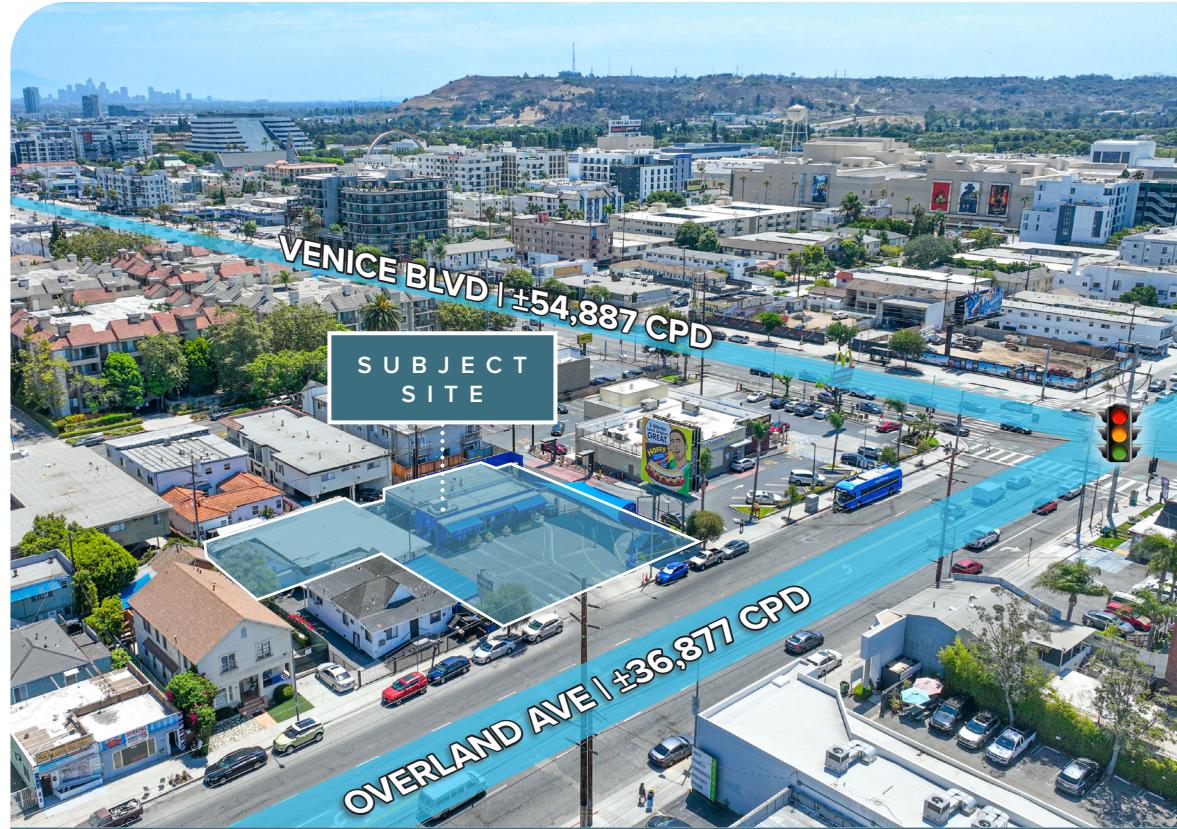


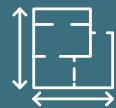
TURNKEY CARWASH OPPORTUNITY

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

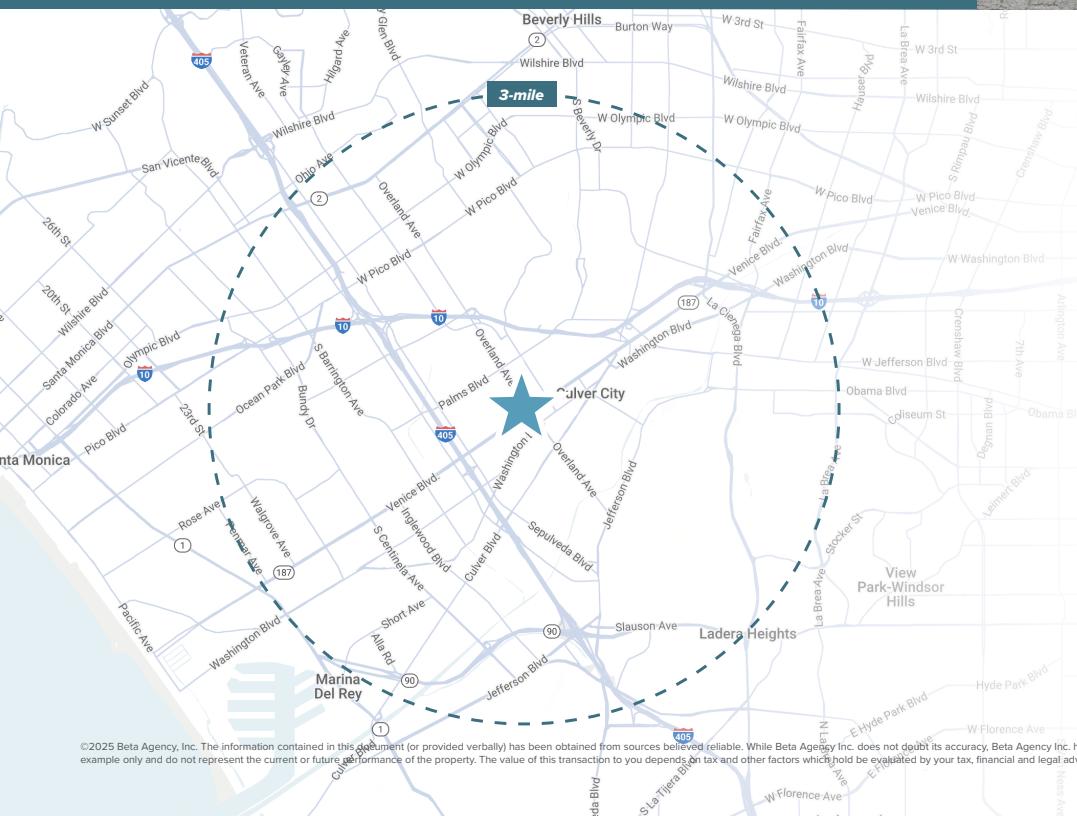
With population & commercial growth

TOBY KAMISH | LIC. 02241740
T 310 477 8000 E Toby.Kamish@BetaAgency.com

beta.

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



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.



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

beta.

Helms Avenue
HELMS BAKERY FATHER'S OFFICE SISTERS HDButtercup REJUVENATION

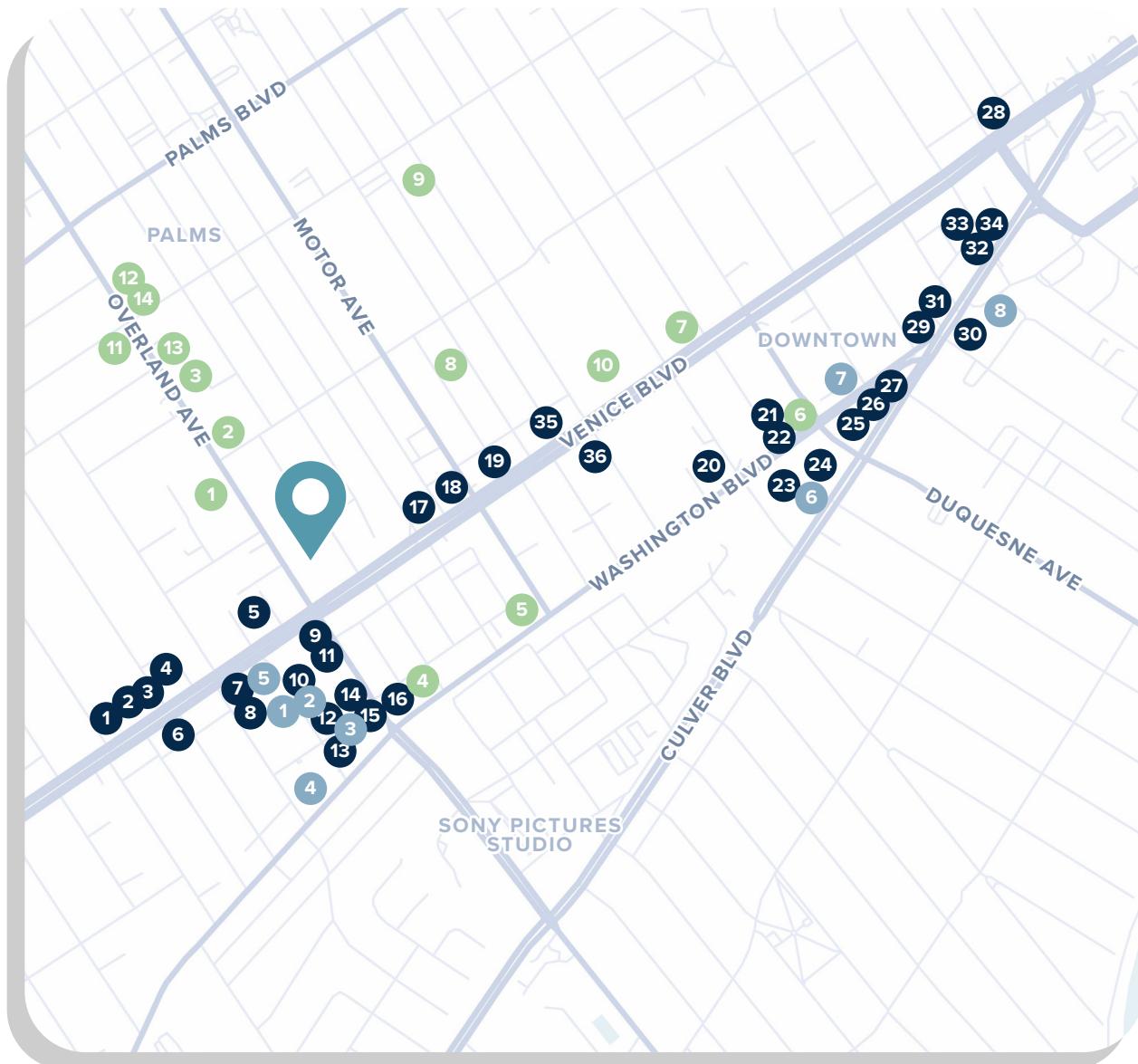
Ivy Station
EQUATOR COFFEES [solidcore] Sweetfin MAYWEATHER BOXING+FITNESS STRETCHLAB milk + honey

The Platform
sweetgreen BLUE BOTTLE COFFEE Teller LOQUI <i>Van Leeuwen</i> Aēsop.

The Culver Steps
EREWHON corepower YOGA TRADER JOE'S Mendocino Farms SALT & STRAW SPINN CAFE

One Culver
EQUINOX gget + one medical wework HomeState





● Notable Restaurants

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

● Retail / Services

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

● Apartments

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

amazon studios

tendergreens

CITIZEN
Public Market

Mendocino
Farms

Philz Coffee
ONE CUP AT A TIME

Robert's

SALT & STRAW

EREWHON

Van Leeuwen

EQUINOX

SEPHORA



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