

9401-9449 JEFFERSON BLVD CULVER CITY

PROPERTY SUMMARY

128,823 SF OR ±3 ACRES OF LAND
± 47,458 SF OF FLEX BUILDINGS
PRIME CULVER CITY LOCATION



INDUSTRY

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CREATIVE OFFICE

EXECUTIVE SUMMARY

PRIME LOCATION

Located at 9401-9449 W Jefferson Blvd in Culver City, this prime property offers unparalleled convenience with easy access to the freeway and close proximity to the Metro Expo Line, ensuring seamless connectivity to the greater Los Angeles area. Surrounded by a vibrant community of creative tenants, this location fosters an inspiring work environment. Additionally, a wide array of amenities nearby, including dining, shopping, and recreational options, make this an ideal spot for both business and leisure.

RARE SINGLE-OWNED LAND ASSEMBLAGE

This rare land assemblage spans three acres across seven parcels, all under a single owner, presenting a unique investment opportunity. Located in a prime area, the property offers exceptional potential for development or redevelopment. Its strategic positioning provides easy access to major freeways and the Metro Expo Line, ensuring excellent connectivity. Surrounded by a thriving community of creative tenants and a multitude of amenities, including dining, shopping, and recreational options, this assemblage is ideally suited for a variety of uses, making it a standout choice for discerning investors owning property in this area

480 FT FRONTAGE TO CREEK

This exceptional property features 480 feet of frontage along the picturesque Ballona Creek, providing stunning views and a serene atmosphere. The expansive creekside frontage creates a natural buffer from the city, offering a tranquil and scenic setting that feels worlds away from the urban hustle and bustle.

PROPERTY OVERVIEW

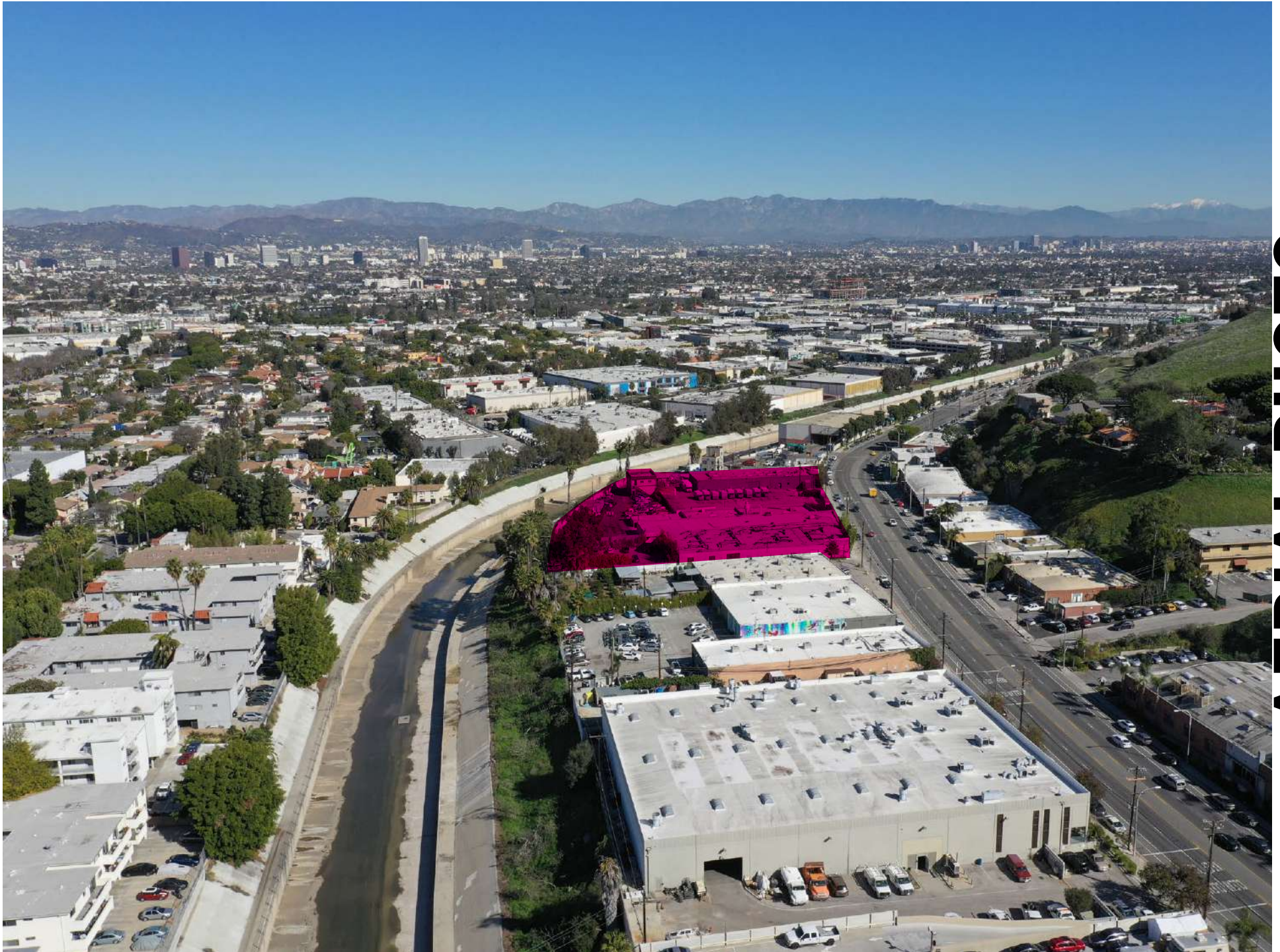
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|------------------------|----------------------------|
| ASKING PRICE | \$41,000,000 |
| ADDRESS | 9401-9449 W Jefferson Blvd |
| BUILDING TOTAL | ± 47,458 SF |
| 9401 Jefferson Blvd | ± 2,847 SF |
| 9405 Jefferson Blvd | ± 8,000 SF |
| 9435 Jefferson Blvd | ± 9,950 SF |
| 9449 Jefferson Blvd | ± 26,661 SF |
| LAND AREA | 128,823 SF or ±3 Acres |
| PRICE / LAND SF | \$318/LSF |
| ZONING | IG (Industrial General) |
| PARKING | Surface; 200+ spaces |

SUMMARY OF CURRENT ZONING REGULATIONS

| PARAMETER | EFFECTIVE 10/09/2024 |
|--|--|
| Zoning Classification | Mixed Use Industrial (MU-I) |
| Minimum Lot Area | 20,000 SF |
| Maximum Height | 56 feet |
| Minimum Residential Density if Included | 20 du/acre |
| Maximum Residential Density | 194 dwelling units (65 du/acre) |
| Maximum Non-Residential FAR | 3.0 FAR |
| Special Study Area | No |
| Parking Requirement | No |
| Minimum Ground Floor Height – Non-Residential | 15 feet |
| Front & Street Setbacks – Residential Ground Floor (Min / Max) | 10 feet / 15 feet |
| Front & Street Setbacks – Non-Residential Ground Floor (Min / Max) | 5 feet / none |
| Interior Side Setback | 0 feet |
| Rear Setback | 10 feet |
| Maximum Parking Along Primary Frontage | 30% |
| Minimum Usable Open Space – Residential | 100 SF / unit; 50%+ units must have 60 SF private open space |
| Minimum Usable Open Space – Non-Residential over 15,000 SF | 2% Gross Floor Area |

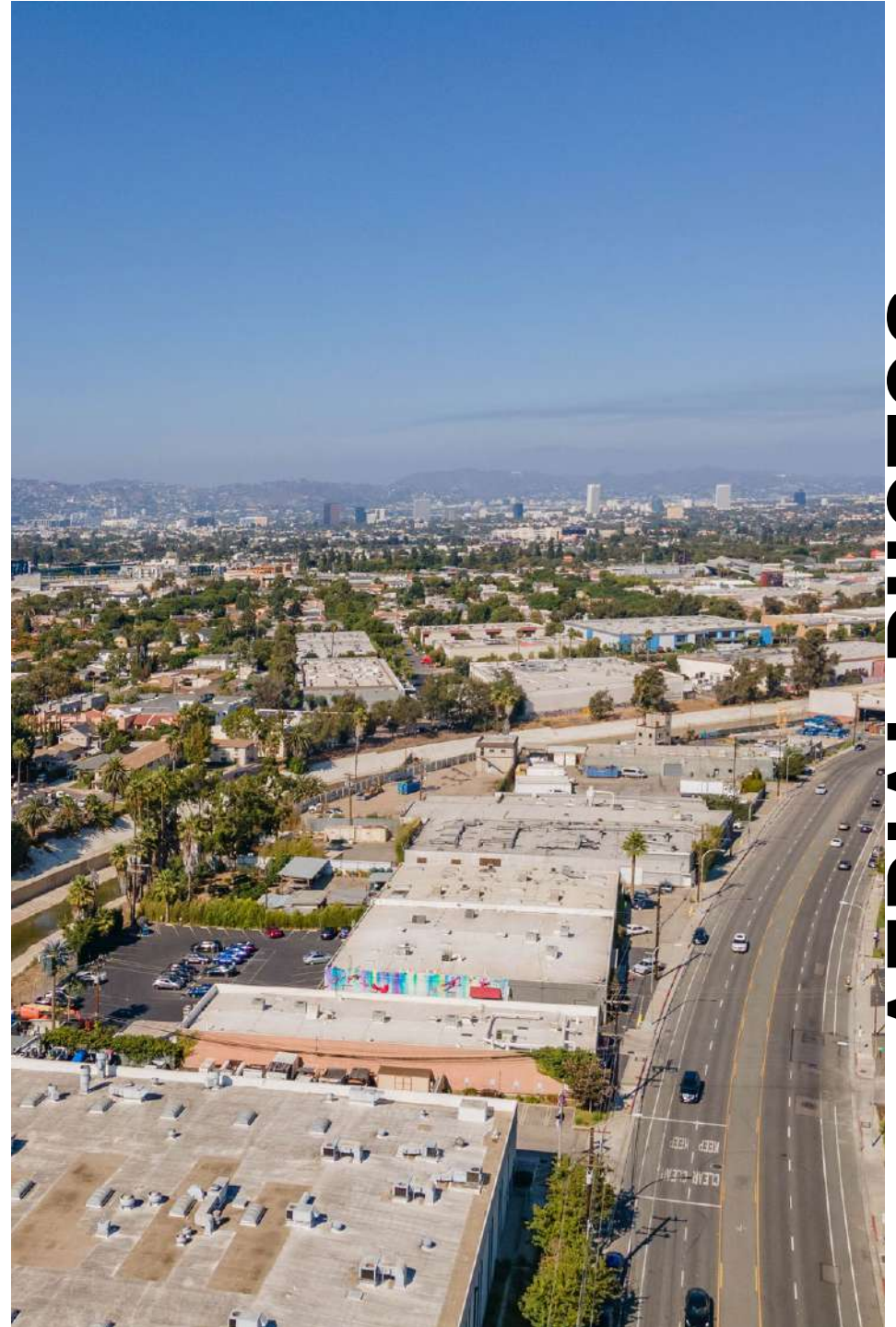
NOTE: Prospective Buyers shall verify and confirm all information presented. Brokers are making no representation to the information provided within.

ZONING INFORMATION



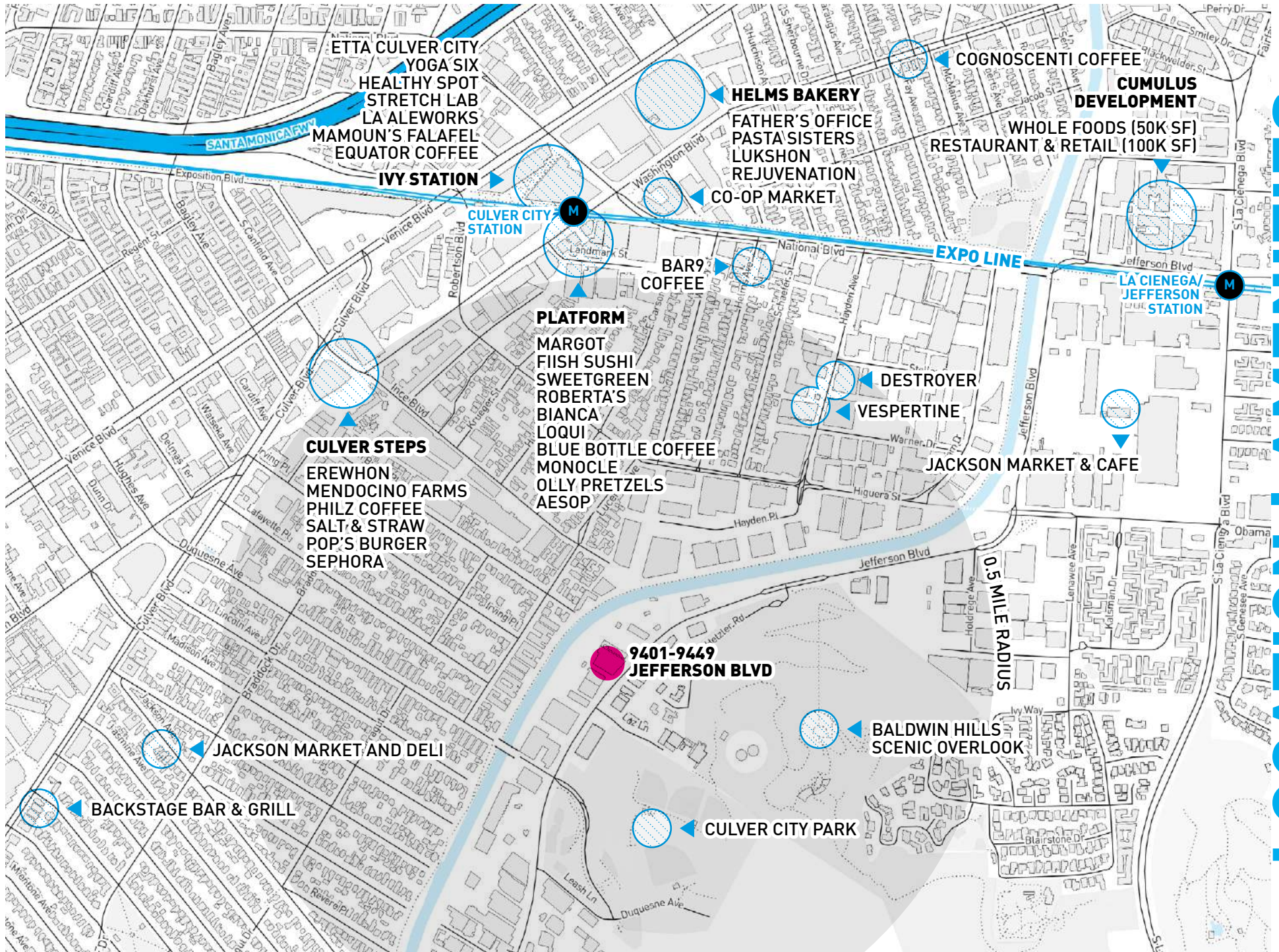
INTERIOR

AERIAL PHOTO



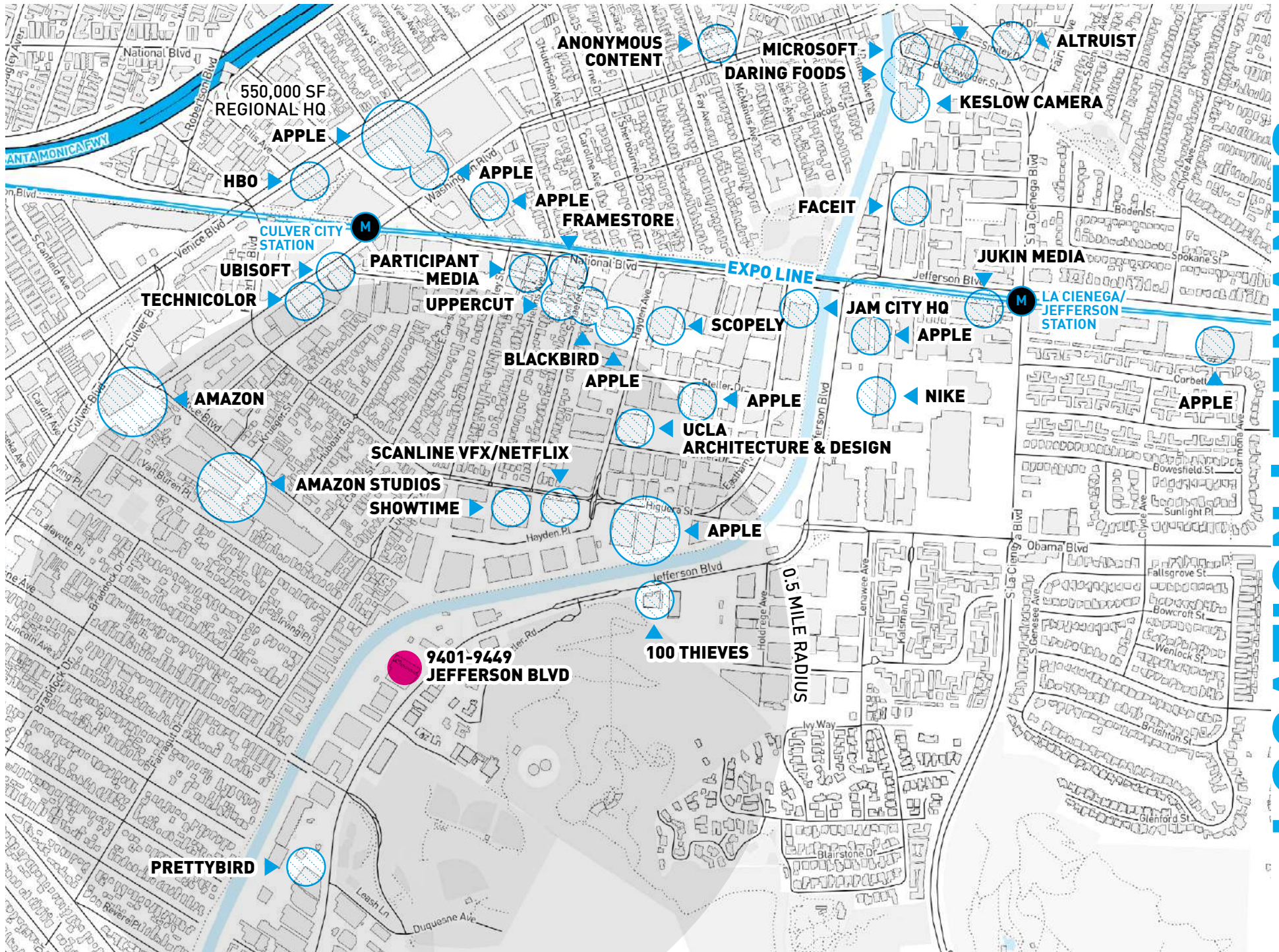
EXTERIOR

AERIAL PHOTOS



CULVER CITY

LOCATION | AMENITIES



CULVER CITY

LOCATION | TENANTS