

# FOR SALE

PRIME CULVER CITY CENTER



Click for Drone  
Sequence



PRICE CORRECTION

10400-10410 VENICE BLVD.  
CULVER CITY, CA 90232

CONTACT:

**Christian Holland**  
Managing Director  
310-966-4350 | holland@westmac.com  
CA DRE# 00942434

**Jeffrey Pickett**  
Executive Vice President  
424-832-5306 | pickett@westmac.com  
CA DRE# 01828924

WESTMAC COMMERCIAL BROKERAGE COMPANY  
1515 S. Sepulveda Blvd.  
Los Angeles, CA 90025-3311  
Company DRE #01096973  
www.westmac.com

**WESTMAC**  
Commercial Brokerage Company



### DEMOGRAPHICS | 2-MILE RADIUS

|                                 |              |
|---------------------------------|--------------|
| <b>POPULATION</b>               | 140,000±     |
| <b>2024-2025 ANNUAL GROWTH</b>  | 2.5%±        |
| <b>HOUSEHOLDS</b>               | 58,000±      |
| <b>HOUSING VALUE (MEDIAN)</b>   | \$1,100,000± |
| <b>AVERAGE HOUSEHOLD INCOME</b> | \$130,000±   |
| <b>EMPLOYEES IN THE AREA</b>    | 68,000±      |
| <b>BUSINESSES</b>               | 8,700±       |

|                         |   |
|-------------------------|---|
| <b>PRICE</b>            | Price Correction: \$6,495,000 (5.43% CAP)   |
| <b>BUILDING SIZE</b>    | Approximately 7,371 square feet per assessor  |
| <b>LAND SIZE</b>        | Approximately 13,839 square feet; APN# 4208-007-030   |
| <b>ZONING</b>           | LAC2  |
| <b>CURRENT NOI</b>      | \$352,409.66 (Utilizing all current expenses and taking into account the revised RE property taxes at sales price.) |
| <b>TENANTS</b>          | Five [5] current tenants; and one [1] billboard tenant  |
| <b>ANNUAL INCREASES</b> | Between three [3%] to five [5%] percent per year increases for each tenant.   |
| <b>RENT ROLL</b>        | Available upon request.   |

### COMMENTS:

- All lease expirations dates range from November 2027 to 2nd quarter 2035.
- All current tenants have been at the subject location for no less than fifteen [15] or more years and have consistently thrived.
- All tenants are current with regards to their respective leases and rental payments.
- Current owner enjoys excellent relationship with all tenants.

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CONTACT:**

**Christian Holland**  
 Managing Director  
 310-966-4350 | holland@westmac.com  
 CA DRE# 00942434

**Jeffrey Pickett**  
 Executive Vice President  
 424-832-5306 | pickett@westmac.com  
 CA DRE# 01828924

WESTMAC COMMERCIAL BROKERAGE COMPANY  
 1515 S. Sepulveda Blvd.  
 Los Angeles, CA 90025-3311  
 Company DRE #01096973  
 www.westmac.com

**WESTMAC**  
 Commercial Brokerage Company



10400 | 10402



10406 | 10408 | 10410



**TRAFFIC DEMOGRAPHICS**

| COLLECTION STREET - CROSS STREET | TRAFFIC VOLUME     |
|----------------------------------|--------------------|
| <b>OVERLAND &amp; VENICE</b>     | Approx. 59,007 CPD |
| <b>MOTOR &amp; VENICE</b>        | Approx. 54,000 CPD |

The above data is from CoStar, based on a one [1] mile radius and based on the year 2026.

**COMMENTS:**

- Signalized intersection located at the SW corner of Venice and Motor Ave.
- Approx. ±127 feet of Venice Blvd. frontage; 50 feet of Motor frontage
- Fifteen [15] striped parking spaces
- Excellent egress and ingress as well as street visibility.
- Sellers are both highly respected physicians who have owned the subject property for ± 25 years. First time on the market since 2000.
- Pride of ownership asset.
- Long term redevelopment possibilities.
- Year built: 1979

CONTACT:

**Christian Holland**  
 Managing Director  
 310-966-4350 | holland@westmac.com  
 CA DRE# 00942434

**Jeffrey Pickett**  
 Executive Vice President  
 424-832-5306 | pickett@westmac.com  
 CA DRE# 01828924

WESTMAC COMMERCIAL BROKERAGE COMPANY  
 1515 S. Sepulveda Blvd.  
 Los Angeles, CA 90025-3311  
 Company DRE #01096973  
 www.westmac.com

**WESTMAC**  
 Commercial Brokerage Company

# Plot Map



| SUITE     | TENANT               | SIZE          |
|-----------|----------------------|---------------|
| 10400     | DONUT KING           | ±1,115 SF     |
| 10402     | SPEEDY CASH          | ±1,812 SF     |
| 10406     | MAYURA RESTAURANT    | ±2,784 SF     |
| 10408     | NAVA A INDIAN BISTRO | ±830 SF       |
| 10410     | CARESA BEAUTY        | ±800 SF       |
| Billboard | VIACOM               | TWO [2] SIDED |

**TOTAL:**

- Five [5] tenants
- One [1] Billboard tenant

**7,341 SF**



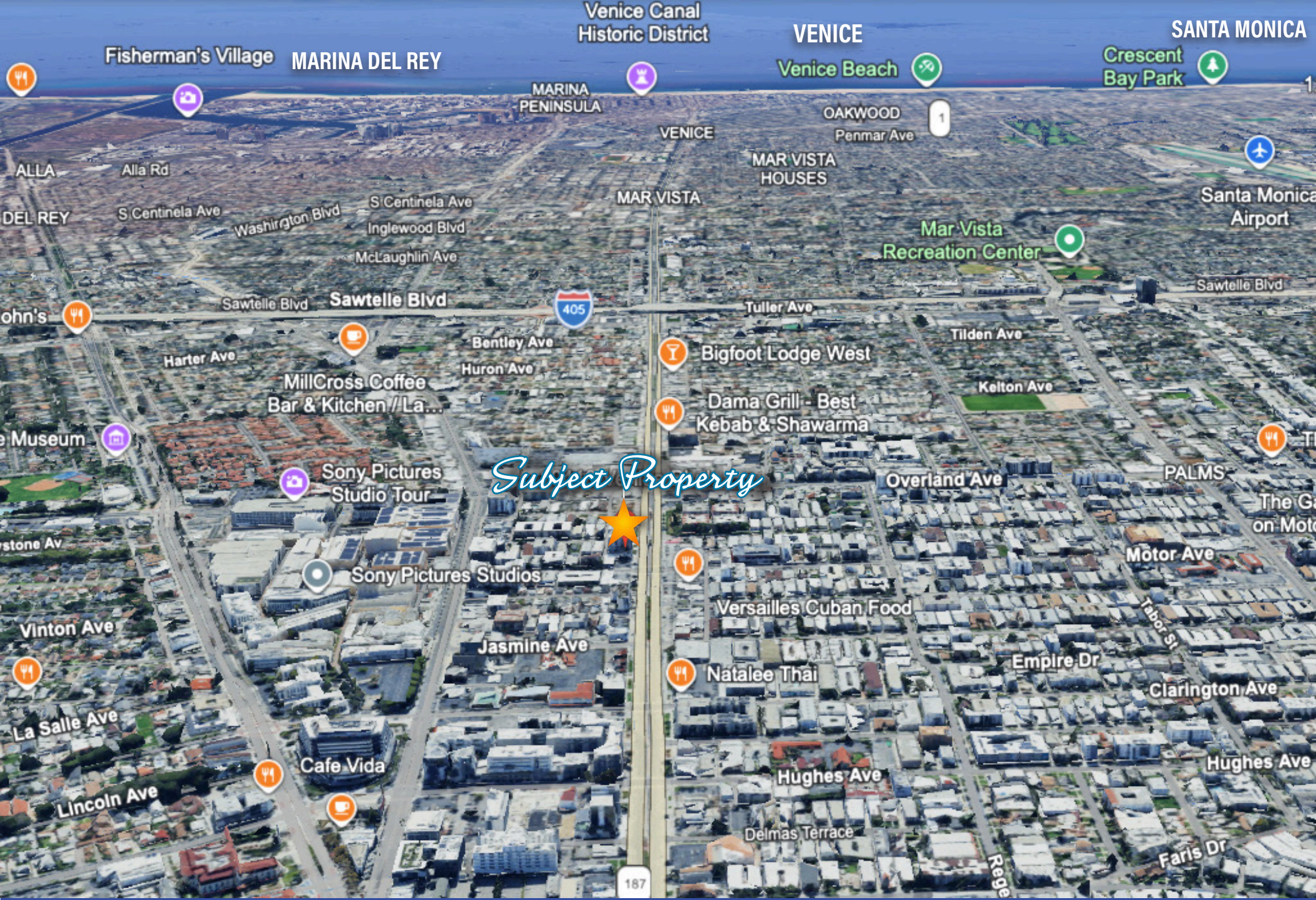
CONTACT:

**Christian Holland**  
 Managing Director  
 310-966-4350 | holland@westmac.com  
 CA DRE# 00942434

**Jeffrey Pickett**  
 Executive Vice President  
 424-832-5306 | pickett@westmac.com  
 CA DRE# 01828924

WESTMAC COMMERCIAL BROKERAGE COMPANY  
 1515 S. Sepulveda Blvd.  
 Los Angeles, CA 90025-3311  
 Company DRE #01096973  
 www.westmac.com

**WESTMAC**  
 Commercial Brokerage Company



*Subject Property*

CONTACT:

**Christian Holland**  
 Managing Director  
 310-966-4350 | holland@westmac.com  
 CA DRE# 00942434

**Jeffrey Pickett**  
 Executive Vice President  
 424-832-5306 | pickett@westmac.com  
 CA DRE# 01828924

WESTMAC COMMERCIAL BROKERAGE COMPANY  
 1515 S. Sepulveda Blvd.  
 Los Angeles, CA 90025-3311  
 Company DRE #01096973  
 www.westmac.com

**WESTMAC**  
 Commercial Brokerage Company

Exposition Transit Corridor

- Exposition Transit Corridor & Station Phase 1 (under construction)
- Exposition Transit Corridor & Station Phase 2 (approved alignment)
- Parking

Subject to Change 11-1361 © 2011 LACMTA



### Amenities Map

**Walk Score: 90**  
Walker's Paradise

**Bike Score: 91**  
Biker's Paradise



- FOOD & DINING**
- 1 Mayura Restaurant
  - 2 Navaa Indian Bistro
  - 3 Gaby's Restaurant
  - 4 Alma Oaxaquena
  - 5 Es Con Sabor West
  - 6 Fire My Pasta

**CONTACT:**

**Christian Holland**  
Managing Director  
310-966-4350 | holland@westmac.com  
CA DRE# 00942434

**Jeffrey Pickett**  
Executive Vice President  
424-832-5306 | pickett@westmac.com  
CA DRE# 01828924

WESTMAC COMMERCIAL BROKERAGE COMPANY  
1515 S. Sepulveda Blvd.  
Los Angeles, CA 90025-3311  
Company DRE #01096973  
www.westmac.com



Click for Drone  
Sequence



MARINA DEL REY

VENICE

SANTA MONICA



## CULVER CITY

Culver City is a vibrant Westside Los Angeles community renowned for its dynamic blend of creativity, culture, and commerce. Anchored by major entertainment and tech players, the city has emerged as a premier destination for businesses and talent alike. Its walkable downtown, abundant retail and dining options, and strong lifestyle amenities create an exceptional live-work environment. The city has its own school district and police department as well.

With excellent access to the 10 and 405 freeways, public transit connections via the Metro E Line, and proximity to key LA submarkets, Culver City offers unmatched connectivity. A hub for innovation and growth, Culver City continues to attract investors, companies, and residents seeking a thriving urban experience.

CONTACT:

**Christian Holland**  
Managing Director  
310-966-4350 | holland@westmac.com  
CA DRE# 00942434

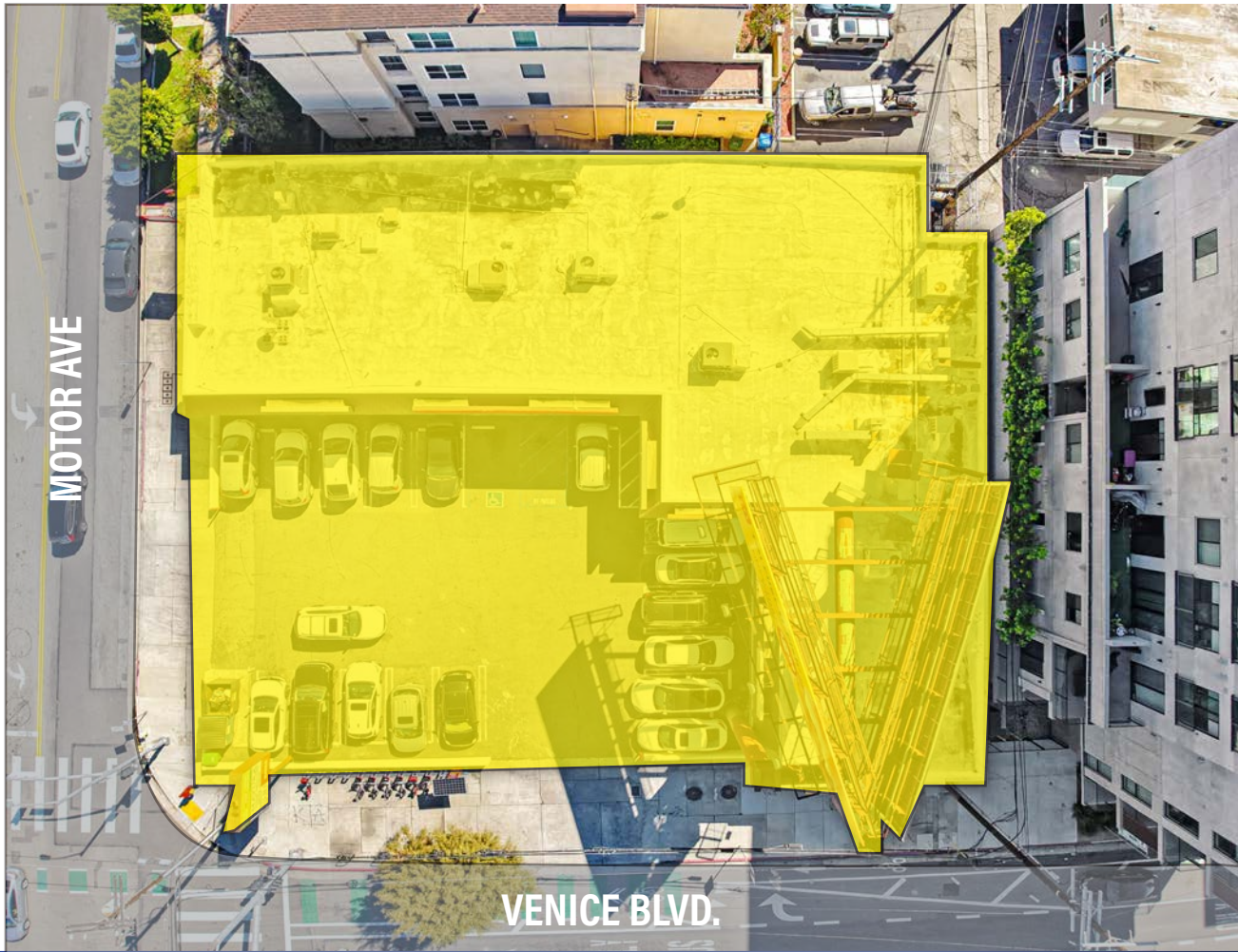
**Jeffrey Pickett**  
Executive Vice President  
424-832-5306 | pickett@westmac.com  
CA DRE# 01828924

WESTMAC COMMERCIAL BROKERAGE COMPANY  
1515 S. Sepulveda Blvd.  
Los Angeles, CA 90025-3311  
Company DRE #01096973  
www.westmac.com

**WESTMAC**  
Commercial Brokerage Company



## Aerial Photos



**CONTACT:**

**Christian Holland**

Managing Director  
310-966-4350 | holland@westmac.com  
CA DRE# 00942434

**Jeffrey Pickett**

Executive Vice President  
424-832-5306 | pickett@westmac.com  
CA DRE# 01828924

**WESTMAC COMMERCIAL BROKERAGE COMPANY**

1515 S. Sepulveda Blvd.  
Los Angeles, CA 90025-3311  
Company DRE #01096973  
www.westmac.com

**WESTMAC**  
Commercial Brokerage Company