

# FREESTANDING RETAIL **INVESTMENT OPPORTUNITY**

Renovated Single-Tenant Retail Asset in Prime Culver City Corridor



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PROPERTY OVERVIEW

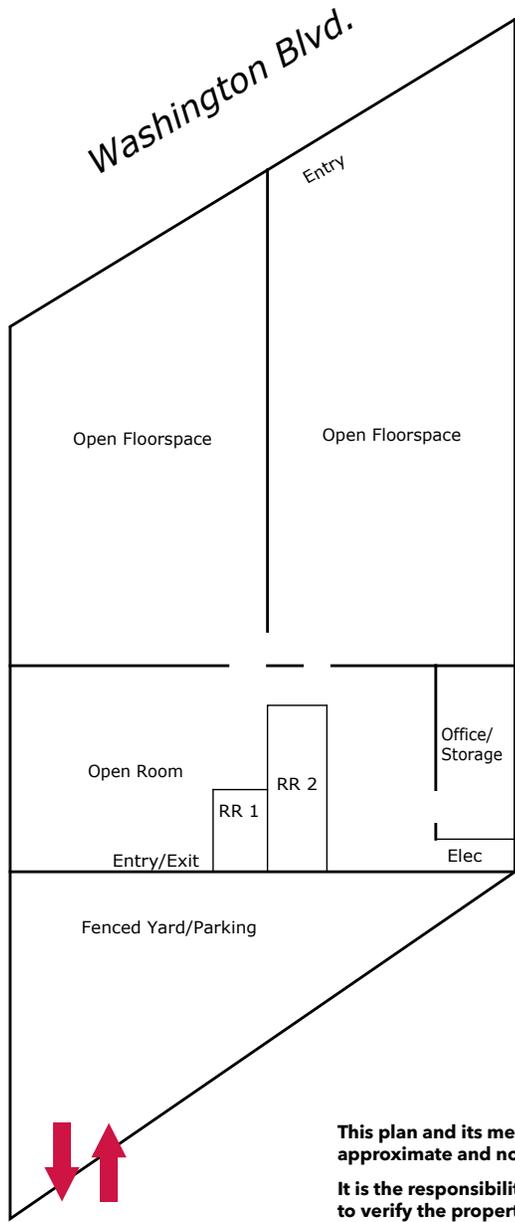
Lee & Associates is pleased to present 11018 Washington Boulevard, a freestanding retail property located in the highly desirable Culver City submarket of Los Angeles. This irreplaceable asset is positioned within one of Southern California's most dynamic and sought-after neighborhoods. The property features approximately ±3,595 square feet of building situated on ±4,491 square feet of land, offering excellent street exposure with roughly 60 feet of frontage along Washington Boulevard. Originally constructed in 1947, the premise was fully renovated in 2023, with benefits from a fresh exterior and strong visual presence along one of Culver City's most active retail corridors.

The asset is currently configured as a single-tenant retail building, making it well suited for an owner-user or investor seeking a foothold in a dense and affluent West Los Angeles market. With a walk score of 87 and bike score of 80, the location benefits from strong vehicle traffic, excellent connectivity to surrounding neighborhoods, and close proximity to major employment centers throughout Culver City and the greater West Los Angeles area.

Centrally located just minutes from Downtown Culver City, the property is surrounded by a diverse mix of established retailers, restaurants, and major tech/media and entertainment employers. Nearby tenants and companies include NFL Network, Sony Pictures, Trader Joe's, Erewhon, Sephora, Mendocino Farms, Laurel Grill, Apple, Amazon Studios, HBO, The Culver Hotel along with many others. The area continues to experience significant growth, highlighted by Apple's new 550,000-square-foot office campus and Apple TV headquarters, along with thousands of new multifamily units currently under construction/recently completed.

OFFERING SUMMARY

<b>Property Address</b>	11018 Washington Blvd, Culver City, CA 90232
<b>Property Type</b>	Freestanding Retail
<b>Building Size</b>	±3,595 SF
<b>Land Area</b>	±4,491 SF (±0.10 AC)
<b>Zoning</b>	CG - Commercial General
<b>Year Built   Renovated</b>	1947   2023
<b>Tenancy</b>	Single Tenant
<b>Frontage</b>	±60 FT on Washington Blvd
<b>APN</b>	4213-008-020
<b>Walk Score</b>	87
<b>Bike Score</b>	80



**This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.**





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**11018 WASHINGTON BLVD** | CULVER CITY, CA 90232



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