

TURNKEY CARWASH OPPORTUNITY

3762-3772 OVERLAND AVE
LOS ANGELES, CA

- **High-profile corner** — this property sits at the signalized intersection of Venice Blvd & Overland Ave, a busy commuter artery with freeway ramps one block away—ideal visibility for any future use
- **Dense, affluent trade area** — surrounded by Westside neighborhoods, Culver City studios, Sony Pictures, Netflix, Apple, etc.
- **Transit & freeway access** — minutes to I-10, I-405, and Metro E-Line; Venice and Overland avenue are major thoroughfares
- Available for qualified operators on an annual basis, the site is fully equipped and currently functioning—ideal for a seamless takeover with minimal downtime.
- Ownership seeks an operator to assume the business and continue operations under a yearly agreement.
- Established in 2007 with loyal repeat customers



PROPERTY HIGHLIGHTS



LOT SIZE
14,250 SF
0.33 Acres



EXCELLENT VISIBILITY
Easy accessibility at major
signalized intersection



PRIME LOCATION
In expanding
residential corridor



AFFLUENT MARKET
With population &
commercial growth

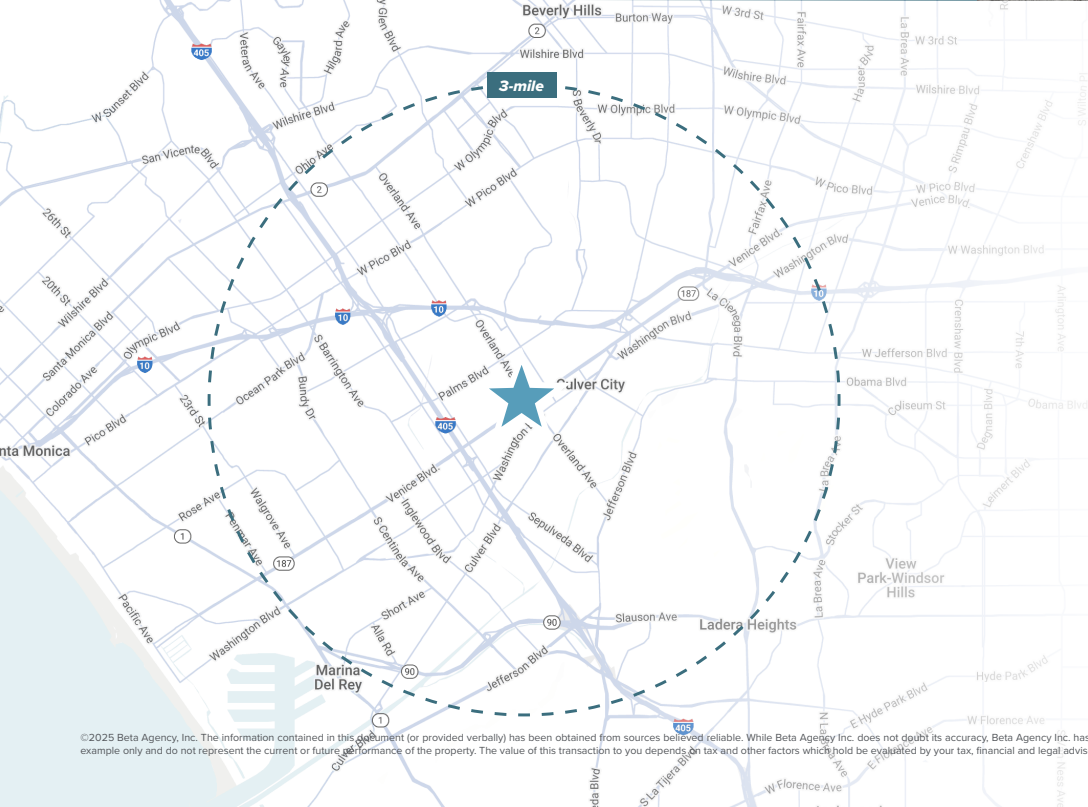
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PROPERTY OVERVIEW

Property Address:	3762-3772 Overland Ave, Los Angeles, CA 90034
Lot Size:	14,250 SF / 0.33 Acres
Power / Equipment:	600Amps / NS Wash Systems
Parcel Numbers:	4314-001-051, 4314-001-052, 4314-001-053
Zoning:	C2 - City of Los Angeles (LINK)
Cross Streets:	Overland Ave: 36,877 CPD Venice Blvd: 54,887 CPD



DEMOGRAPHIC PROFILE

	1 MILE	2 MILE	3 MILE
2025 Estimated Population	54,408	138,686	293,170
2025 Estimated Households	25,704	59,813	127,405
2025 Average Household Income	\$153,653	\$178,262	\$182,748
2025 Median Home Value	\$1.33 M	\$1.54 M	\$1.46 M
2025 Daytime Population	35,283	98,996	299,006
2025 College Education or Higher	28,490	68,236	140,851

SOURCE: SITES USA, 2025

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Parcel

Home to **established carwash operations**, driving consistent traffic and cash flow while enhancing the site's overall utility.

Billboard

Prominent **billboard signage** positioned along a high-visibility frontage. Currently under a multi-year lease, with rights included in the sale and flexibility for termination upon redevelopment, creating an additional value-add component.

RECENT RESIDENTIAL DEVELOPMENTS



1 Arya
10700 Tabor St,
Los Angeles, CA 90034
119 Units



2 The Jagger
3630-3638 Overland Ave,
Los Angeles, CA 90034
74 Units



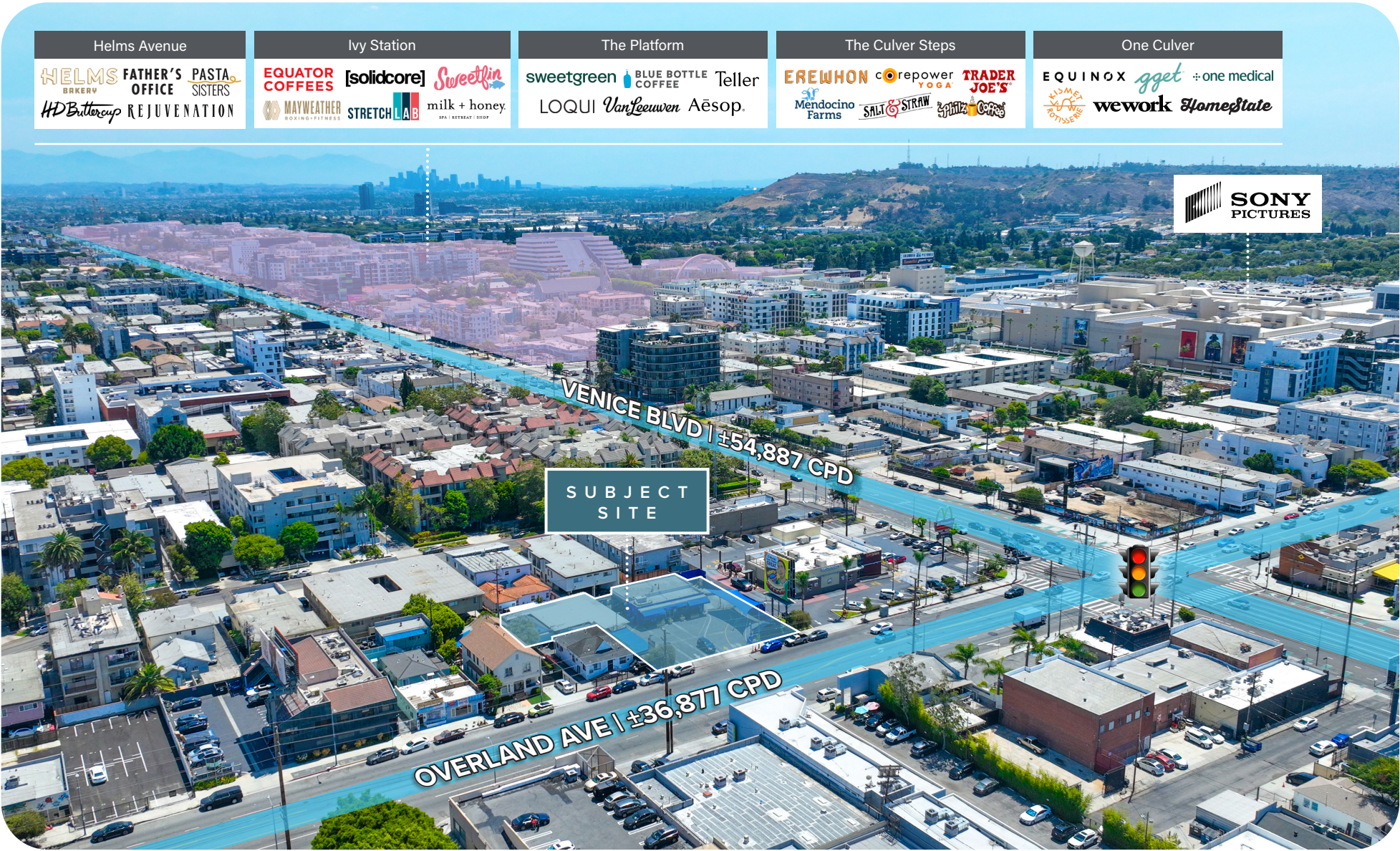
3 Mixed-Use
3555 Overland Ave,
Los Angeles, CA 90034
(Under Construction)
64 Units

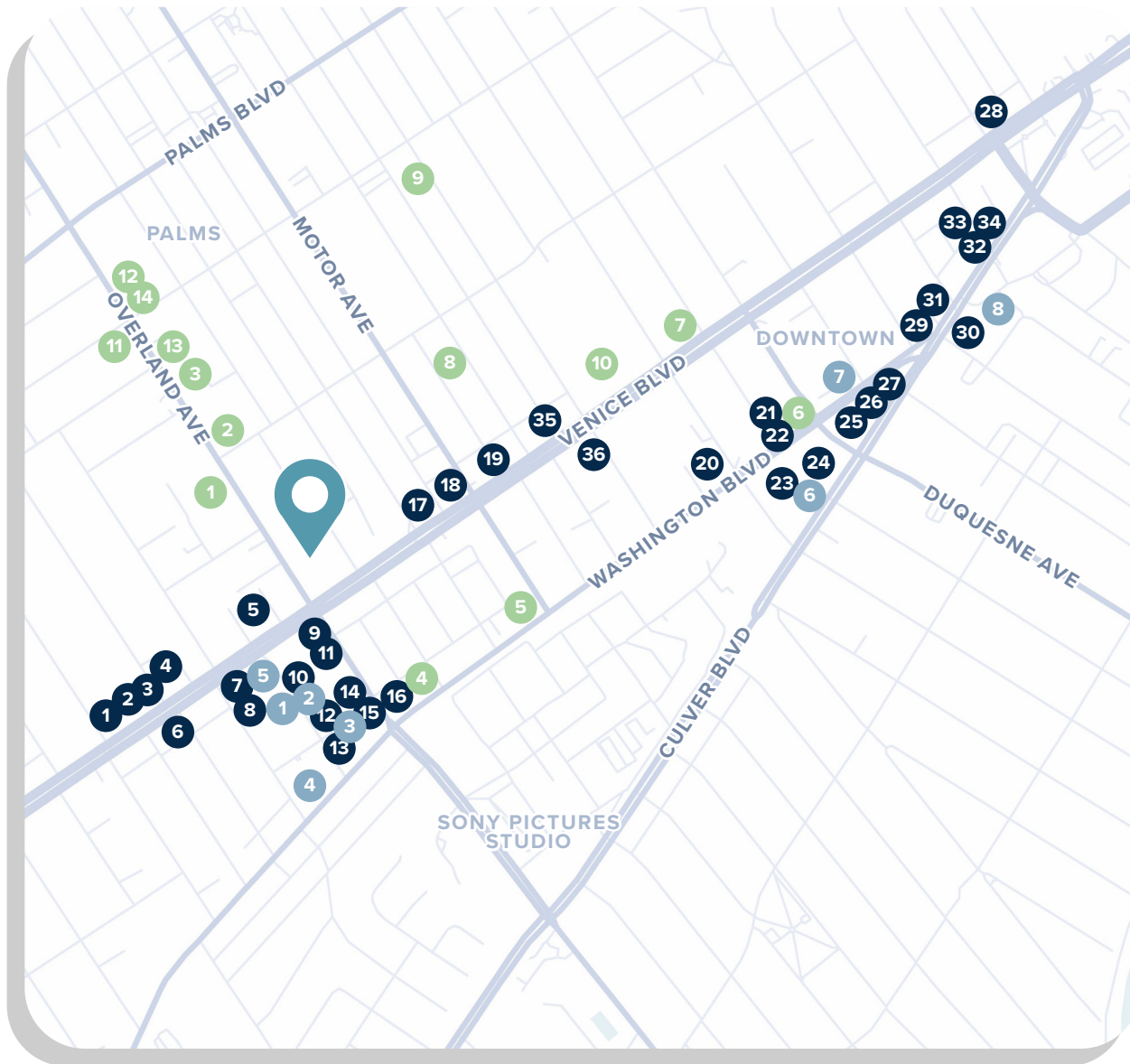


4 Venue
3688 Overland Ave,
Los Angeles, CA 90034
205 Units



NEARBY RETAILERS





Notable Restaurants

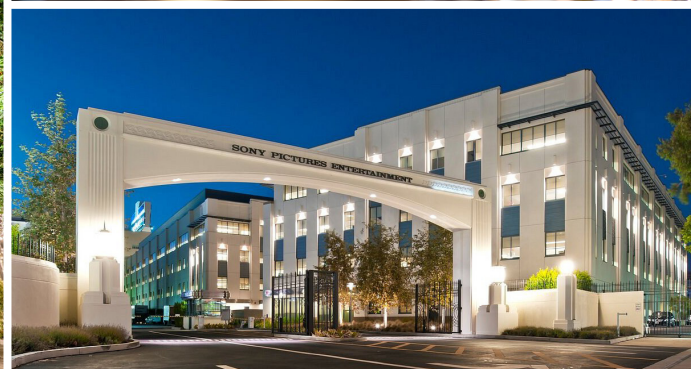
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|-----------------------------|---------------------------|
| 1. Thai Boom | 19. Versailles Cuban Food |
| 2. Tara's Himalayan | 20. Victor J's |
| 3. Bamboo Restaurant | 21. Luna Grill |
| 4. Al's Hot Chicken | 22. Breakfast Republic |
| 5. LA FLAME | 23. HomeState |
| 6. Esquina Brasil | 24. Kismet Rotisserie |
| 7. Baja Fresh | 25. Cafe Vida |
| 8. Crumbl | 26. Meet in Paris |
| 9. California Pizza Kitchen | 27. Sake House by Hikari |
| 10. Yogurtland | 28. In-N-Out |
| 11. Dave's Hot Chicken | 29. AKASHA |
| 12. Pampas Grill | 30. Jameson's Pub |
| 13. Hey, Sunshine Kitchen | 31. Ugo |
| 14. Ike's Sandwiches | 32. Public School |
| 15. Sidecar Doughnuts | 33. Rocco's Tavern |
| 16. LemonShark Poke | 34. Piccalilli |
| 17. Gaby's Restaurant | 35. Gloria's Cafe |
| 18. Benny's Tacos | 36. Tree House Thai |

Retail / Services

- | | |
|---------------|-----------------------|
| 1. Ralphs | 5. Bank of America |
| 2. LA Fitness | 6. Equinox |
| 3. GameStop | 7. Chase Bank |
| 4. Best Buy | 8. The Culver Theater |

Apartments

- | | |
|-----------------------|----------------------|
| 1. CentrePointe | 8. Vinton Apartments |
| 2. Venue | 9. Lido Apartments |
| 3. The Roy | 10. Clarington |
| 4. Cobalt Apartments | 11. Arya Apartments |
| 5. WM by CLG | 12. Montecito |
| 6. Harlow Culver City | 13. The Jagger |
| 7. Victor on Venice | 14. T Lofts |



WHY CULVER CITY?

A vibrant and culturally rich community known for its unique blend of entertainment, art, and innovation. Home to major film studios like Sony Pictures and MGM, Culver City has a storied history in the entertainment industry. Beyond Hollywood, it boasts a burgeoning arts scene, with numerous galleries and theaters, making it a hub for creative expression. Its charming downtown area offers a diverse culinary scene, boutique shopping, and a welcoming atmosphere for residents and visitors alike. With its central location and a thriving creative spirit, Culver City continues to be a dynamic and exciting part of the Los Angeles metropolitan area.

JOIN THESE BRANDS

PUBLIC SCHOOL
RESTAURANT + BAR

CAVA

corepower
YOGA

tendergreens



amazonstudios

CITIZEN
Public Market

Mendocino
Farms



Roberta's

SALT & STRAW

EREWON

VanLeeuwen

EQUINOX

SEPHORA

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