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12124 W. Washington Blvd
Los Angeles, CA 90066

Commercial Brokers International



FOR SALE & LEASE
COMMERCIAL
BROKERS
INTERNATIONAL
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FOR SALE & LEASE

NO POSTING BUILDING

OFFERING SUMMARY

PROPERTY SUMMARY

PROPERTY ADDRESS	12124 W. Washington Blvd
CITY, STATE, ZIP	Los Angeles, CA 90066
Building Size	1,350 SF
Lot Size	2,502 SF
Zoning	C2
Parking	6 spaces in rear
AB 2097	Yes. No parking required.
APN	4232-015-002; 4232-015-022

FOR SALE

Sales Price: \$1,400,000

FOR LEASE

Lease Rate: \$4.50 SF/Mo + NNN

PROPERTY INFORMATION

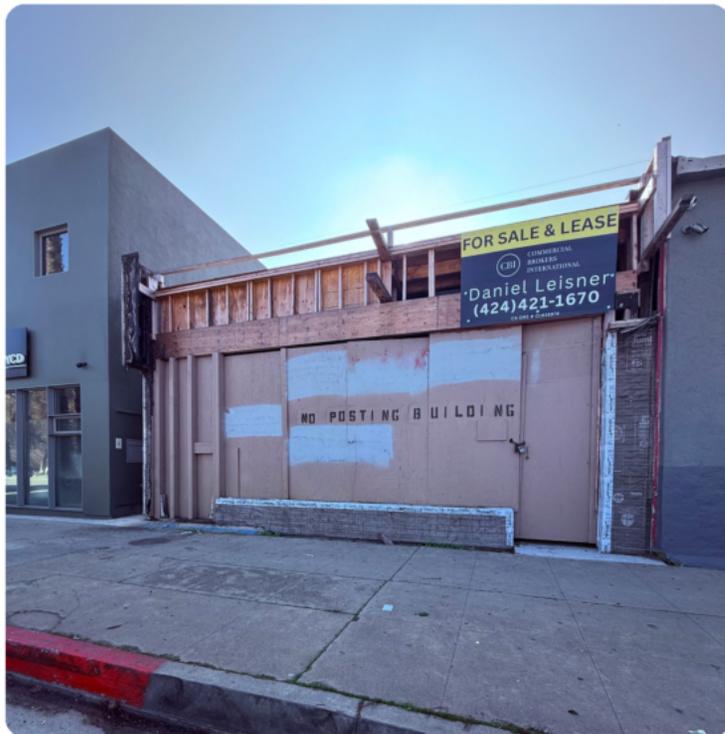
12124 W. Washington Blvd is a rare opportunity to acquire or lease a highly visible commercial property in the heart of West Los Angeles. Positioned along the heavily traveled Washington Boulevard corridor, the property benefits from excellent street exposure, strong surrounding demographics, and consistent daily traffic connecting Culver City, Playa Vista, Marina del Rey, and Venice.

The property sits in a dense, supply constrained submarket with a strong mix of residential, office, creative, and retail uses nearby. This location is well suited for a wide range of concepts including retail, restaurant, showroom, creative office, or service oriented uses seeking a central Westside presence. The surrounding area continues to see significant investment driven by nearby tech and media employment hubs, new residential development, and sustained consumer demand.

With convenient access to the 405 Freeway and close proximity to major Westside neighborhoods, the site offers both regional connectivity and neighborhood level visibility. Washington Boulevard remains one of the primary east west thoroughfares on the Westside, making this an ideal location for businesses looking to capture both local and commuter traffic.

Whether for an **owner-user, investor, or tenant** seeking a long-term West Los Angeles foothold, 12124 W. Washington Blvd represents a compelling opportunity in one of the most dynamic and resilient markets in Southern California.

PROPERTY PHOTOS



Exterior on Washington Blvd



Parking Area in Rear - 6 Spaces



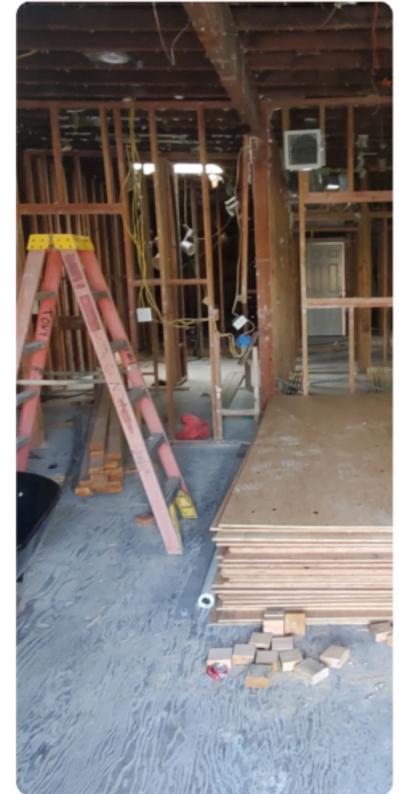
Nearly \$300k on Renovations

RENOVATIONS COMPLETED

Nearly \$300k in renovations completed by owner including:

Demolition, framing and lumber, footing and concrete work, new roof, HVAC and mechanical, building wrap and stucco, rough plumbing including a new sewer line to the alley, and rough electrical.

The property will be delivered in shell condition with ability to finish buildout to buyer or tenant's specifications, with a lot of the major work already completed.

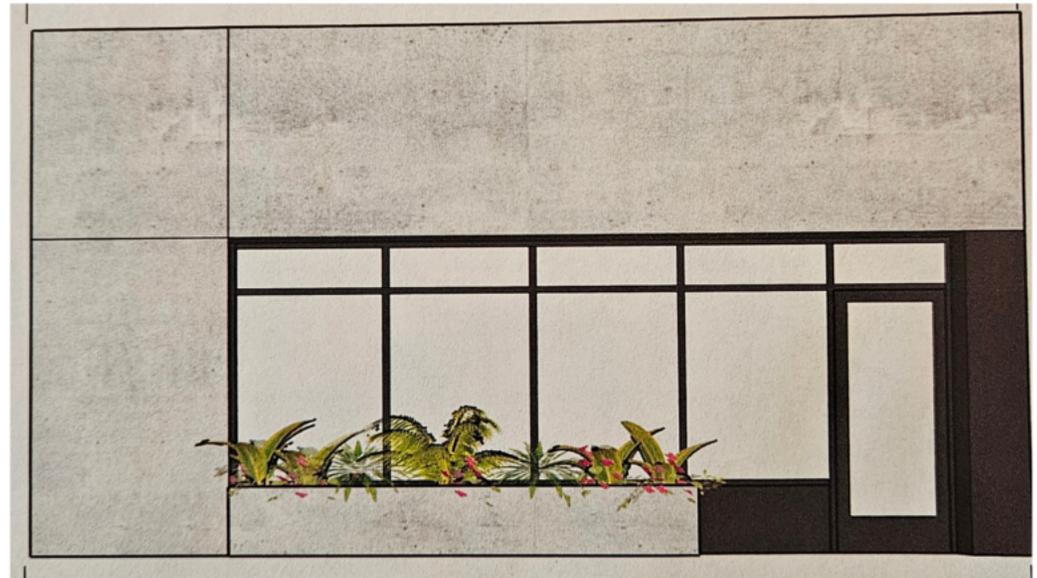


PLANS

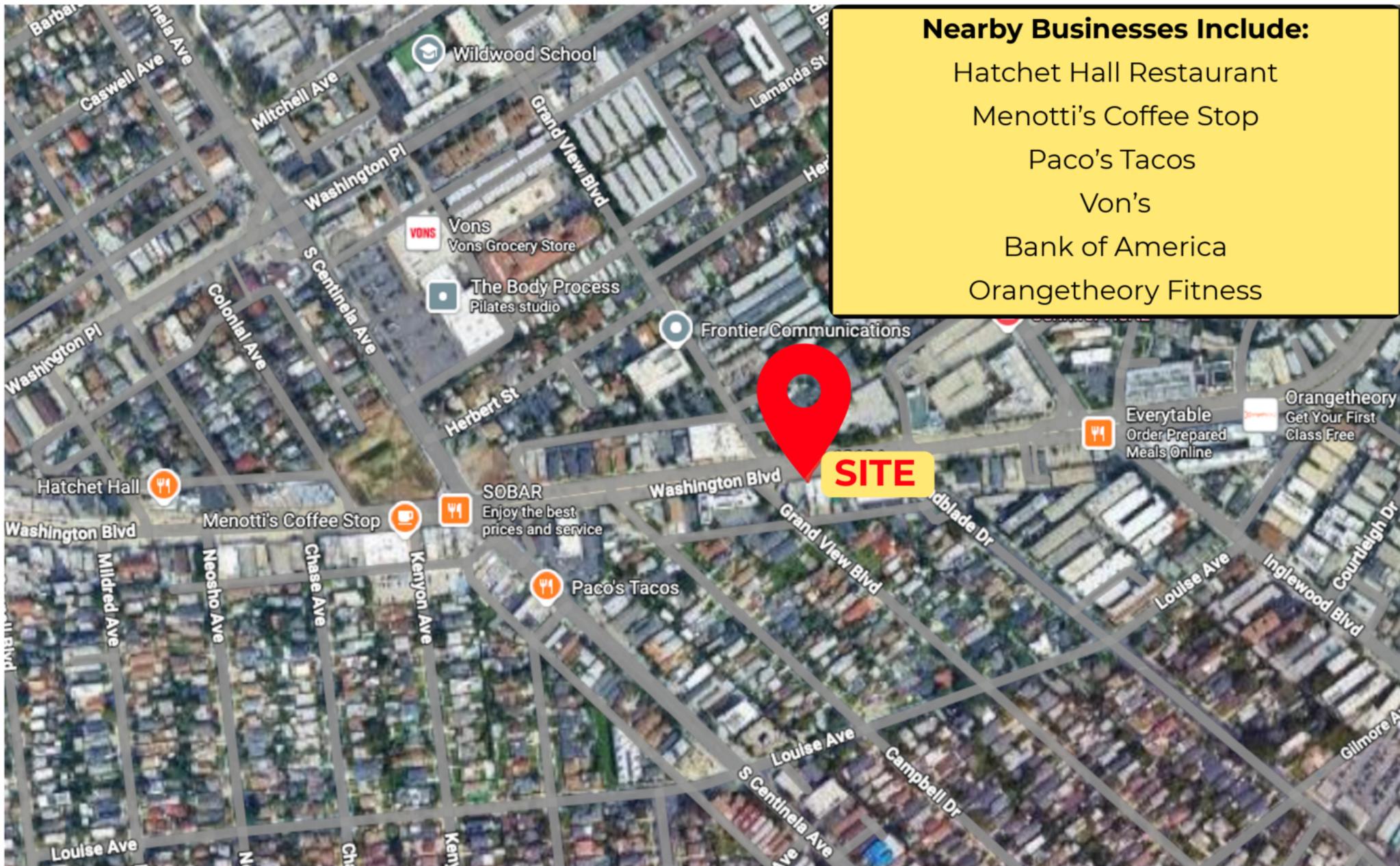


New owner can modify plans to thier own concept and use.

Exterior Elevations- Fronting Washington Blvd



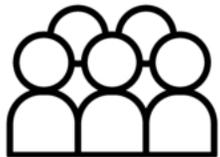
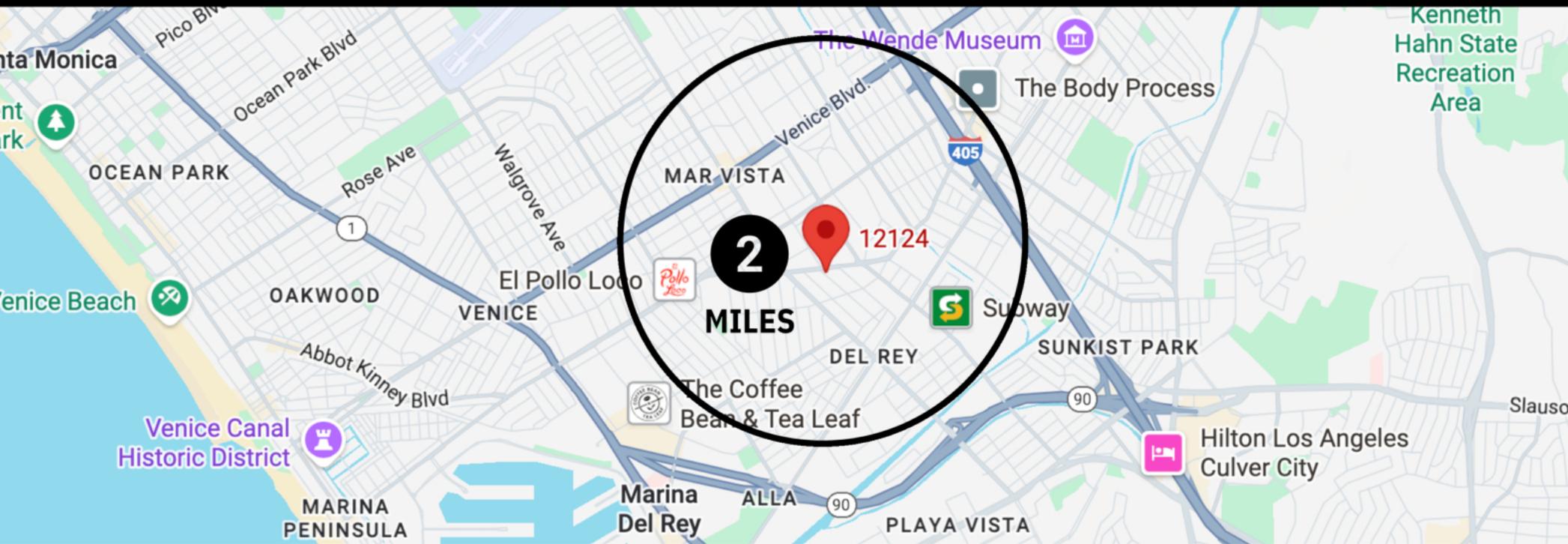
AREA MAP



Nearby Businesses Include:

- Hatchet Hall Restaurant
- Menotti's Coffee Stop
- Paco's Tacos
- Von's
- Bank of America
- Orangetheory Fitness

DEMOGRAPHICS



137,385

Population (2024)



23,196

Washington Blvd & Lindblade (2025)



\$137,924

Avg. Household Income



19,136

Households (2024)



\$2.2 Billion

Consumer Spending



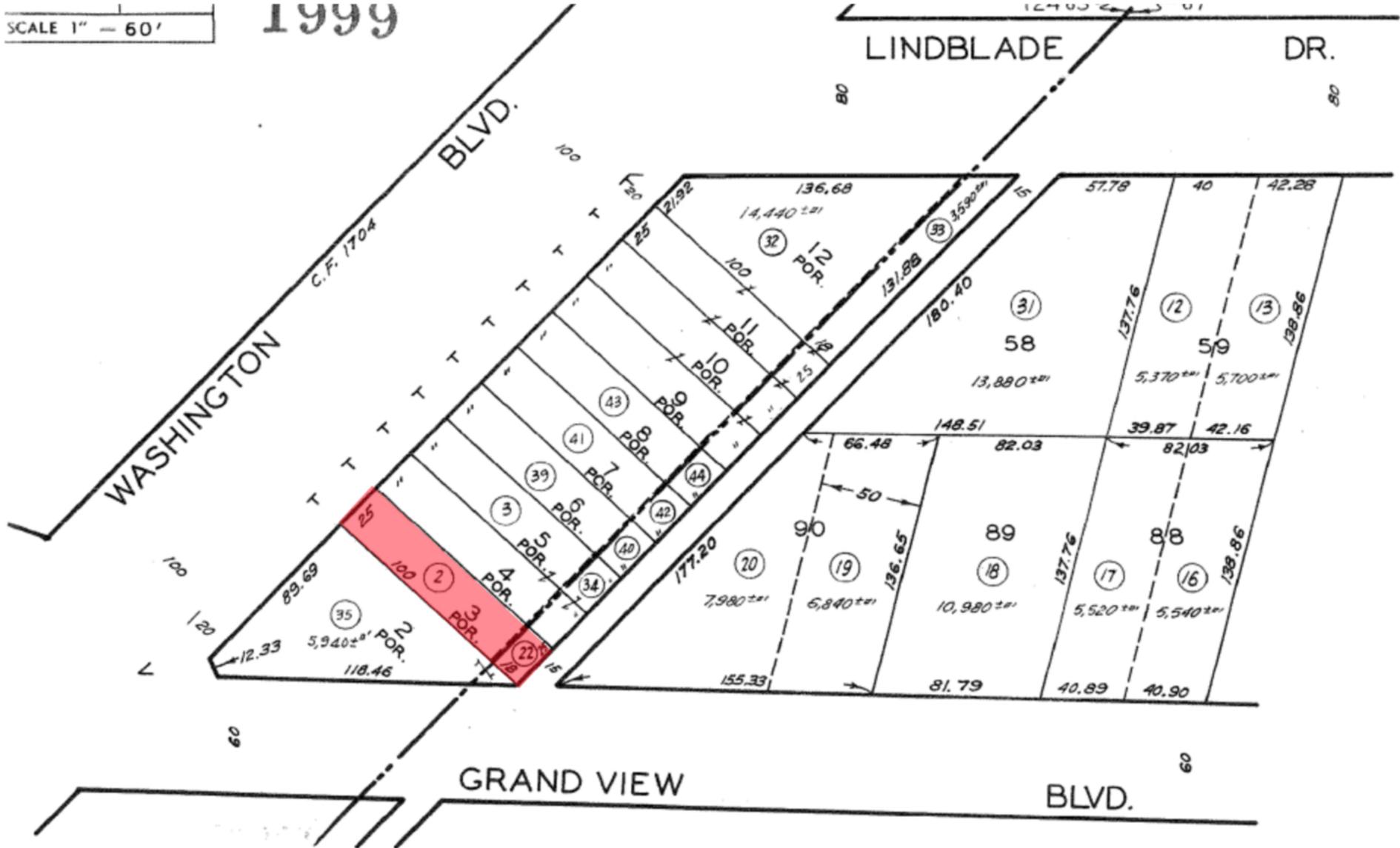
7,580

Businesses

PLAT MAP

SCALE 1" = 60'

1999



CULVER GARDENS

M. B. 40-56

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Prospective clients are advised to conduct their own investigations into the property, including but not limited to: Proposed use, the size and square footage of the property and any improvements; compliance with any Local, State, or Federal law and/or regulations; the presence or absence of any contaminating substances; the physical condition of any improvements.



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