

FOR LEASING INQUIRIES

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CBRE



12202-12212
Washington Blvd

Los Angeles, California 90066



AVAILABLE SPACES

For a Total of 11,000 SF
Medical Office Compound

12202 Washington Blvd
8,000 SF
Medical / Dental Office
Available Now

12212 Washington Blvd
3,000 SF
Medical / Dental Office
Available Now

Property Highlights



Located on the Corner of Washington Blvd & Grand View Blvd



±60 Shared Parking Spaces



Centrally Located with Proximity to Culver City, Mar Vista, Venice, and West LA



Outstanding Frontage & Signage Opportunity on Washington Blvd



Easy Access to the 405 & 10 Freeways



Nearby Medical Users Include Carbon Health, Cedars-Sinai Urgent Care, Exer Urgent Care, and Many More



12212 Washington Blvd



Size:
3,000 SF



Use:
Turnkey Medical Facility



Existing Medical/Dental Infrastructure:
10 Exam Rooms
X-Ray Room
Plumbing & Gas Lines in Place



Space Highlights:
Existing ADA Compliant
Restrooms and Entrances
Spacious Waiting Area



Interior



12202 Washington Blvd



Size:
8,000 SF



Use:
Turnkey Medical Facility



Existing Medical/Dental Infrastructure:

26 Dental Chairs
Open Orthodontic Bay with 4 Chairs
3 X-Ray Machines
Dental Lab



Space Highlights:

4 ADA Compliant Restrooms
Expansive Waiting Area
Large Break Room



Interior





SECURE REAR PARKING LOT
On-site parking for tenants and visitors.

The Area



The Area



\$2.7BN

Yearly total spending in the city of Los Angeles

\$172K

Average household income

\$1.5M

Median value of owner occupied housing units

42,819

2025 Daytime Population

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	40,938	135,185	281,724
HOUSEHOLDS	18,853	60,979	133,709
AVG. HOUSEHOLD INCOME	\$172,380	\$191,766	\$194,632



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