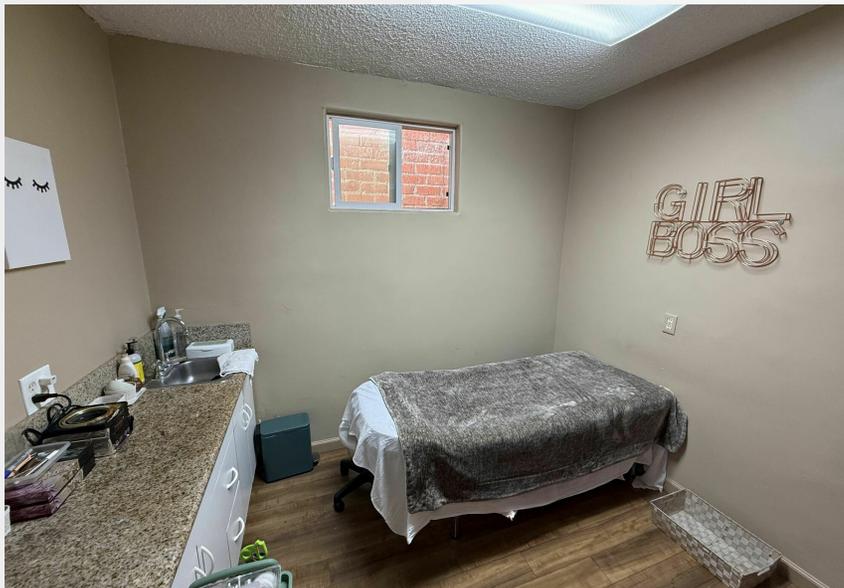
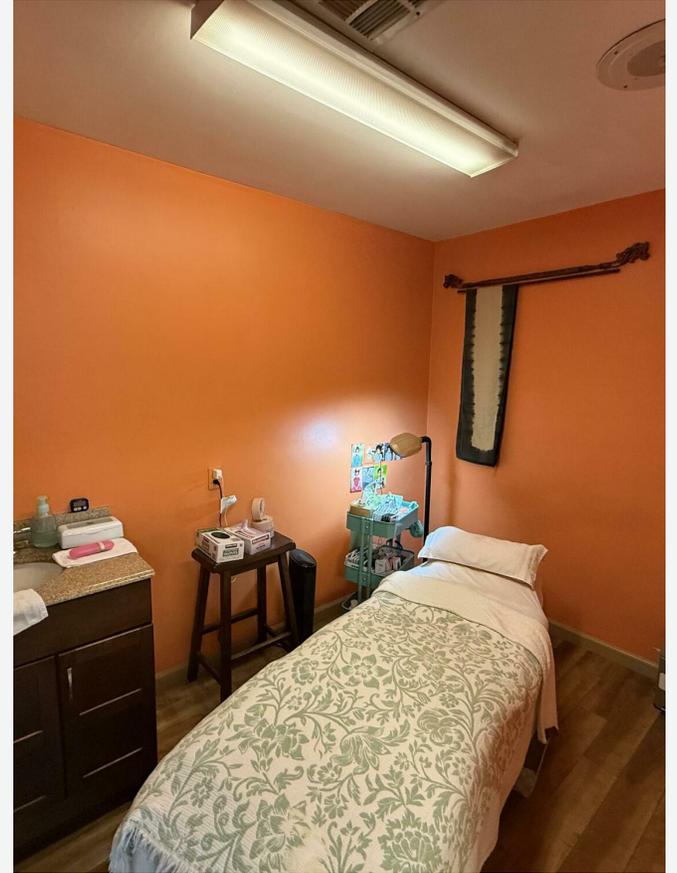
Property Details & Highlights



| | |
|------------------------------|-----------------------------------|
| Property Type | Retail |
| Property Subtype | Free-Standing Building |
| Building Size | 1,540 SF |
| Lot Size | 2,509 SF |
| APN | 4233-006-003 |
| Zoning | Culver City, Mixed Use Corridor 1 |
| Year Built | 1957 |
| <i>Available May 1, 2026</i> | |

- **Ideal for Light Medical Uses - Formerly Occupied by Dental Office**
- **Highly Affluent Area - \$172,000 Avg Household Income in 3-Mile Radius**
- **Dense Population - 263,000 in 3-Mile Radius**
- **Local Feel - Walking Distance from The Oval neighborhood**
- **High Visibility - 23,000 Cars Pass Daily**

Photos



Demographics Map & Report

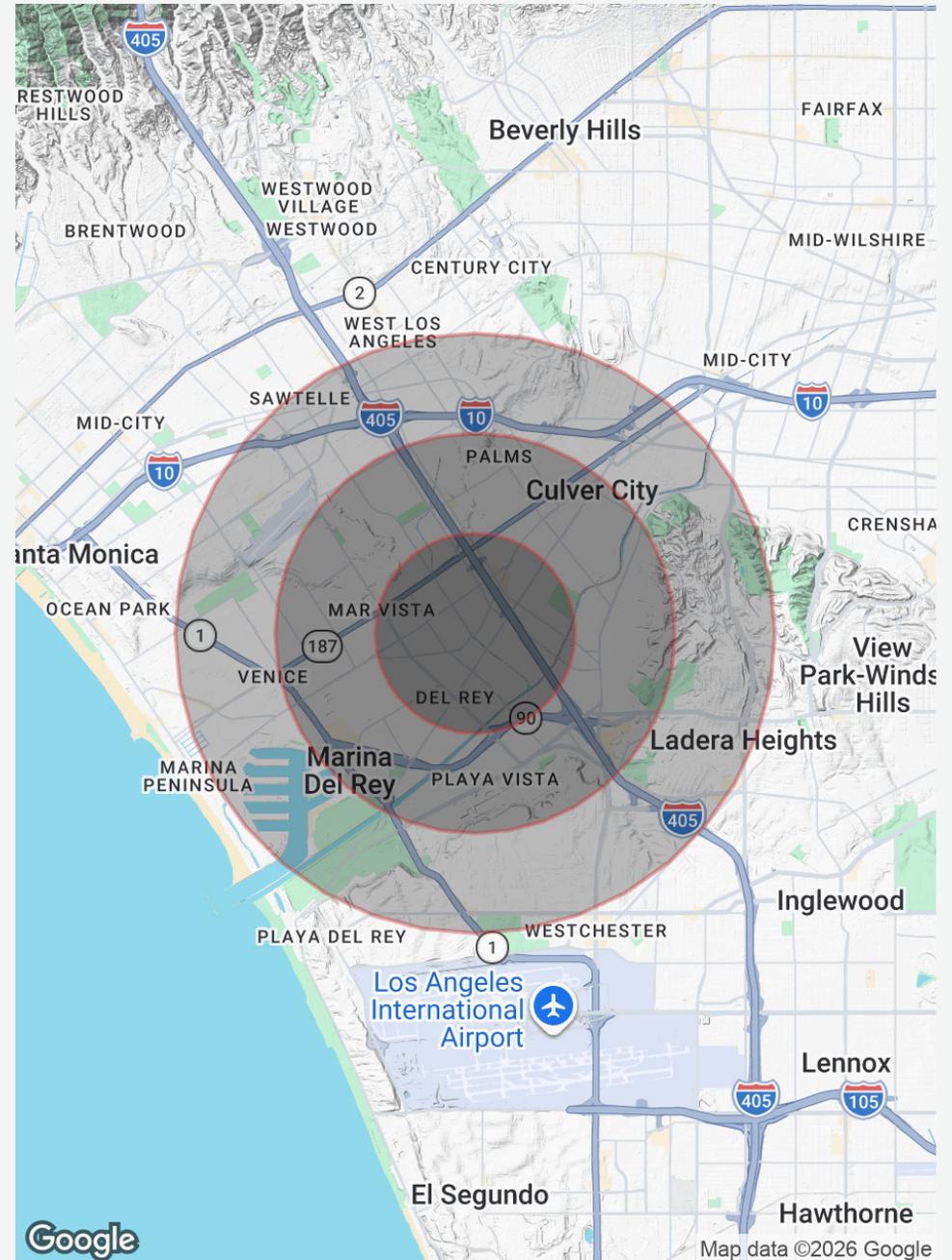
| Population | 1 Mile | 2 Miles | 3 Miles |
|----------------------|--------|---------|---------|
| Total Population | 41,349 | 143,786 | 263,057 |
| Average Age | 37.8 | 38.9 | 39.1 |
| Average Age (Male) | 36.6 | 38.2 | 38.4 |
| Average Age (Female) | 38.2 | 39.4 | 39.8 |

| Households & Income | 1 Mile | 2 Miles | 3 Miles |
|---------------------|-------------|-------------|-------------|
| Total Households | 17,390 | 66,644 | 119,534 |
| # of Persons per HH | 2.4 | 2.2 | 2.2 |
| Average HH Income | \$145,297 | \$161,702 | \$172,993 |
| Average House Value | \$1,496,373 | \$1,464,061 | \$1,556,092 |

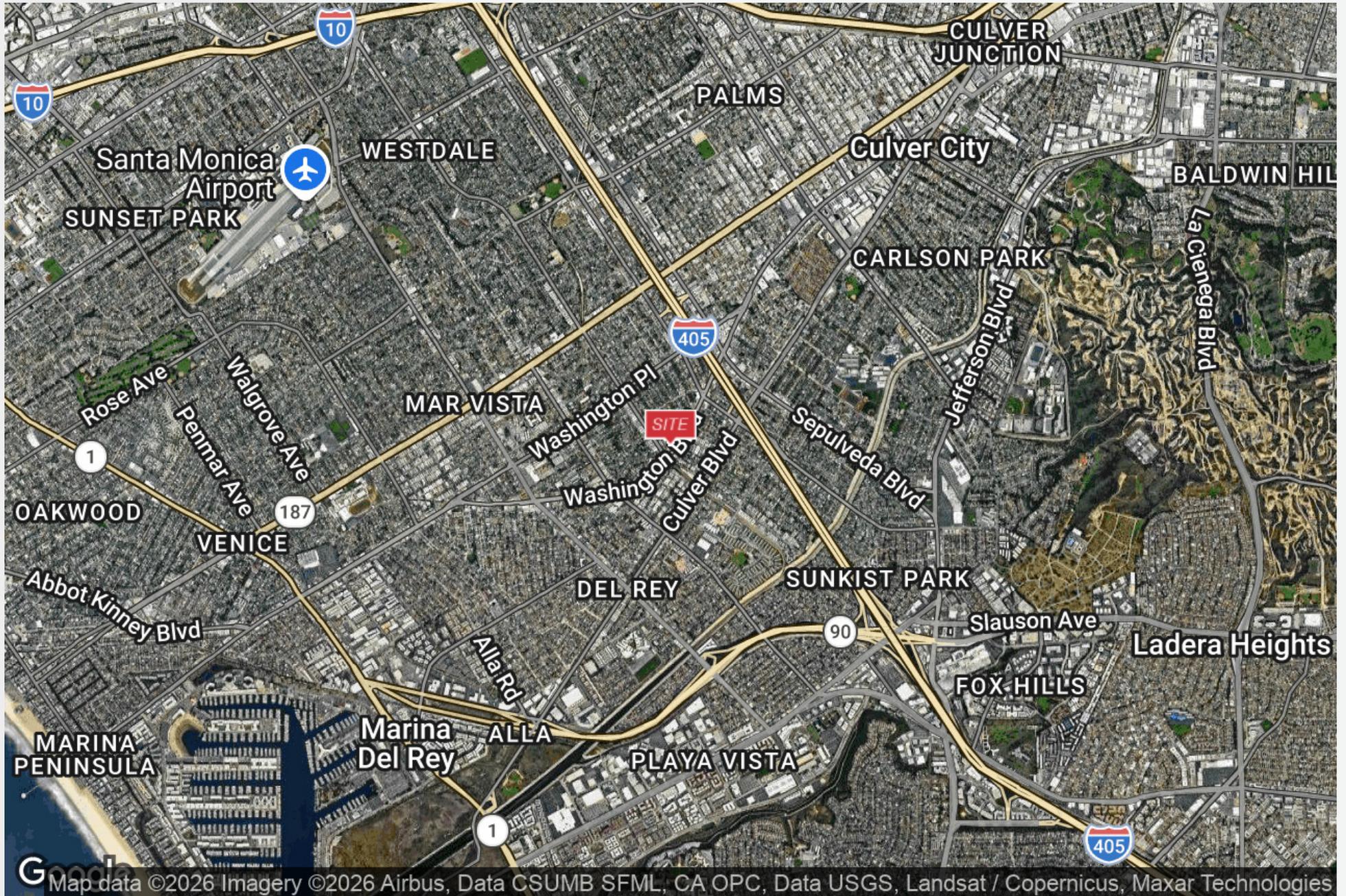
2023 American Community Survey (ACS)

Daily Traffic Counts

| Collection Street | Cross Street | Traffic Volume |
|-------------------|-----------------|----------------|
| Washington Blvd | East Blvd SW | 22,843 |
| Washington Blvd | Berryman Ave NE | 23,055 |
| Washington Blvd | Atlantic Ave SW | 21,284 |



Location Map





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