

FOR SALE/LEASE

Creative Office Culver City Adjacent



10,141 SF

5285 W WASHINGTON BLVD, LOS ANGELES, CA 90016

Andrew Sparks

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License #: #01920262

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PROPERTY DESCRIPTION

- › Price: **7,500,000**
- › Property Type: **Creative Office**
- › Size: **10,141 SF**
- › Zoning: **C2-1**
- › Stories: **1**
- › Parking: **Approx. 3 Onsite Spaces**
- › Clear Height: **14 ft**
- › Loading: **Grade-Level Roll-up Door**

5285 Washington Blvd offers a unique opportunity to acquire a fully upgraded, freestanding creative office space in the heart of Los Angeles' West Adams neighborhood. The property features dramatic 14-foot ceilings, natural light, polished concrete floors, and flexible space suitable for creative, production, or design tenants. Perfect for owner-users or investors seeking long-term appreciation in a booming submarket.





INVESTMENT HIGHLIGHTS

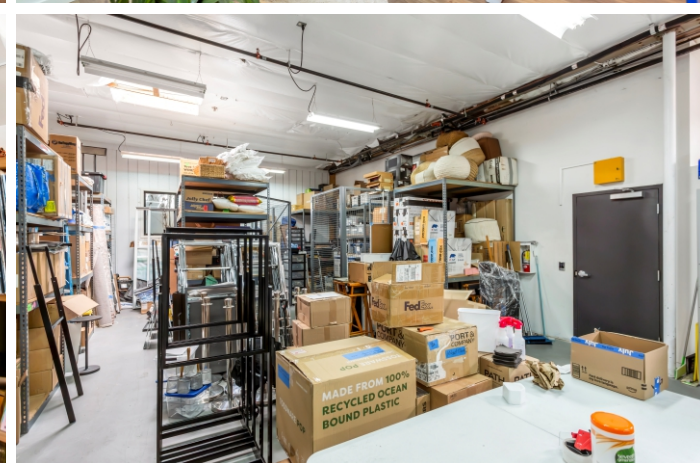
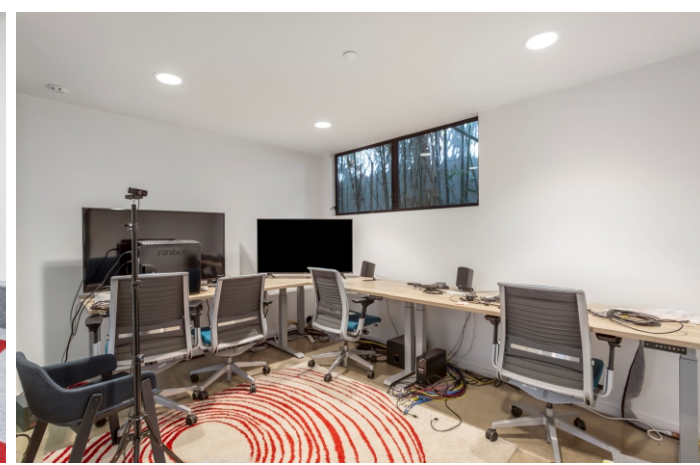
- › Turnkey creative flex space in one of LA's most dynamic growth corridors
- › Flexible C2-1 zoning allows for creative office, light industrial, retail, and event use
- › Owner-user potential or prime leasing opportunity
- › Rare drive-in access and open floor plan
- › Demographic momentum: Young professionals and creative businesses

LOCATION HIGHLIGHTS

Situated in the rapidly evolving West Adams Arts District, the property enjoys close proximity to:

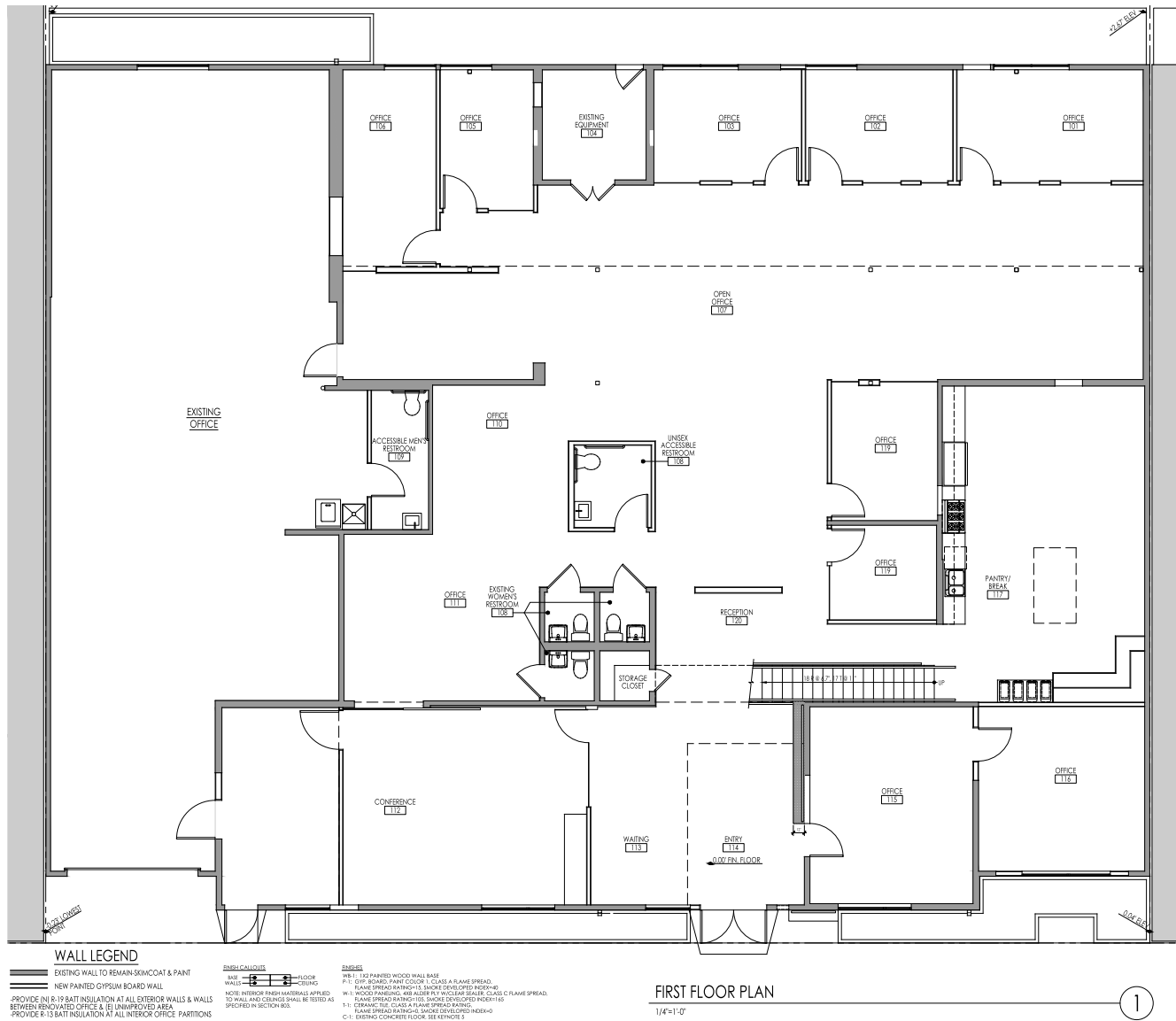
- › Culver City Arts District
- › Helms Bakery District
- › Expo Line (La Brea & La Cienega stations)
- › Access to I-10 Freeway
- › Popular eateries: Highly Likely, Mizlala, Tartine, Alta Adams

Creative Office | Mixed-Use Potential | Subdividable | 3 Conference Rooms
& Reinforced Roof Deck Area



INTERIOR PICTURES

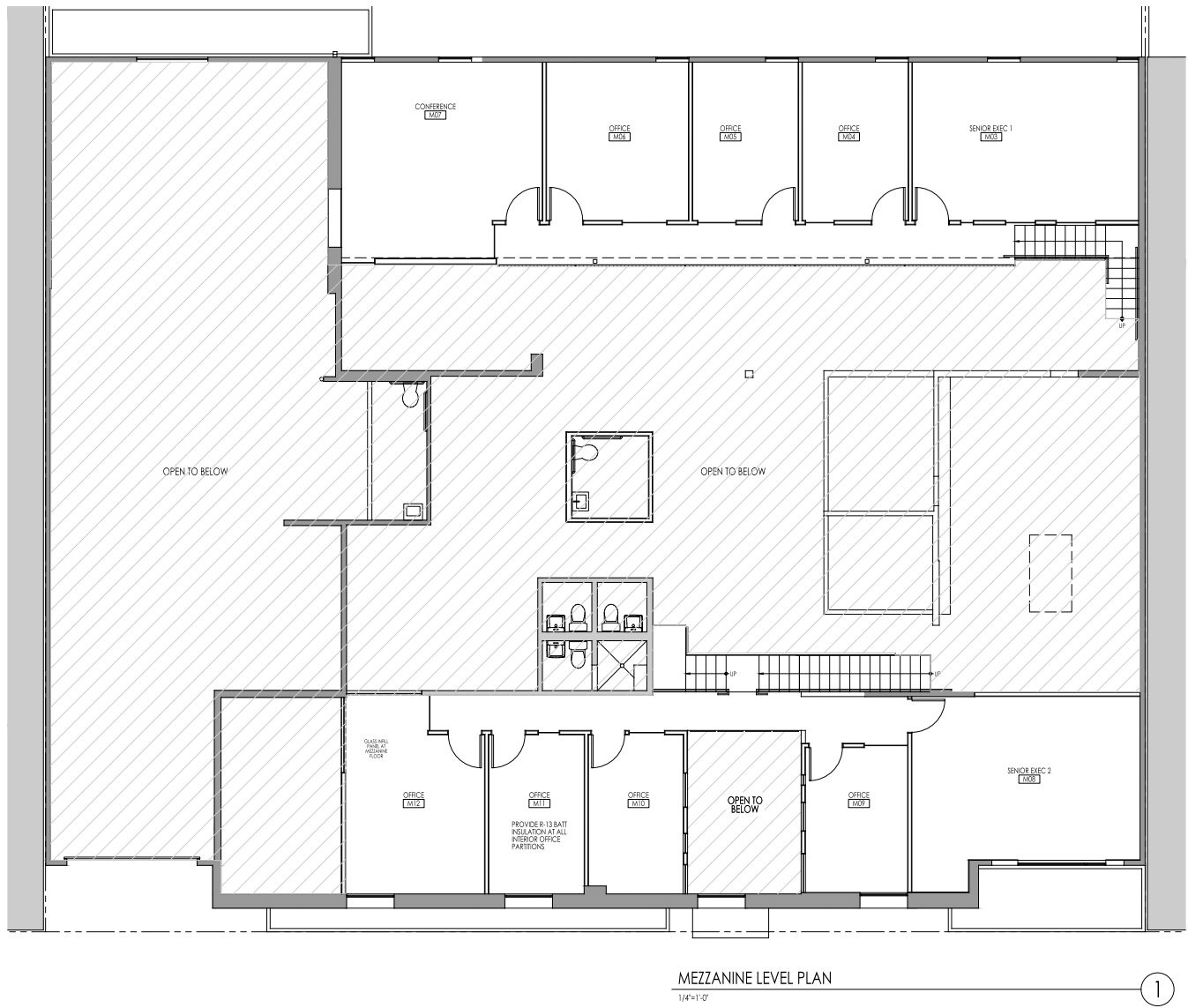
FLOOR PLANS



AREA CALCULATIONS

EXISTING BUILDING:	7,576 SF
NORTH MEZZANINE:	1,296 SF
SOUTH MEZZANINE:	1,269 SF
TOTAL:	<u>10,141 SF</u>

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LOCATION OVERVIEW

Entertainment & Studios

› 2 Miles from Amazon Studios, Apple TV+, TikTok, HBO

All have major office campuses here, forming the heart of LA's "Silicon Beach East."

› 2 Miles from Culver Studios

Now redeveloped into Apple's 600,000 sq ft headquarters.

› 3 Miles from Sony Pictures Studios (Historic MGM lot)

Offers studio tours; iconic filming location.



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LOS ANGELES, CA 90016



Plaza La Cienega

Kaiser Permanente
West Los Angeles
Medical Center



Helms Design District

Interstate-10



WHOLE FOODS
MARKET



Jefferson Blvd

TARGET



See's
CANDIES



SUPERIOR
GROCERS



Creative Office 8,276 SF LOT (0.19 ACRES)

DEMOGRAPHICS

Population:

1 Miles

34,511

Average Household Income:

1 Miles

\$104,246

Median Age:

1 Miles

35

Renters vs. Owners:

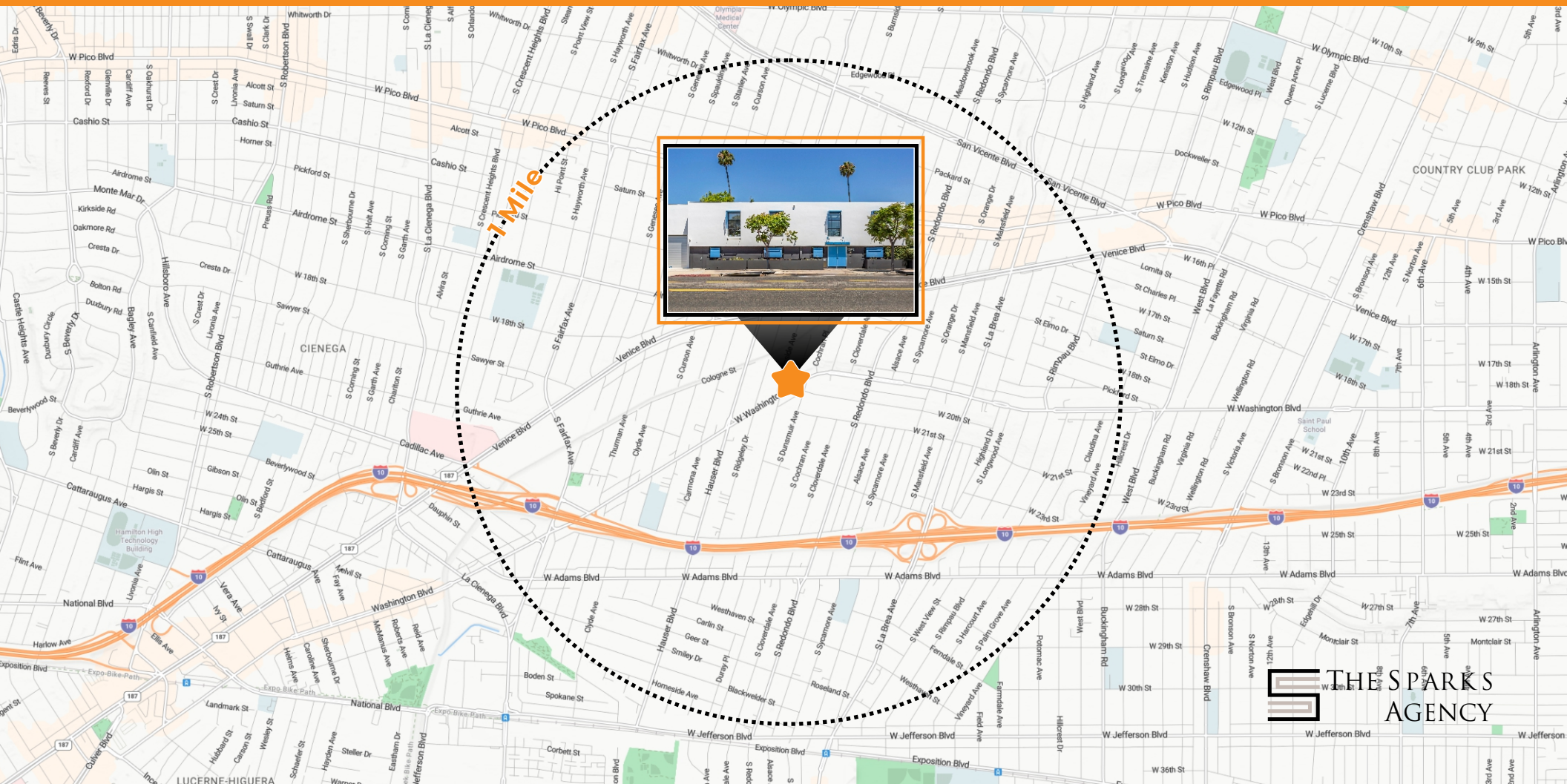
1 Miles

69% Renter Occupied

Businesses

1 Miles

2,800+



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