

# 411 Culver Boulevard

PLAYA DEL REY, CA



INVESTMENT OR OWNER USER OPPORTUNITY

**NEWMARK**

Andrew Jennison  
Vice Chairman  
t 310-407-6518  
andrew.jennison@nmrk.com  
CA RE Lic. #01275687

Daniel Pickart  
Senior Managing Director  
t 310-407-6515  
daniel.pickart@nmrk.com  
CA RE Lic. #01914551

Geoff Ludwig  
Executive Managing Director  
t 310-491-2077  
geoff.ludwig@nmrk.com  
CA RE Lic. #01232244

Renee Nelson  
Transaction Manager  
t 310-407-6517  
renee.nelson@nmrk.com  
CA RE Lic. #01991249



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**\$4,950,000**  
PURCHASE PRICE



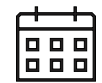
**±4,392 SF**  
BUILDING SIZE



**2,501 SF (0.06 AC)**  
LOT SIZE



**LAC4**  
ZONING



**1968/2000-2001**  
YEAR BUILT/RENOVATED



**4116-010-008**  
APN





# Property Summary

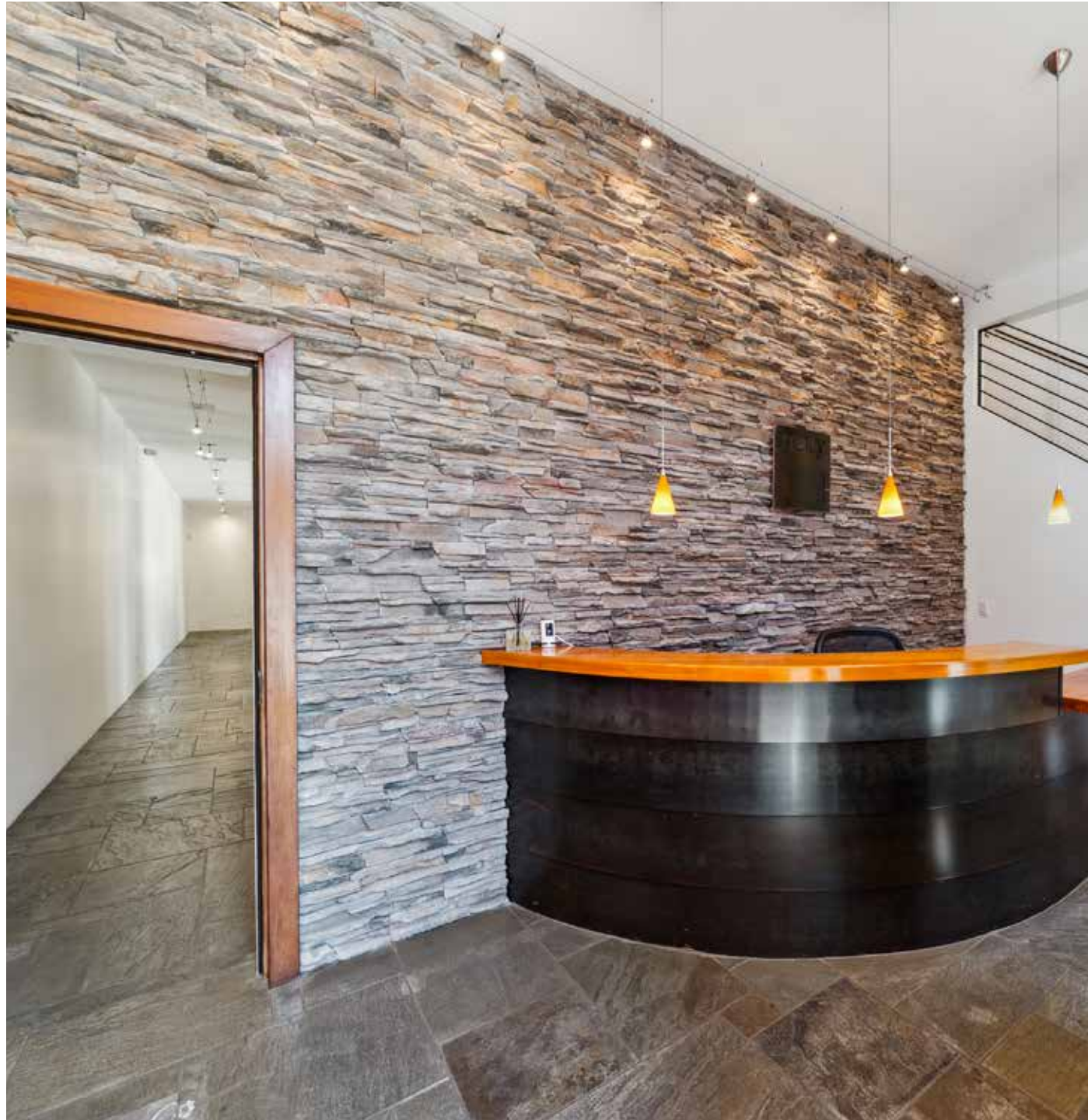
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411 Culver is an attractive owner/user opportunity or investment. Perfectly placed property along the Ballona Wetlands in Playa del Rey. Playa del Rey retains much of the feel of a small beach town, surrounded by towering bluffs on the east, Ballona Creek at the north and LAX to the south. Playa has its own delightfully down-to-earth vibe, with an array of restaurants, gastropubs, bars, grocery, fitness, and service retail in the area.

- Unobstructed views of the Wetlands and Marina Del Rey harbor
- Two-story property totaling approximately 4,392 square feet
- Plenty of on-site parking
- Next to city owned park which offers privacy
- Well maintained property with exceptional views
- Full kitchen that leads to a large balcony
- Furniture available for purchase

















# Neighborhood Amenities







Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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