

# FOR SALE DOWNTOWN CULVER CITY RETAIL/OFFICE INVESTMENT

PRICE REDUCTION

 \$17,500,000  
PRICE

 ±\$911  
PRICE PER SF

 ±19,201 SF\*  
BUILDING SIZE

 5.31%  
CAP RATE

 ±9,787  
LAND SIZE

 4206-028-017  
APN NUMBER

 CG  
ZONING

\* Buyer to Verify.

## 3847-3849 Main Street

CULVER CITY, CA 90232

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement, containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark, that broker shall not look to Newmark for payment of such a commission or any other compensation.

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FOR MORE INFORMATION, PLEASE CONTACT:

DAVID GHERMEZIAN

Senior Managing Director

NEWMARK

t 310-407-6573 | [david.ghermezian@nmrk.com](mailto:david.ghermezian@nmrk.com)

CA RE Lic. #01084422

JONATHAN DADOURIAN

Associate Director

NEWMARK

t 310-407-6567 | [jonathan.dadourian@nmrk.com](mailto:jonathan.dadourian@nmrk.com)

CA RE Lic. #01858129

RAFAEL PADILLA

Principal

PAR Commercial Brokerage

t 310-395-2663 | [rafael@parcommercial.com](mailto:rafael@parcommercial.com)

CA RE Lic. #01327137

ARTHUR L PETER

Principal

PAR Commercial Brokerage

t 310-395-2663 ext 101 | [rafael@parcommercial.com](mailto:rafael@parcommercial.com)

CA RE Lic. #01068613

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