

# FOR SALE

OWNER-USER OR INVESTMENT OPPORTUNITY

## CULVER CITY



6122 **WASHINGTON BLVD**

**WESTMAC**  
Commercial Brokerage Company





## FOR MORE INFORMATION:



**T.C. Macker, CCIM**

President

310.966.4352

[tcmacker@westmac.com](mailto:tcmacker@westmac.com)

DRE# 01232033



**Woody Cook**

Associate

310.966.4383

[cook@westmac.com](mailto:cook@westmac.com)

DRE# 02072494

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WESTMAC Commercial Brokerage Company  
1515 S. Sepulveda Blvd., Los Angeles, CA 90025  
[www.westmac.com](http://www.westmac.com)  
Company DRE# 01096973





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# EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to offer the opportunity to acquire 6122 Washington Boulevard. The property is comprised of approximately 3,150 square feet of building (per tax record) on approximately 4,050 square feet of land. The property has been recently renovated and has an impressive interior as well as a rooftop patio. It is located at the corner of Washington Boulevard and Roberts Avenue in Culver City Arts District just off the 10 Freeway west of La Cienega Boulevard.

6122 Washington Boulevard is located in the McManus neighborhood of Culver City, an area recognized for its blend of historic charm and creative energy. Once home to light industrial uses, the district has evolved into a sought-after destination for design firms, production studios, media companies, art galleries, and boutique professional offices. The property sits within the Culver City Arts District, where adaptive reuse projects and curated retail have helped transform the streetscape into a vibrant, walkable hub.

The location offers exceptional accessibility. With a Walk Score of 93, a Transit Score of 64, and a Bike Score of 98, tenants and visitors can easily commute by foot, public transit, or bicycle. The Metro E Line is within close reach, providing direct connections to Santa Monica and Downtown Los Angeles. Nearby Venice Boulevard and the 10 Freeway offer quick access to major employment centers, while the proximity to LAX is an added convenience for businesses with frequent travel needs.

Local amenities add to the area's appeal. Tenants enjoy walkable access to a curated mix of restaurants, coffee shops, galleries, and retail, including neighborhood favorites such as Father's Office, Jackson Market, and the Helms Bakery District. Cultural institutions like the Kirk Douglas Theatre and regular Arts District events reinforce the area's identity as a creative hub. Combined, these factors create an environment that attracts premium tenants and sustains high demand for commercial real estate.





**SUBJECT PROPERTY**

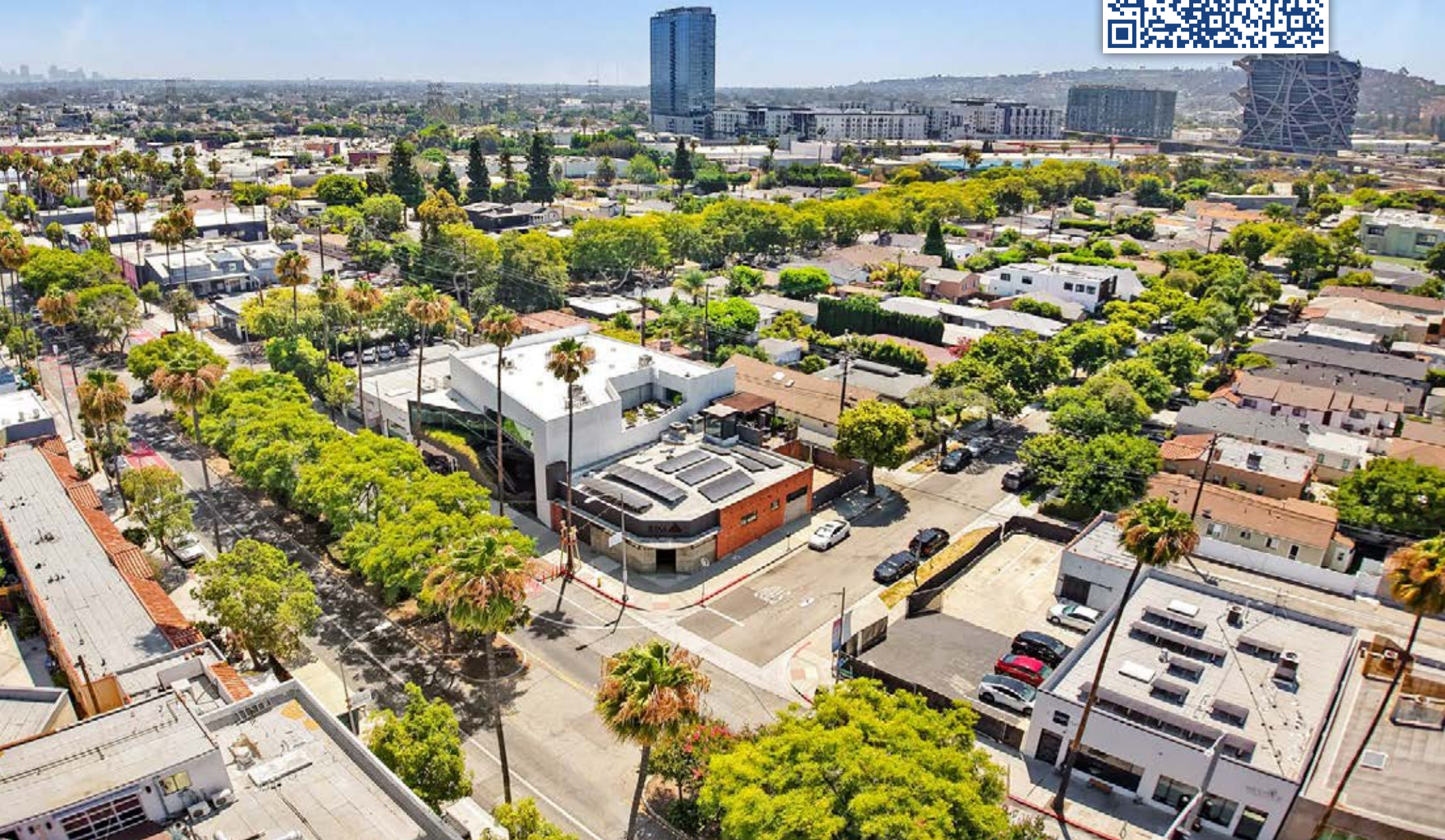
**REID AVE**

**WASHINGTON BLVD**

**ROBERTS AVE**

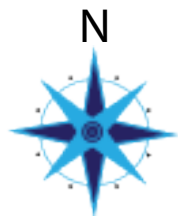


CLICK OR SCAN **FOR 360° AERIAL VIDEO**





# PARCEL MAP





# PROPERTY PROFILE

<b>Address</b>	6122 Washington Blvd., Culver City, CA 90232
<b>Asking Price</b>	\$3,250,000
<b>APN</b>	4205-010-029
<b>Building Size</b>	± 3,150 SF (per tax record)
<b>Land Size</b>	± 4,050 SF (per tax record)
<b>Property Type</b>	Office/Retail
<b>Tenancy</b>	Single
<b>Occupancy</b>	Owner. Vacant at COE
<b>Built</b>	1948/Renovated 2016
<b>No. of Stories</b>	One (1)
<b>Parking</b>	2 car garage + 5 surface spaces
<b>Frontage</b>	45' on Washington Blvd
<b>Zoning</b>	CCC3YY
<b>Walk Score</b>	93 (Walker's Paradise)
<b>Transit Score</b>	64 (Good Transit)







ROBERTS AVE

**SUBJECT PROPERTY  
OFFICE SPACE**

**BACKYARD PATIO &  
ROOFTOP TERRACE**

WASHINGTON BLVD

ALLEY



# PROPERTY HIGHLIGHTS

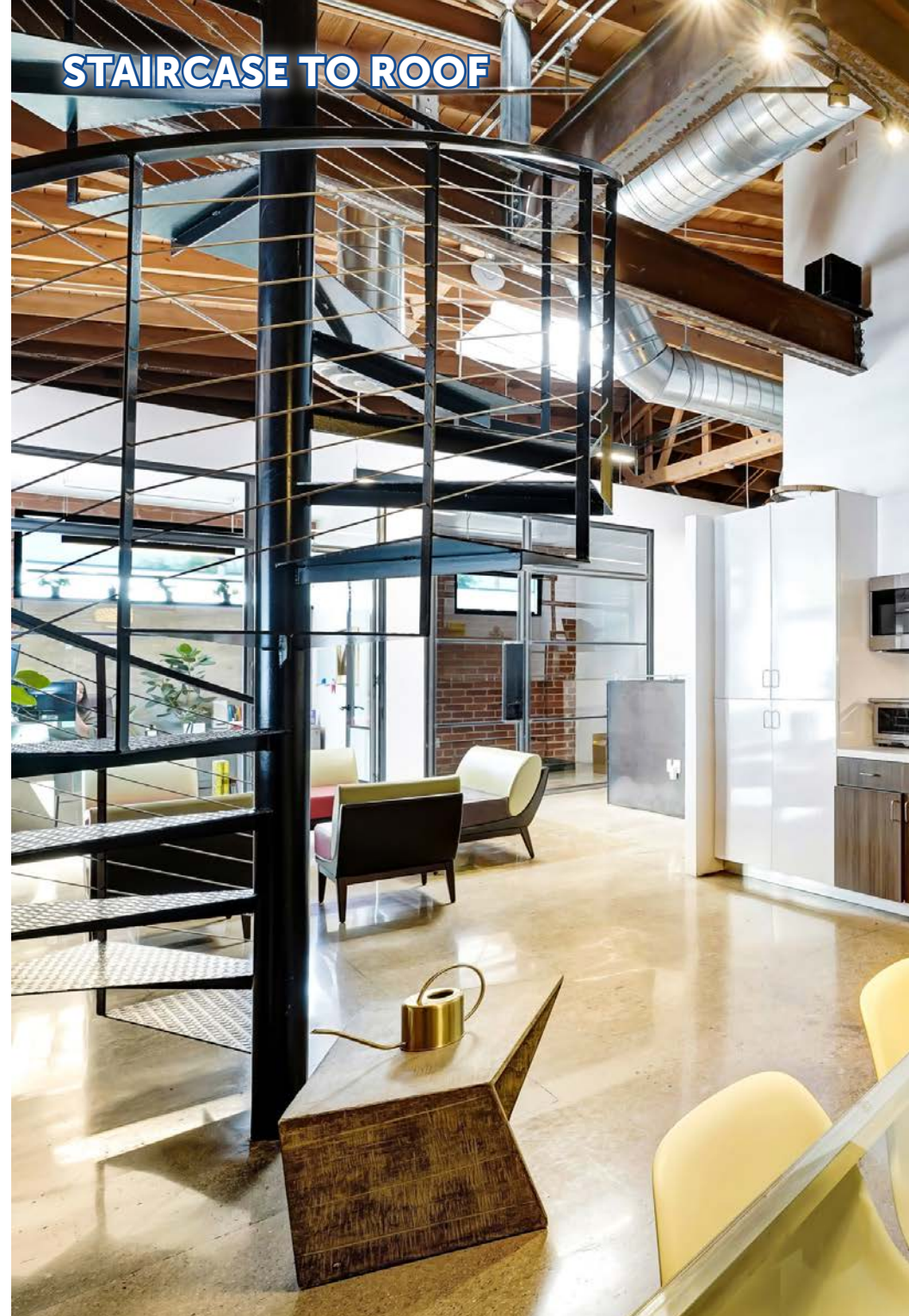
- Highly secured building with state of the art security system.
- Solar panels with backup battery.
- Completely renovated in 2016
- 4 offices + conference room + open flex space
- Enclosed garage + surface parking
- Full kitchen
- Patio/Deck with grill
- State-of-the-Art Audio/Visual



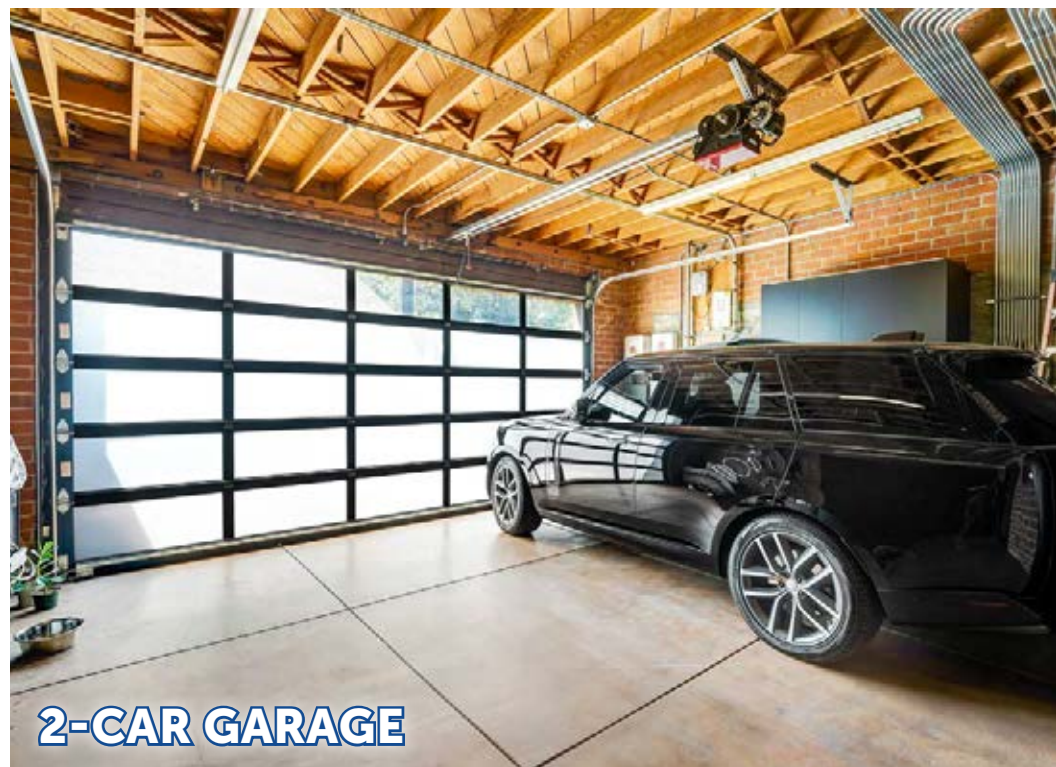












**2-CAR GARAGE**





## AREA SUMMARY

Culver City is a thriving Westside community known for its rich history in film and television, vibrant arts scene, and dynamic mix of creative, tech, and media companies. Home to major studios like Sony Pictures and emerging campuses for Apple and Amazon, the city has become a magnet for innovation while maintaining its small-town charm.

Distinct districts such as the Arts District and Downtown Culver City offer walkable streets lined with galleries, restaurants, and boutique retail,

creating an energetic, highly livable environment. Frequent cultural events, outdoor markets, and art walks contribute to the area's distinctive character and appeal for both residents and visitors.

Excellent transit connectivity via the Metro E Line, proximity to the 10 and 405 freeways, and easy access to both LAX and the beach make Culver City one of Los Angeles' most desirable and strategically positioned business hubs.



# AMENITIES MAP

WALK SCORE:  
**93** WALKER'S  
PARADISE

- ★ Subject Property
- 1 Cognoscenti Coffee
- 2 EK Valley
- 3 THE COMPOUND
- 4 Bar & Garden
- 5 Felice Acupuncture & Wellness
- 6 TUBeauty Med Spa
- 7 The People Place
- 8 Monroe Place
- 9 Le'd Cookies
- 10 BLUM Gallery





BALDWIN HILLS

REID AVE

CULVER CITY ARTS DISTRICT

ROBERTS AVE

WASHINGTON BLVD



# DEMOGRAPHICS

1-3-5 mile radius from Subject Property

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	36,238	219,374	467,760
2024 Population	38,373	224,551	480,935
HOUSEHOLD & INCOME	1-MILE	3-MILE	5-MILE
2024 Households	20,532	112,071	225,081
Median Home Value	\$1,104,039	\$1,112,906	\$1,105,886
Average Household Income	\$124,464	\$142,142	\$140,024
Median Age	41.6	40.7	39.3
BUSINESS	1-MILE	3-MILE	5-MILE
Total Businesses	5,266	23,952	47,327
Total Number of Employees	41,995	168,754	381,250
Total Consumer Spending	\$660M	\$4B	\$8.2B



## MEDIAN HOME VALUE

Within a 3-Mile Radius \$1,112,906



## OWNER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 32,529



## RENTER OCCUPIED HOUSEHOLDS

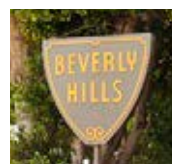
Within a 3-Mile Radius 77,164



4 Miles From Subject Property



4 Mile From Subject Property



5 Miles From Subject Property

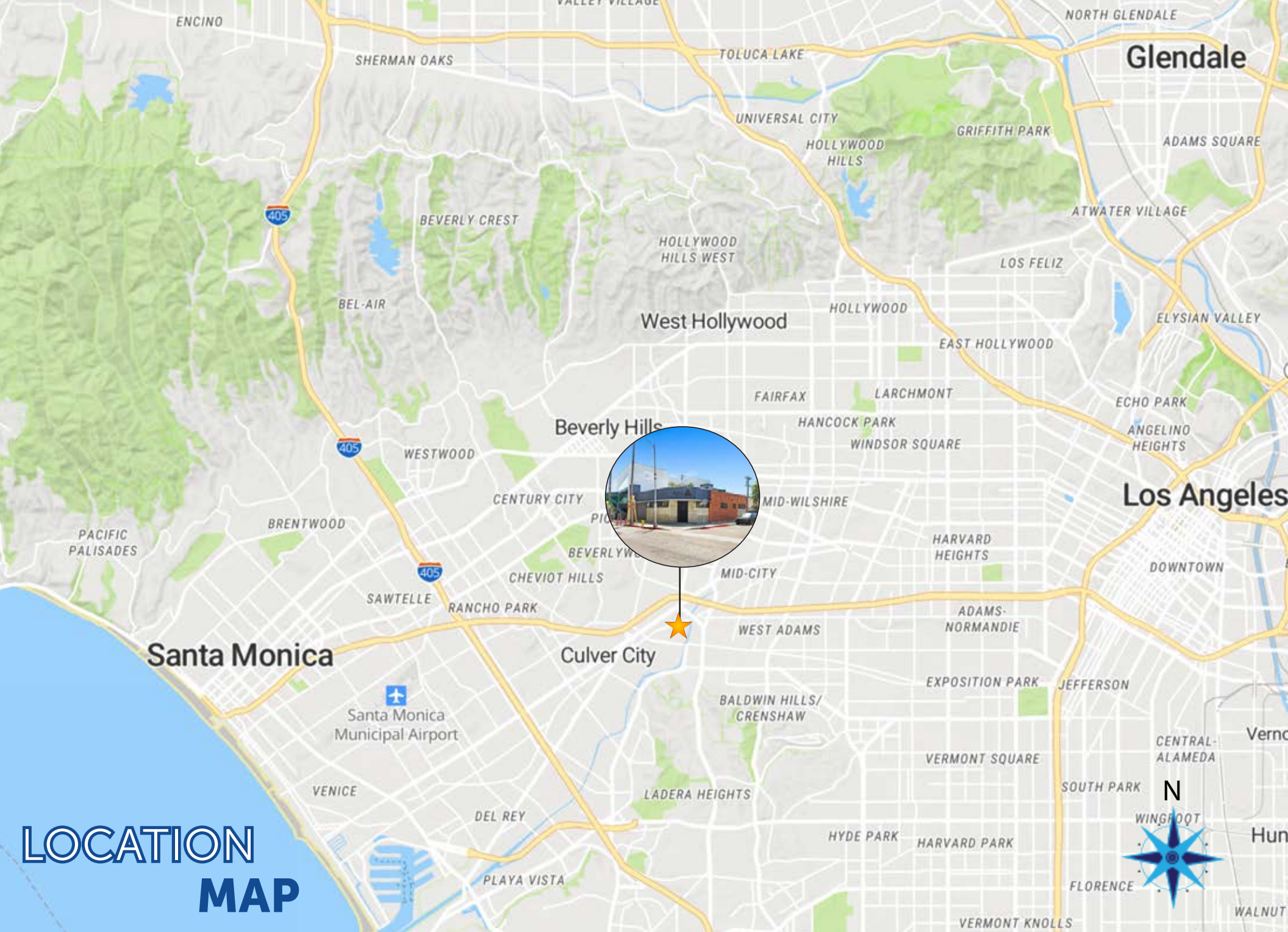


7 Miles From Subject Property



8 Miles From Subject Property





# LOCATION MAP



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