

11312-11314 VENICE BOULEVARD,
LOS ANGELES, CA, 90066
(CULVER CITY)

FOR SALE

OWNER/USER BUILDING



**MEDICAL OFFICE/GENERAL
OFFICE/RETAIL**

GREG ECKHARDT
310.395.2663 x103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

INVESTMENT HIGHLIGHTS

PRICE: **\$2,695,000**

ADDRESS: 11312-11314 Venice Boulevard,
Los Angeles, CA, 90066 (Culver City)

BUILDING: Approx. 4,300 Sq. Ft.
Price per square foot \$626
(Buyer to verify square footage)

LAND: Approx. 5,018 Sq. Ft.

APN: 4214-004-004

YEAR BUILT: 1930 (Remodeled in 2018)

PROPERTY: Retail/Medical Office/General Office

ZONING: CC2YY (Culver City)

PARKING: 10 Gated Parking Spaces

**The property is a 2-story freestanding medical office/retail/general office building which will be delivered vacant at close of escrow

*Located on Venice Boulevard near the corner of Sawtelle Boulevard and close to the San Diego (405) Freeway and the Santa Monica (I-10) Freeway.

*Subject property has well placed signage

*Located in close proximity to an abundance of amenities including restaurants, coffee shops, retailers and public transit options in the neighborhood.

*Subject is less than 2 miles from Downtown Culver City and Sony Studios

*The demographic profile of the surrounding areas gives the underlying real estate a strong intrinsic value. The average annual household income within a 3-mile radius of the subject property is \$137,881.

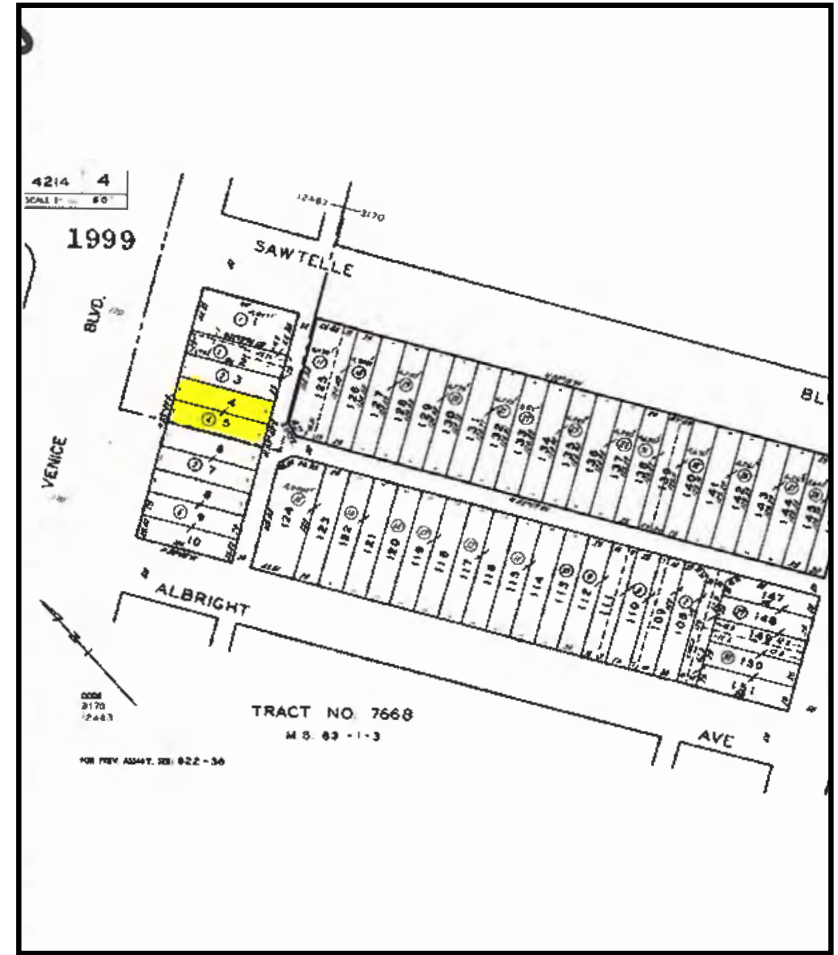


GREG ECKHARDT

310.395.2663 x103

GECKO@PARCOMMERCIAL.COM

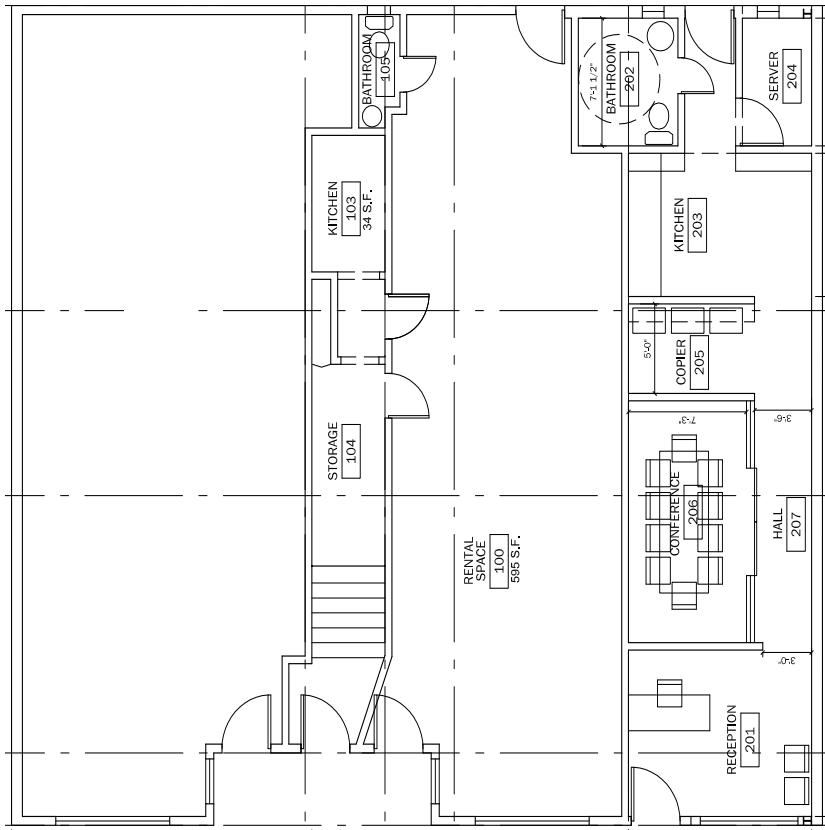
LIC# 01255469





First Floor

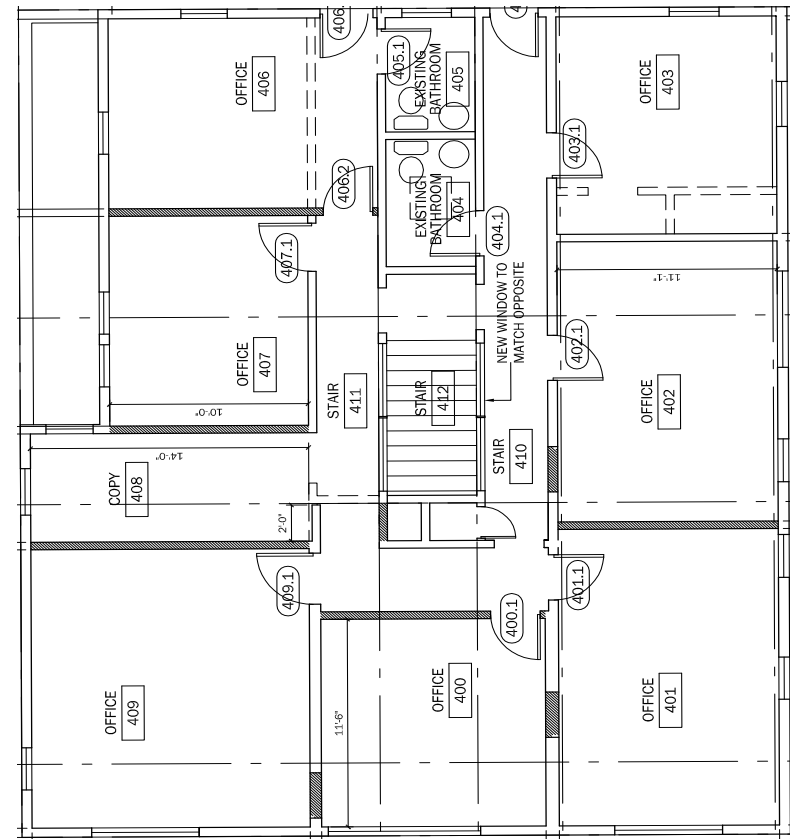
PARKING LOT



VENICE BOULEVARD

Second Floor

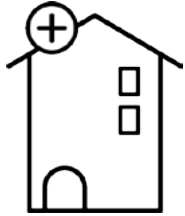
PARKING LOT



VENICE BOULEVARD

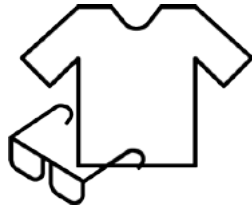
Demographics

11312-11314 Venice Boulevard, Los Angeles, CA, 90066 (Culver City)



Median Home Value

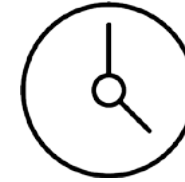
\$1,111,875



Apparel, Food/Entertainment & Services

\$275,832

yearly consumer spending



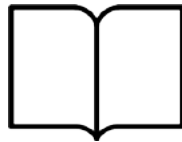
Estimated Population

46,218



Housing Units

22,086



Educational Attainment

57%

with college or higher degree



Average Household Income

\$117,167

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2029 Projected Population	45,242	274,057	741,141
2024 Estimated Population	46,218	280,569	756,263
2020 Census	45,511	279,144	741,576
Growth 2024-2029	-2.11%	-2.32%	-2.00%
Growth 2020-2024	1.55%	0.51%	1.98%
ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	3,326	15,258	40,493
\$75,000-\$99,000	2,649	14,710	35,483
\$100,000+	8,690	65,285	163,700
TOTAL:	14,665	95,253	239,676
2022 AVERAGE HH INCOME	\$117,167	\$137,881	\$128,916
2022 HOUSEHOLDS	19,670	124,790	334,714

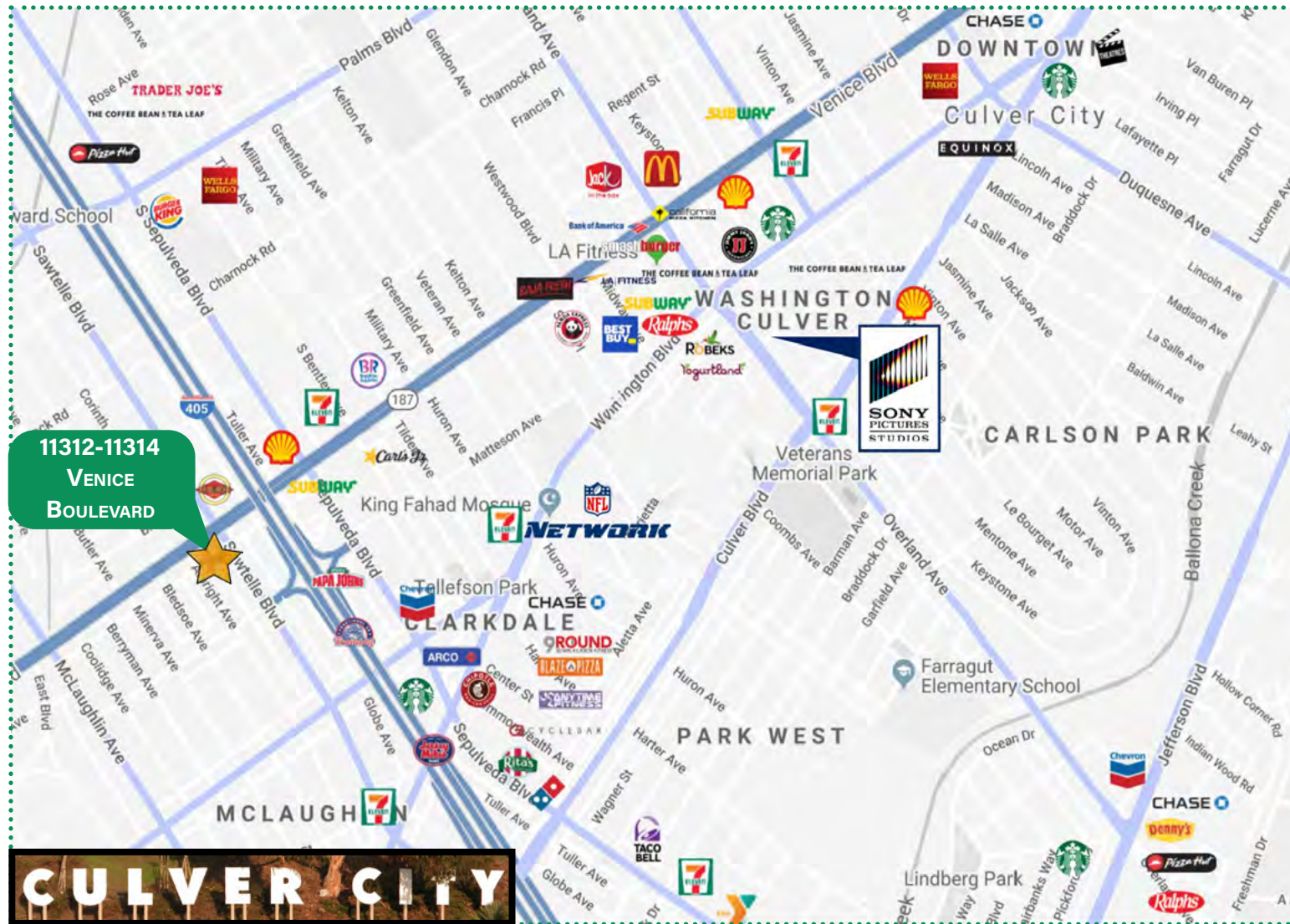
GREG ECKHARDT

310.395.2663 x103

GECKO@PARCOMMERCIAL.COM

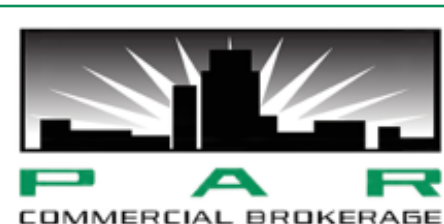
LIC# 01255469





CULVER CITY

is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, including the Kirk Douglas theater and monthly art walks. It's also home to Sony Pictures Studio and the historic Helms Bread Factory. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.



GREG ECKHARDT

310.395.2663 x103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469