

# conroy

*First time on the market in 30 years*



# 11444

## W. WASHINGTON BLVD

MEDICAL/DENTAL OFFICE ■ LOS ANGELES, CA 90066



# PROPERTY SUMMARY



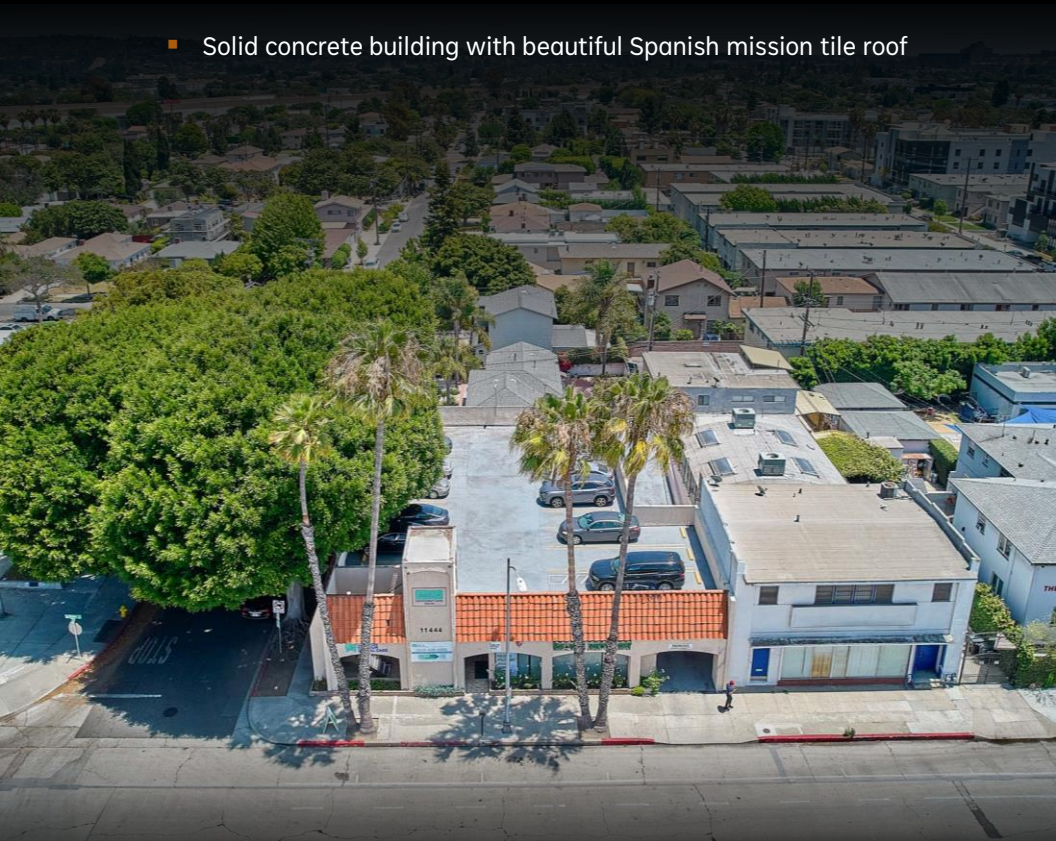
PROPERTY ADDRESS	11444 W Washington Blvd	YEAR BUILT	1978
PROPERTY TYPE	Mixed Use - Retail/Office	APN	4217-005-011
SUBTYPE	Medical	# TOTAL UNITS	2 (easily demisable to more)
PROPERTY PRICE	\$6,900,000	# TOTAL BUILDINGS	1
CONSTRUCTION TYPE	Tilt-Up (Pre Cast Concrete)	BUILDING SF	5,480
ROOF TYPE	Mission Tile	# OF STORIES	1
# PARKING	18	LOT SF	7,201
ZONING	CCC3	PARKING TYPE	Open



# INVESTMENT HIGHLIGHTS

11444 W WASHINGTON BLVD

- First time on the market in 30 years – a rare medical-dental office west of 405 Freeway
- Fully leased with dental and urgent care tenants, with large (approx. 4,500 SF) suite on MTM lease, ideal for owner-user
- Located across from the DMV on southeast corner, with excellent visibility and signage potential on Washington Blvd
- Solid concrete building with beautiful Spanish mission tile roof
- Prime Culver City location near Washington & Sepulveda commercial corridor
- 18 rooftop parking spots, ample street parking, new ADA elevator and rear alley access for emergency response vehicles
- Flexible layout, easily demised into multiple medical/dental units, group practices, specialty build-outs or ambulatory care, with 5+ bathrooms and all suites plumbed for dental offices
- Well-maintained and professionally managed property



# RENT ROLL

TENANT	SF	CURRENT RENT	RENT PSF	LEASE TYPE	LEASE START	LEASE END	OPTIONS	NOTES
Culver City Premium Dental Care	902	\$5,732	\$6.35	NNN	1-Jun-23	31-May-28	2 x 5 year	
Exodus Recovery Urgent Care	4,578	\$23,832	\$5.21	NNN	11-Feb-15	28-Feb-25	N/A	Holdover rent - 150% of scheduled rent
<b>TOTAL</b>	<b>5,480</b>	<b>\$29,564</b>						
ANNUAL		\$354,768						



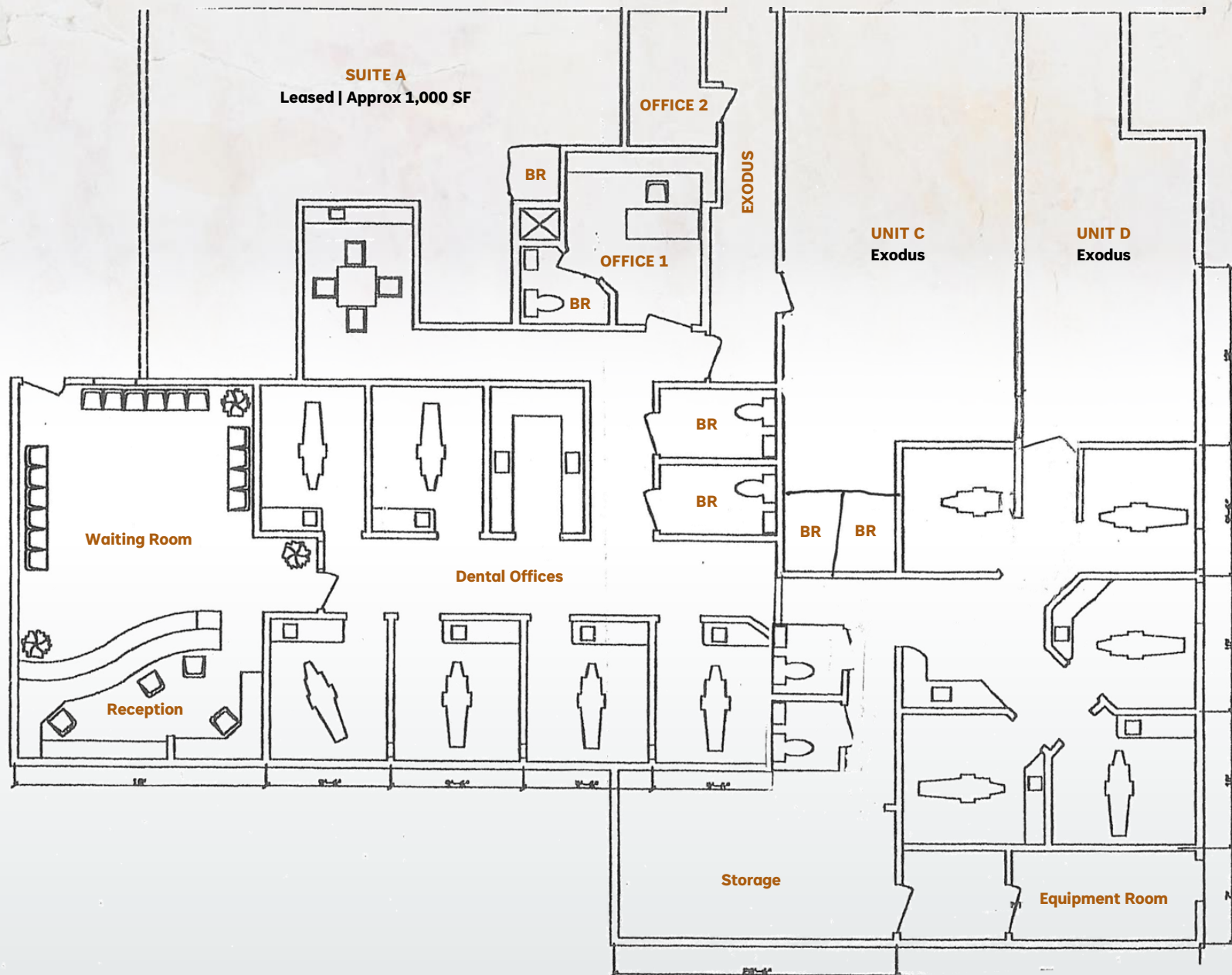


## INTERIOR LAYOUT

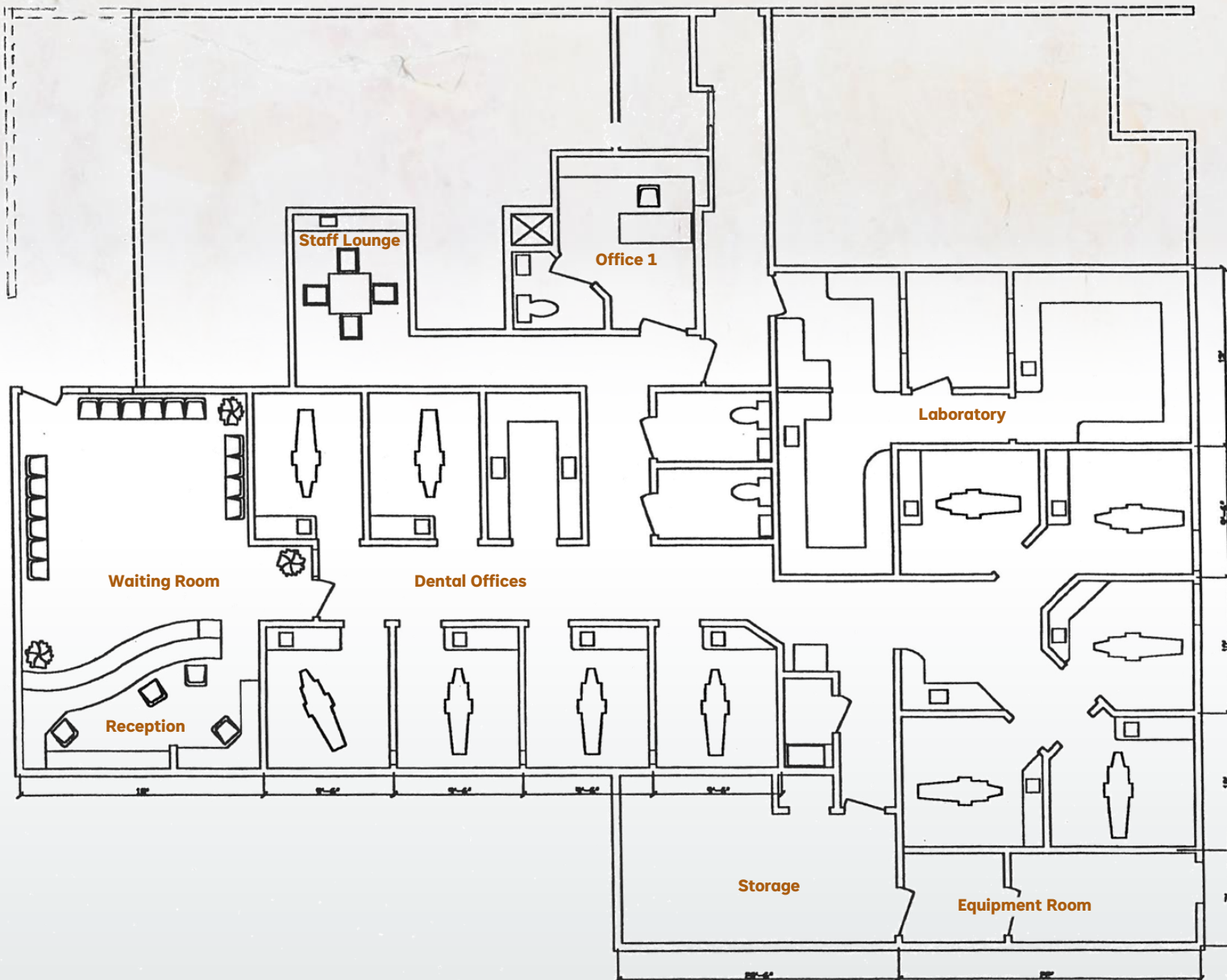




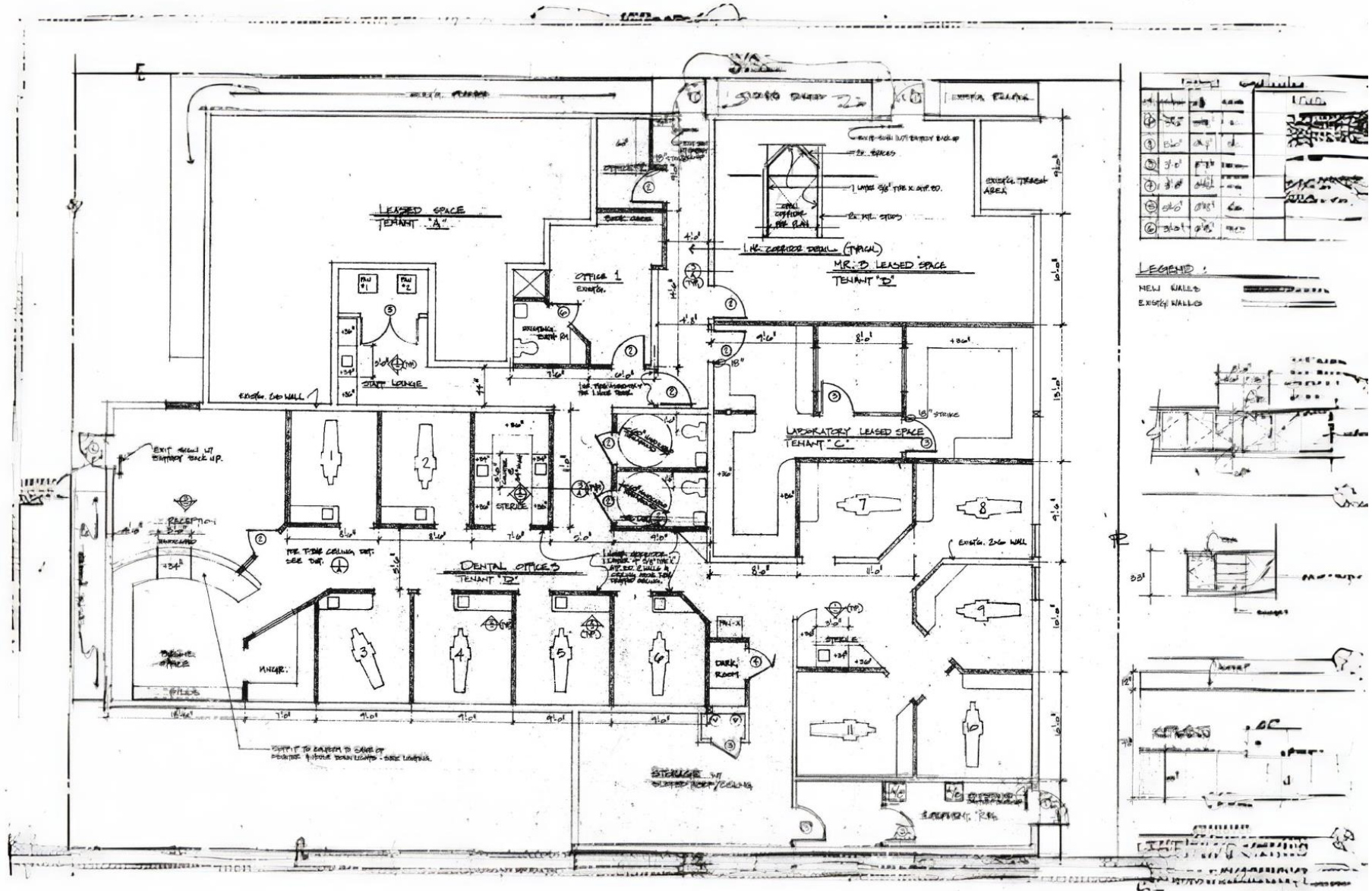
# FLOOR PLAN



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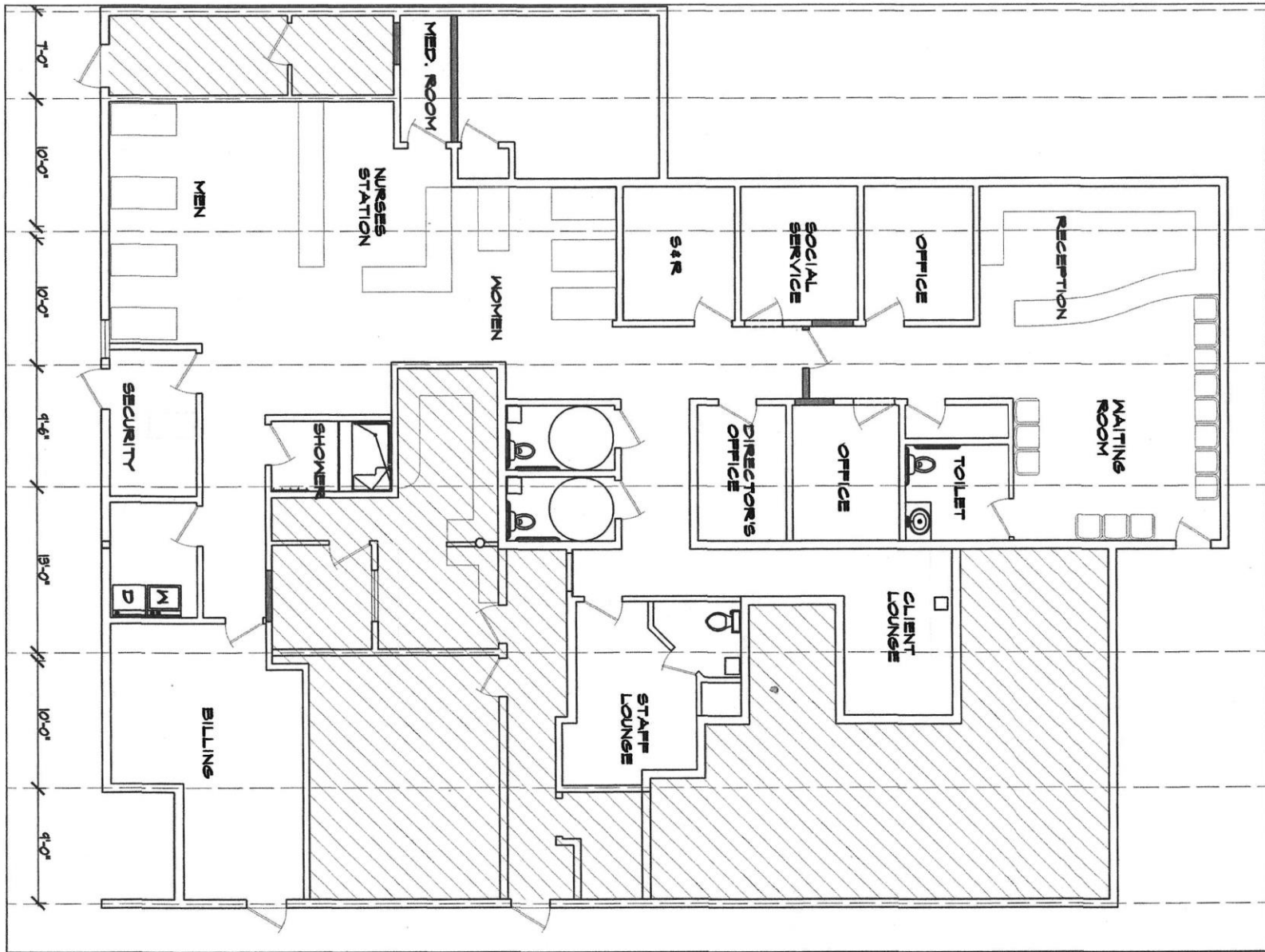


# FLOOR PLAN





# FLOOR PLAN





# Prime LOCATION





# PRIME CULVER CITY

UPSCALE ENVIRONMENT ■ EXCEPTIONAL DESTINATION



11444 W Washington Blvd is strategically located in the heart of Culver City's dynamic Washington & Sepulveda commercial corridor—one of West Los Angeles' most active and rapidly evolving medical, retail, and creative office hubs. Although the property holds a Los Angeles address, it sits just steps from the Culver City border, offering the unique advantage of proximity to premier amenities and institutions that define the area. It enjoys excellent access to major transportation arteries, including the 405 and 10 Freeways, and is just minutes from the Culver City Metro E (Expo) Line, providing seamless connectivity to Downtown Los Angeles, Santa Monica, and beyond.

The property is surrounded by some of the most influential names in media and technology, including Apple, Amazon Studios, HBO, Vox Media, Sony Pictures, and the iconic Culver Studios—creating strong daytime traffic and an ecosystem of innovation that supports a high-demand, high-income customer base. This prime location offers visibility, convenience, and long-term positioning in one of LA's most sought-after investment corridors.



# Corporate Synergy

**3,122**  
Area Business

**29,241**  
People Employed

**\$6.3B**  
Annual Payroll





# AREA SNAPSHOT

Culver City's prime location has magnetized various businesses, fueling rapid economic growth and creating abundant job opportunities, making it a desirable professional hub. The thriving economy offers diverse employment prospects, attracting many skill sets. The city's economy has experienced significant growth, contributing to its status as an economic powerhouse. Culver City's economy continues to flourish, drawing in businesses and professionals alike, further solidifying its position as a lucrative business center. This dynamic landscape fosters a prosperous community, reflecting the city's resilience and vibrant economy. Culver City's economic foundation is bolstered by the presence of established employers, contributing to the city's overall prosperity and development.

**39,169**

Population

**\$95,044**

Avg HH Income

**\$892,000**

Median Home Price



**Job Creation:** Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

**Innovation and Entrepreneurship:** The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

**THRIVE**  
- MARKET -

**IMAX**



**You**Tube



**ChowNow**

**Red Bull**  
ENERGY DRINK

**hulu**

**ACTIVISION  
BLIZZARD**

**amazon**studios

**Snap Inc.**



# LOCAL ECONOMY

The Culver City office market encompasses approximately 5.74 million sq ft of office space, with nearly 60% classified as Class A, firmly establishing the area as a premium destination for high-end tenants. While average asking rents hover around \$44.89 / sq ft, Class A space commands closer to \$49 / sq ft.

On the retail and medical front, the market remains even stronger. Retail vacancy in Culver City is extremely low, at just 5.4%, demonstrating persistent demand for ground-floor and patient-driven uses.



# Economic Anchors

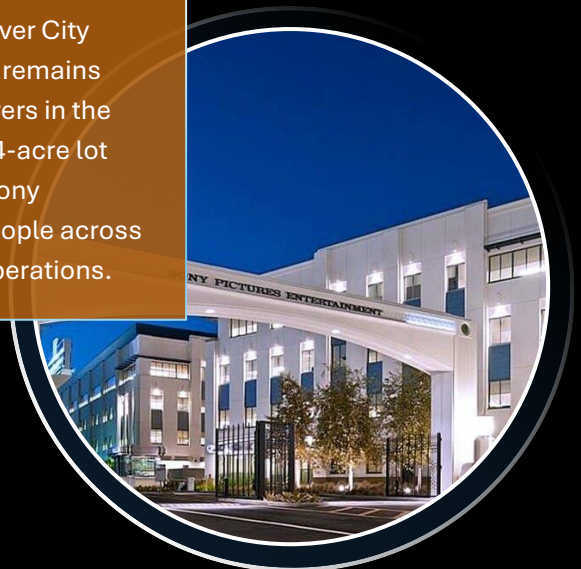


*Amazon Studios*

Amazon has rapidly become one of Culver City's most transformative economic anchors. In 2021, the company signed a lease for more than 530,000 square feet at the historic Culver Studios and adjacent Ivy Station developments, establishing a major West Coast headquarters for its entertainment division.

A long-standing fixture in the Culver City economy, Sony Pictures Studios remains one of the largest private employers in the region. Occupying a sprawling 44-acre lot just south of Washington Blvd, Sony employs approximately 3,000 people across film, television, and corporate operations.

*Sony Pictures*





# 11444 W. WASHINGTON BLVD LOS ANGELES, CA 90066

For additional information or to schedule a tour, contact us today



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