

FOR SALE

12903 West Washington Boulevard

CULVER CITY



EXCEPTIONAL WESTSIDE SITE
COVERED LAND PLAY

CBRE

offering overview

CBRE Inc., is pleased to offer for sale 12903 West Washington Boulevard, an exceptional development site with short term income in place. 12903 W. Washington is located in Culver City but maintains a City of Los Angeles, 90066 mailing address and zip code.

The property offering consists of 3 parcels of land on the northwest corner of W. Washington Boulevard and Beethoven Street measured at approximately 13,273 SF (0.31 AC). The existing tenant has operated an independent car rental business on the site for over 20 years and is currently a month to month tenant. 12903 W Washington Boulevard offers its purchaser an excellent development opportunity with no long term lease in place and month to month income during the developmental planning and approval phases.

Priced at \$3,385,000

12903
West Washington Blvd



BETHOVEN ST

W WASHINGTON BLVD

investment highlights

- ✓ Covered Land Play
- 👁️ High visibility corner site on major east-west corridor of The Westside
- 📖 Surrounding area benefits from numerous new residential development.
- 🔍 \$ Month to Month Tenant allowing for in-place income during development process.
- 📖 Culver City municipal and zoning jurisdictions
- 📍 Solid location for ongoing automotive business.
- 🗨️ Great proximity to Marina Del Rey and beach communities.





12903
West Washington Blvd

W WASHINGTON BLVD

BEETHOVEN ST

property information



LOCATION

12903 W. Washington is located on the northwest corner of Washington Boulevard and Beethoven Street in the municipality of Culver City but has a City of Los Angeles, CA 90066-5121 mailing address and zip code.



APN

3 Parcels designated by L.A. County Assessor as:
4236-022-033; 4236-022-004; 4236-022-005



SITE

± 13,273 SF per public records. 133 Ft. of frontage on W. Washington Blvd. and 100 Ft. of frontage on Beethoven St. Ingress and egress via 2 curb cuts on W. Washington Blvd.



IMPROVEMENTS

Site Improvements include: Small commercial building on site which serves as the car rental office for Marathon Car Rental. Building includes mechanical servicing area with a single bay car lift and outdoor covered service area. Remaining area is paved and serves as parking area for rental car fleet and customers. Site is gated and locked except during business hours.



ZONING

Public Records show zoning as: Culver City CCC3. Culver City Planning Department has indicated that upon approval of the new Culver City Plan the Zoning designation will become MU-1, a Mixed Use zone. Further information is available at www.pictureculvercity.com. CBRE, Inc. can not provide zoning opinions or recommendations and advises Buyers and their representatives to the Culver City Building and Planning Departments.



VEHICLE COUNT

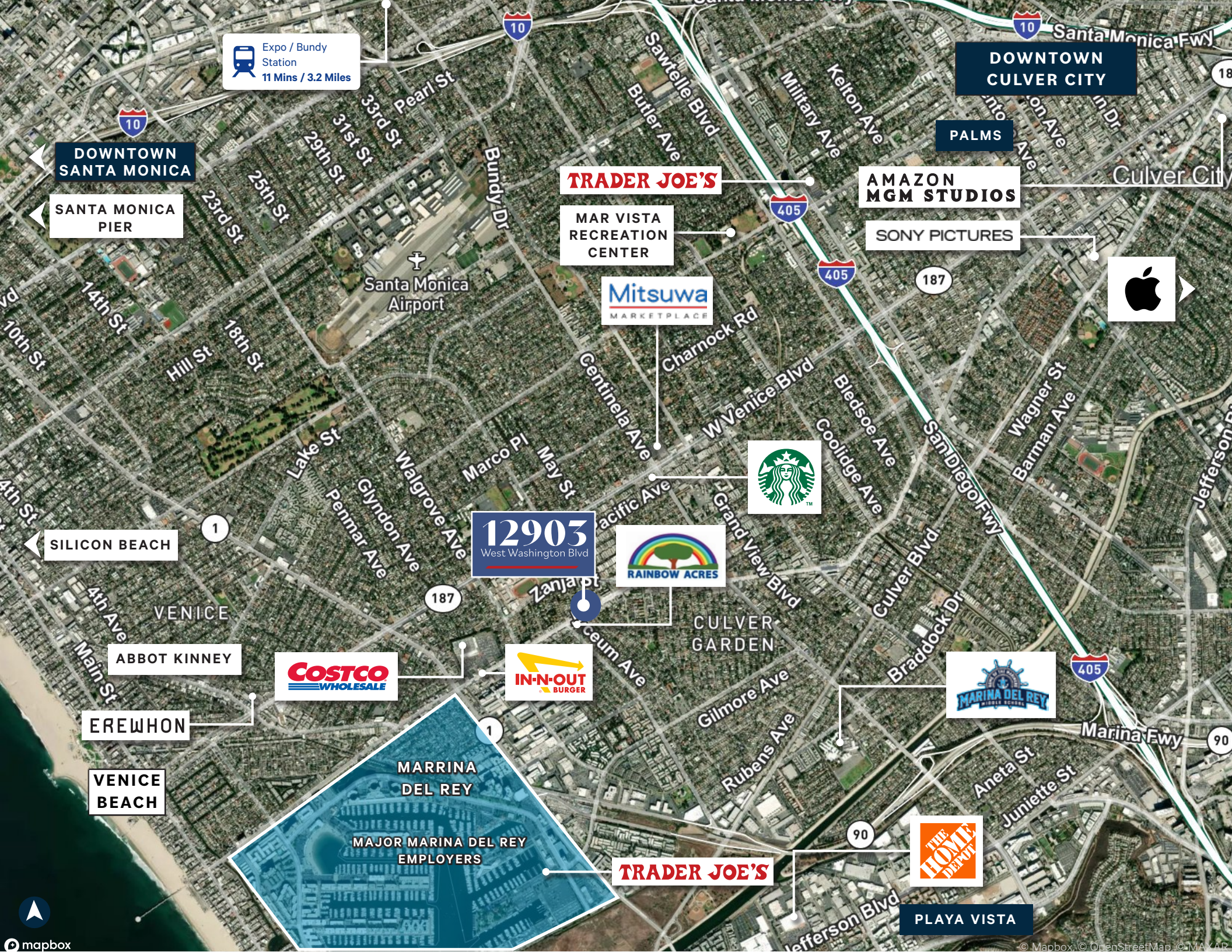
36,826 ADT



FINANCIALS

Please contact broker for details





Expo / Bundy Station
11 Mins / 3.2 Miles

DOWNTOWN SANTA MONICA

SANTA MONICA PIER

Santa Monica Airport

TRADER JOE'S

MAR VISTA RECREATION CENTER

Mitsuwa MARKETPLACE

DOWNTOWN CULVER CITY

PALMS

AMAZON MGM STUDIOS

SONY PICTURES



12903 West Washington Blvd



SILICON BEACH

VENICE

ABBOT KINNEY



EREWHON

VENICE BEACH

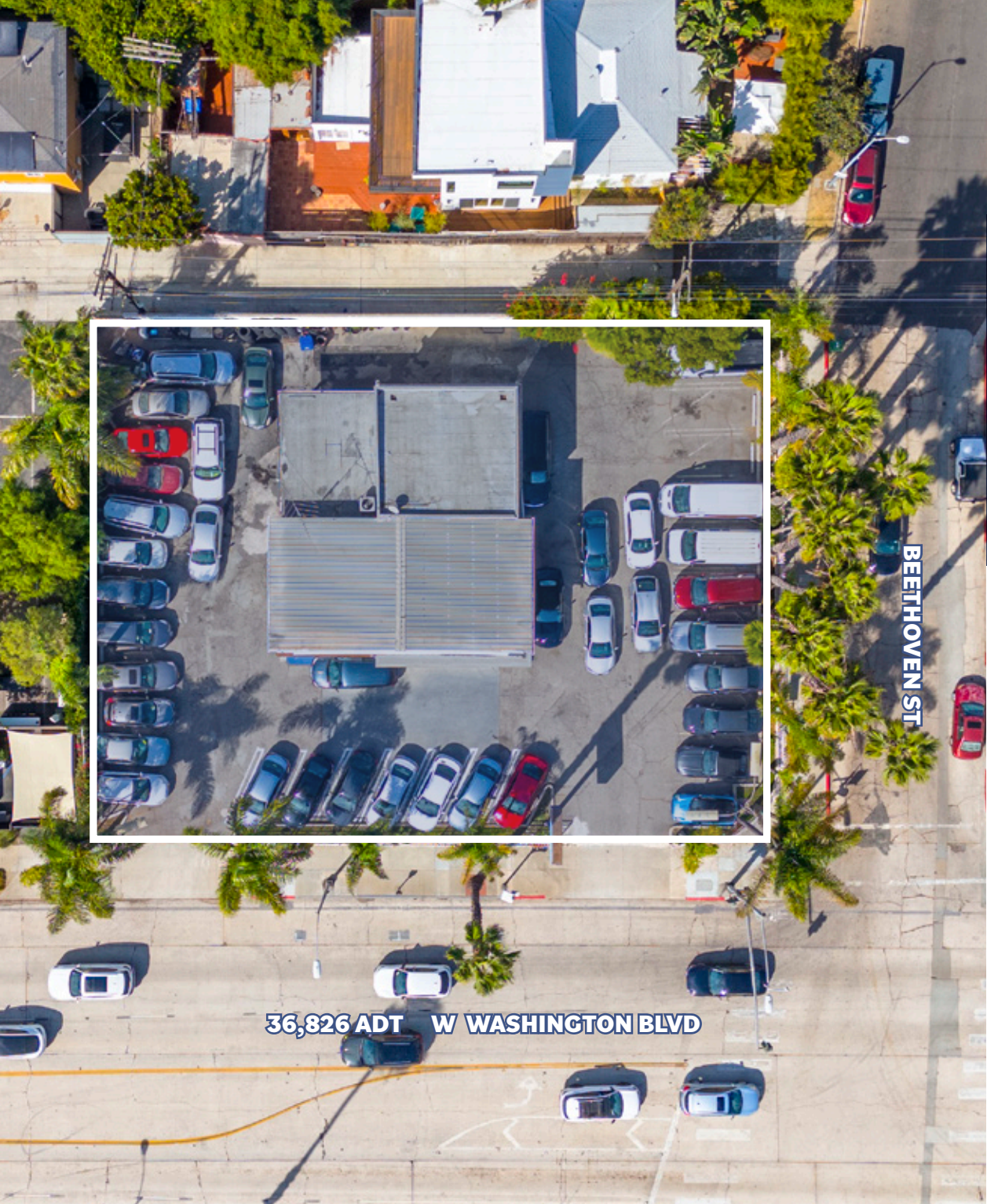
MARRINA DEL REY

MAJOR MARRINA DEL REY EMPLOYERS

TRADER JOE'S



PLAYA VISTA



36,826 ADT W WASHINGTON BLVD

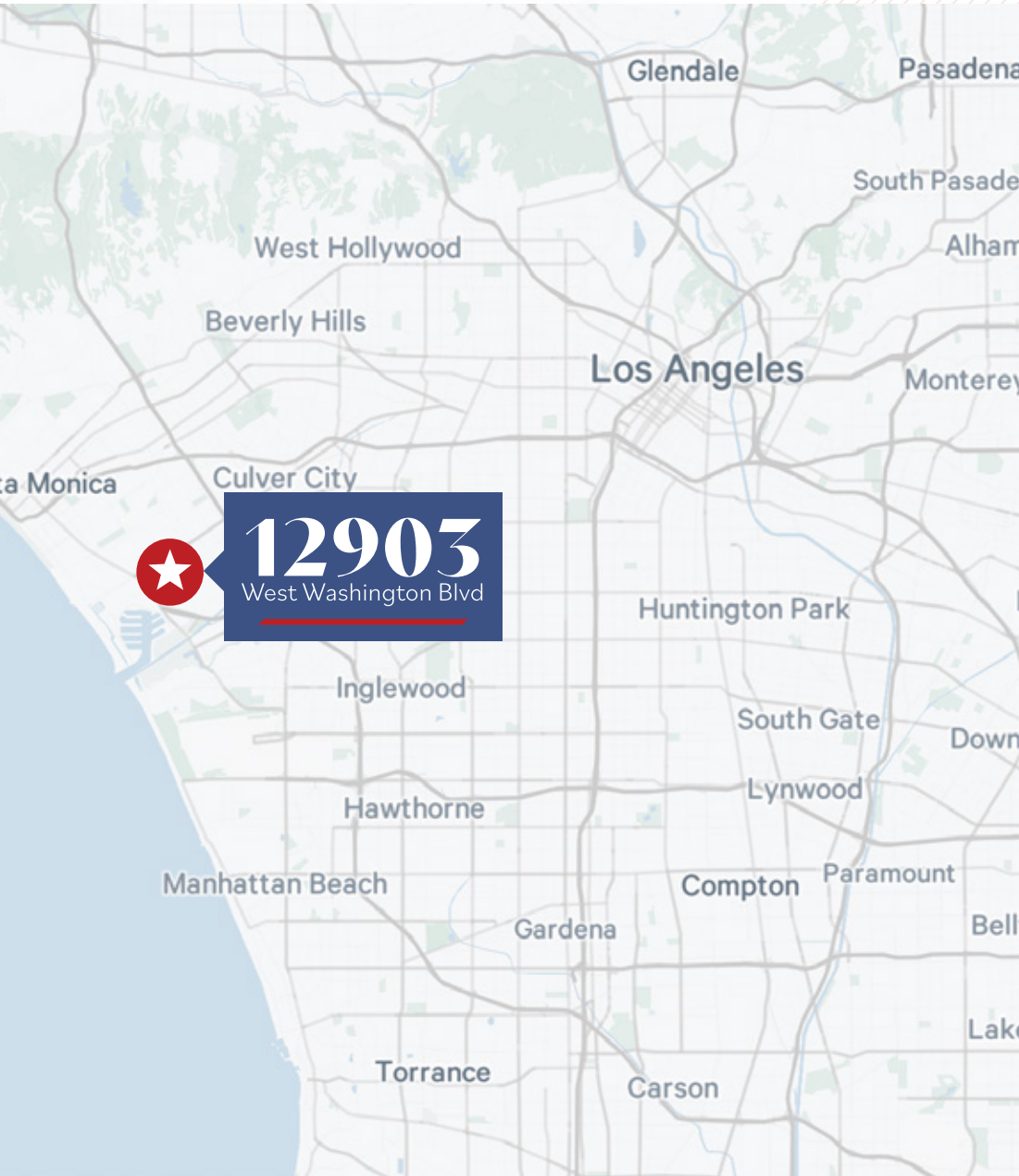
parcel map

12903

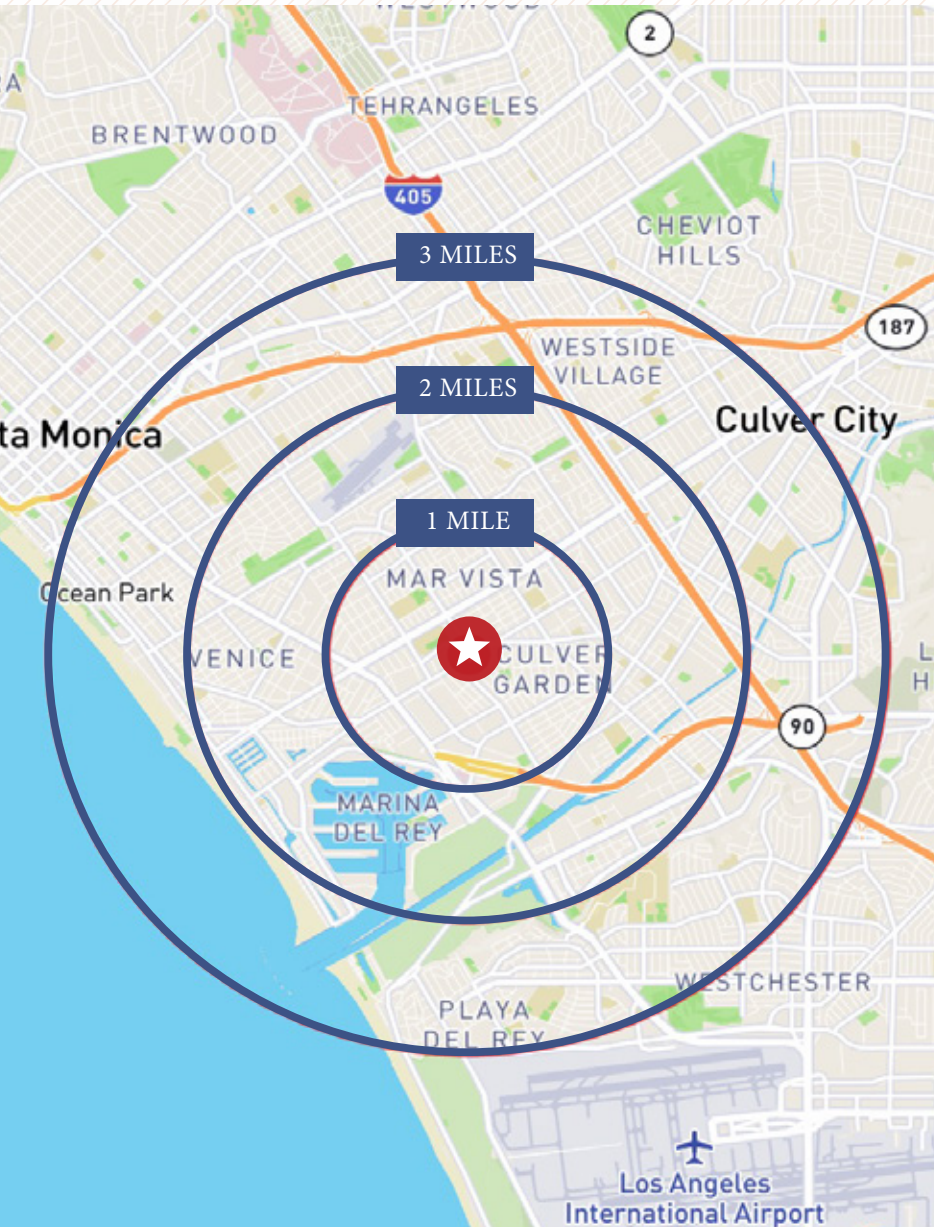
West Washington Blvd



location map



demographics

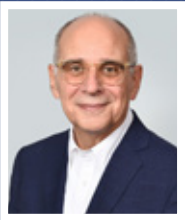


DEMOGRAPHIC	COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION				
2024 Population - Current Year Estimate		39,377	140,958	271,933
2029 Population - Five Year Projection		39,091	138,519	271,168
2020 Population - Census		39,635	142,652	275,164
2010 Population - Census		37,945	128,960	256,642
2020-2024 Annual Population Growth Rate		-0.15%	-0.28%	-0.28%
2024-2029 Annual Population Growth Rate		-0.15%	-0.35%	-0.06%
HOUSEHOLDS				
2024 Households - Current Year Estimate		18,749	67,102	129,720
2029 Households - Five Year Projection		19,160	67,673	132,848
2010 Households - Census		17,260	59,326	119,626
2020 Households - Census		18,446	93.0% 65,910	91.7% 127,491
2020-2024 Compound Annual Household Growth Rate		0.38%	0.42%	0.41%
2024-2029 Annual Household Growth Rate		0.43%	0.17%	0.48%
2024 Average Household Size		2.08	2.03	2.02
HOUSEHOLD INCOME				
2024 Households		18,749	67,102	129,719
Under \$15,000		1,199 6.4%	4,153 6.2%	8,840 6.8%
\$15,000-\$24,999		1,232 6.6%	3,071 4.6%	5,419 4.2%
\$25,000-\$34,999		816 4.4%	2,773 4.1%	5,406 4.2%
\$35,000-\$49,999		1,172 6.3%	3,530 5.3%	7,348 5.7%
\$50,000-\$74,999		2,062 11.0%	6,746 10.1%	13,540 10.4%
\$75,000-\$99,999		2,012 10.7%	6,423 9.6%	14,066 10.8%
\$100,000-\$149,999		2,870 15.3%	11,233 16.7%	21,943 16.9%
\$150,000-\$199,999		1,961 10.5%	8,291 12.4%	16,134 12.4%
\$200,000 and Over		5,424 28.9%	20,880 31.1%	37,023 28.5%
2024 Average Household Income		\$169,685	\$183,702	\$175,104
2029 Average Household Income		\$194,701	\$210,409	\$200,800
2024 Median Household Income		\$111,732	\$126,034	\$118,768
2029 Median Household Income		\$133,553	\$149,738	\$138,854
2024 Per Capita Income		\$81,212	\$87,508	\$83,823
2029 Per Capita Income		\$95,916	\$102,810	\$98,653

12903

West Washington Blvd

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