

9700 VENICE BLVD

# For Sale — Prime Medical Office Building/ Surgery Center or Development Site

9700-9708 Venice Blvd,  
Culver City, CA 90232

Culver City  
Submarket



**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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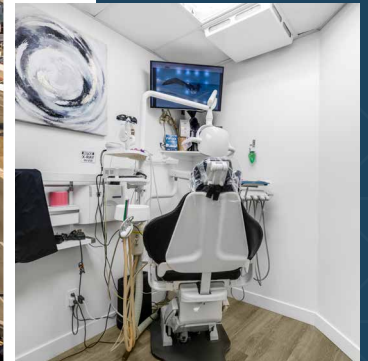
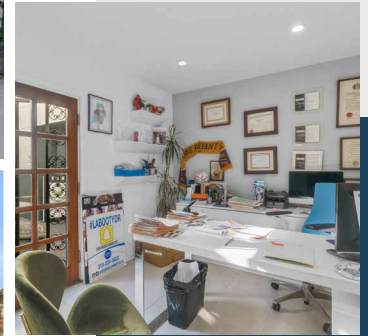
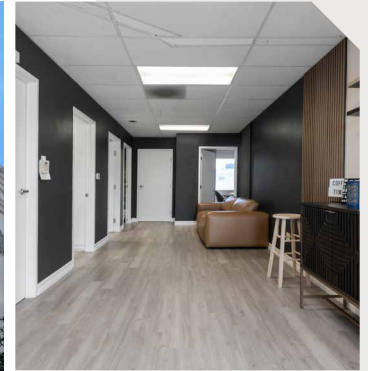
# 9700 VENICE BLVD

NAI Capital Commercial proudly presents a rare opportunity to own a two-story freestanding medical office building at 9700 Venice Blvd, Culver City, CA.

This ±5,150 sq. ft. property, situated on ±13,010 sq. ft. of land, is perfectly located along vibrant Venice Blvd and just steps away from Southern California Hospital at Culver City, Culver Medical Plaza and Downtown Culver City.

**This unique property is an ideal investment for owner-users** seeking a presence in a thriving medical corridor. It features four fully built-out suites, offering exceptional versatility for various medical practices. The property is also an attractive asset for a savvy investor looking to add value through new tenant leases. There is also the opportunity for a partial Owner-User to supplement their occupancy with income from the other tenants. The property benefits from 20 on-site parking stalls providing easy access to the offices for patients and staff. The property's flexible design makes it simple to renovate and adapt for a variety of office uses.

**For a mixed-use or commercial developer**, with a generous frontage along Venice Blvd on over 13,000 sq. ft., the opportunity for redevelopment should not be overlooked. The property is within the City of Los Angeles and benefits from the increased zoning potential of being in L.A., but with all the benefits of the Downtown Culver City neighborhood, bustling with restaurants, retail, and entertainment options. Spread across 5 individual parcels, the property offers incredible flexibility for redevelopment. With the potential to construct approximately 54 units (Buyer to verify), this site is primed for significant growth opportunities in a prime location.



**9700 VENICE BLVD****ADDRESS**

9700-9708 Venice Blvd,  
Culver City, CA 90232

**OFFERING PRICE**

\$6,950,000

**PROPERTY TYPE**

Medical Office

**YEAR BUILT**

1945/1954/2004

**GROSS BUILDING AREA**

±5,150 SF

**BUILDING PSF**

\$1,350

**LAND PSF**

\$534

**ZONING**

Mixed Use Exposition Corridor -  
MU(EC) [City of Los Angeles]

**PARKING SPACES**

±20

**MUNICIPALITY**

City of Los Angeles  
(Culver City mailing)

**CURRENT OCCUPANCY**

Owner-Occupied, short-term leases

**PARCEL NUMBERS**

4207-002-001, 4207-002-002,  
4207-002-003, 4207-002-004,  
4207-002-005

**Main Suite**

Surgery Center with 3 exam rooms with sinks,  
2 operatories, recovery room, private offices,  
restrooms, and administrative areas.

**Second Suite**

A fully equipped dental office with 3 exam rooms,  
reception and waiting area, restrooms, administrative  
space, and private offices.

**Third Suite**

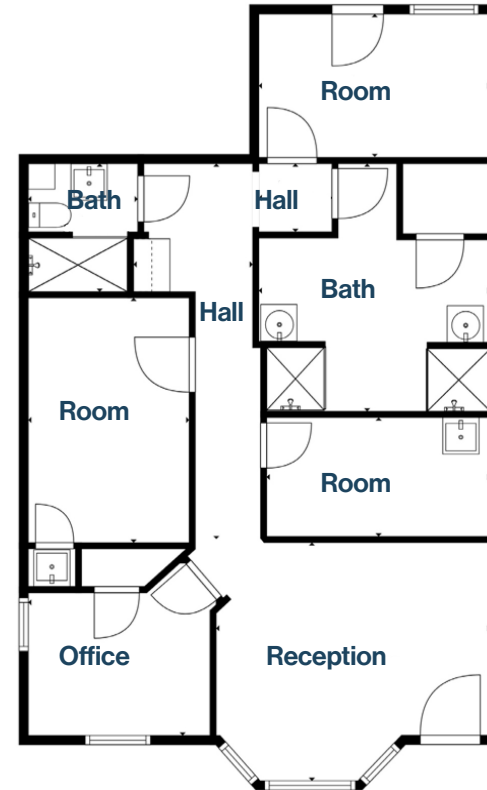
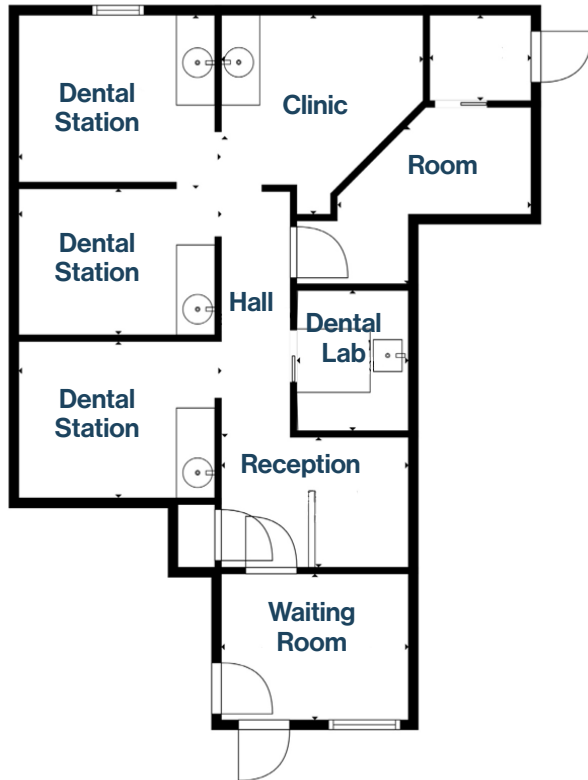
Med spa with treatment rooms, showers,  
and private offices.

**Fourth Suite**

Second floor office space with 4 private offices,  
bullpen area and restroom. Currently used as a  
podcasting studio.

Situated at the end of the block from Downtown Culver City, this property offers easy access to an array of dining, shopping, and entertainment options for staff and patients alike. Don't miss this exceptional chance to secure a prime medical office in a highly sought-after location!











### **Versatile Use and Investment Opportunity:**

Perfectly tailored for medical owner-users seeking a prime location in a well-established medical corridor. Additionally, the property's layout and location make it an exceptional opportunity for traditional office users looking to establish their presence in a thriving commercial area. This property also offers investors a value-add potential, updating and repositioning the offices to achieve attractive market rents.

### **Development Potential with Growth Flexibility:**

Outstanding potential for redevelopment. With an opportunity to create a robust mixed use residential and commercial project (potentially 54 units, buyer to verify), this site is perfectly positioned to capitalize on the high demand in the area.

### **Exceptional Medical Corridor Location:**

Located along Venice Blvd, adjacent to Southern California Hospital at Culver City in one of the most active medical office corridors in the area, this property is surrounded by a variety of healthcare and professional services, ensuring steady demand and synergy for medical-related businesses. The property is just a few blocks from both Cedars Sinai's Urgent Care Culver City and One Medical: Culver City Primary Care offices.

### **Ample Parking Accessibility:**

In addition to 20 on-site parking spaces, a two-story, freestanding, city-owned parking structure is just a short walking distance from the property, providing ample parking for patients, clients, and staff, enhancing overall convenience and accessibility.

### **Proximity to Downtown Culver City Amenities:**

The Property is situated just one block from Downtown Culver City, walking distance to a wide range of amenities, including trendy restaurants, boutique shops, entertainment venues, and modern conveniences, making it an attractive location for patients, clients and employees.

This combination of immediate functionality and long-term growth potential makes this property a standout investment opportunity at the border of Culver City!

# Culver City

Once known primarily as a center for motion picture and television production, Culver City has evolved into one of Los Angeles' most dynamic emerging submarkets—a thriving hub for creativity and connectivity. Over recent years, it has become a magnet for tech and creative tenants, driven by its central Westside location, the Expo Line extension, and the growth of Silicon Beach. The area now boasts a vibrant mix of tech startups and creative industries, sharing the spotlight with neighboring Santa Monica and Playa Vista.

Culver City is bordered by several prominent Los Angeles neighborhoods, including Cheviot Hills & Beverlywood to the north, Inglewood to the south, and Mar Vista, Playa Vista, and Venice to the west. Surrounding cities include Beverly Hills, Santa Monica, Inglewood & El Segundo. With convenient access to the 10 and 405 freeways, the city is well-connected to the rest of Los Angeles and Southern California.

Culver City's recent developments near the Expo Line station have created a walkable, urban hub with top-tier amenities and connections to adjacent districts. Downtown Culver City, known for its pedestrian-friendly streets, offers shopping, dining, and cultural attractions, while the Culver City Arts District features galleries, shops, and restaurants in hotspots like the Helms Bakery District.

The city actively supports its creative office districts with innovative initiatives, including enhanced high-speed Internet services and expanded parking solutions. Its walkability is a significant draw, with a Walk Score of 87 in the main hub along Washington and Culver Boulevards. Bike paths along Ballona Creek and the Expo Line route provide additional options for active residents and visitors.

The Expo Line light rail is a cornerstone of Culver City's connectivity, linking the city to Santa Monica in just 18 minutes and Downtown Los Angeles in about 28 minutes. Culver CityBus serves a wide area, including Century City, Marina del Rey, and Venice, as well as local destinations like West Los Angeles College and LAX.

Culver City offers an exceptional live-work-play environment. Its parks, hiking trails, and playgrounds rank among the best in Los Angeles. The weekly year-round farmer's market on Main Street features fresh produce and gourmet foods. From enjoying one of LA's best burgers to exploring offbeat museums, Culver City caters to every lifestyle.

Culver City's central location, walkability, and vibrant culture make it a standout destination for residents and businesses alike.



## Culver City Top 10 Employers

1. Sony Pictures Entertainment (51%)
2. Amazon Studios (4.2%)
3. Westfield Shoppingtown-Fox Hills (3.4%)
4. Apple (2.5%)
5. Southern CA Hospital (Brontman Medical Center) (2%)
6. Culver City Unified School District (1.5%)
7. City of Culver City (1.4%)
8. Goldrich & Kest Industries, LLC (1.1%)
9. Costco (1.1%)
10. TikTok (1%)







# 9700 VENICE BLVD

## Aerial Map



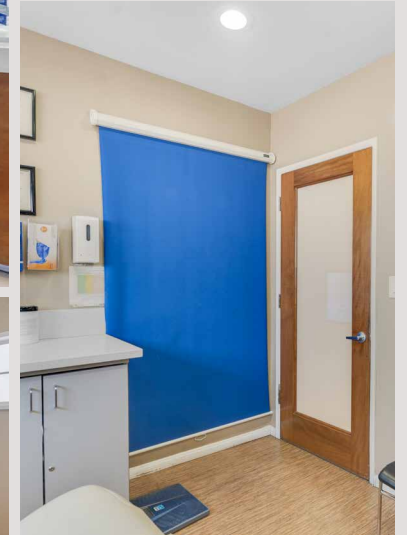
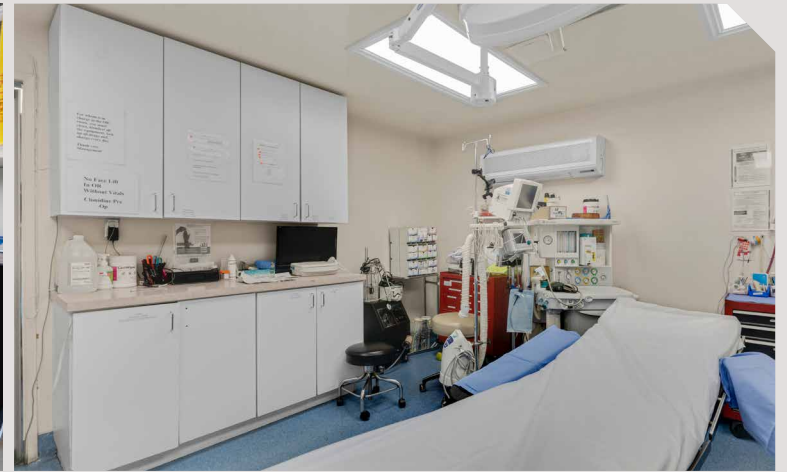




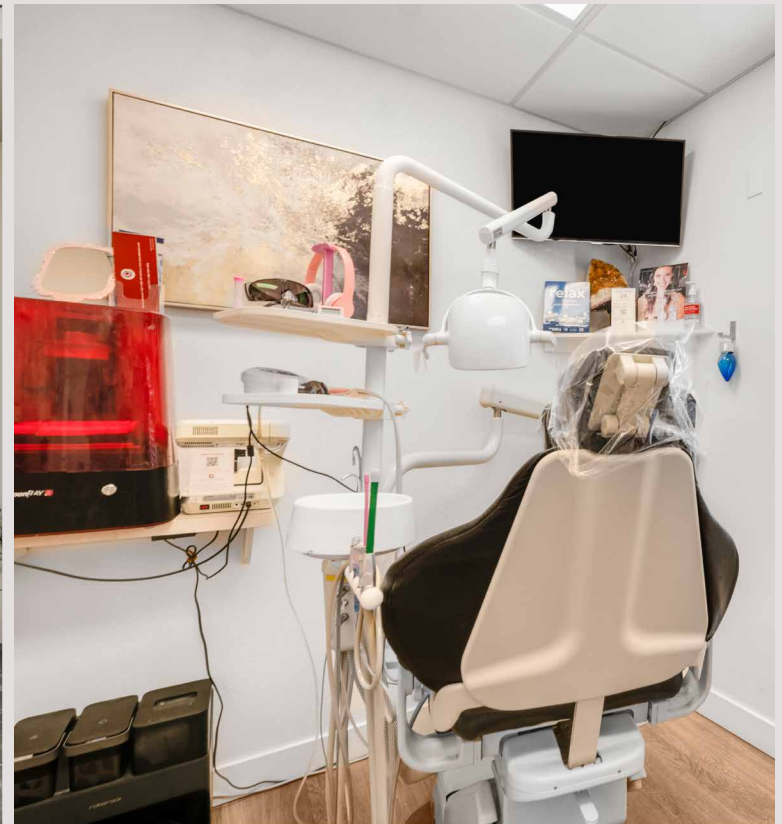
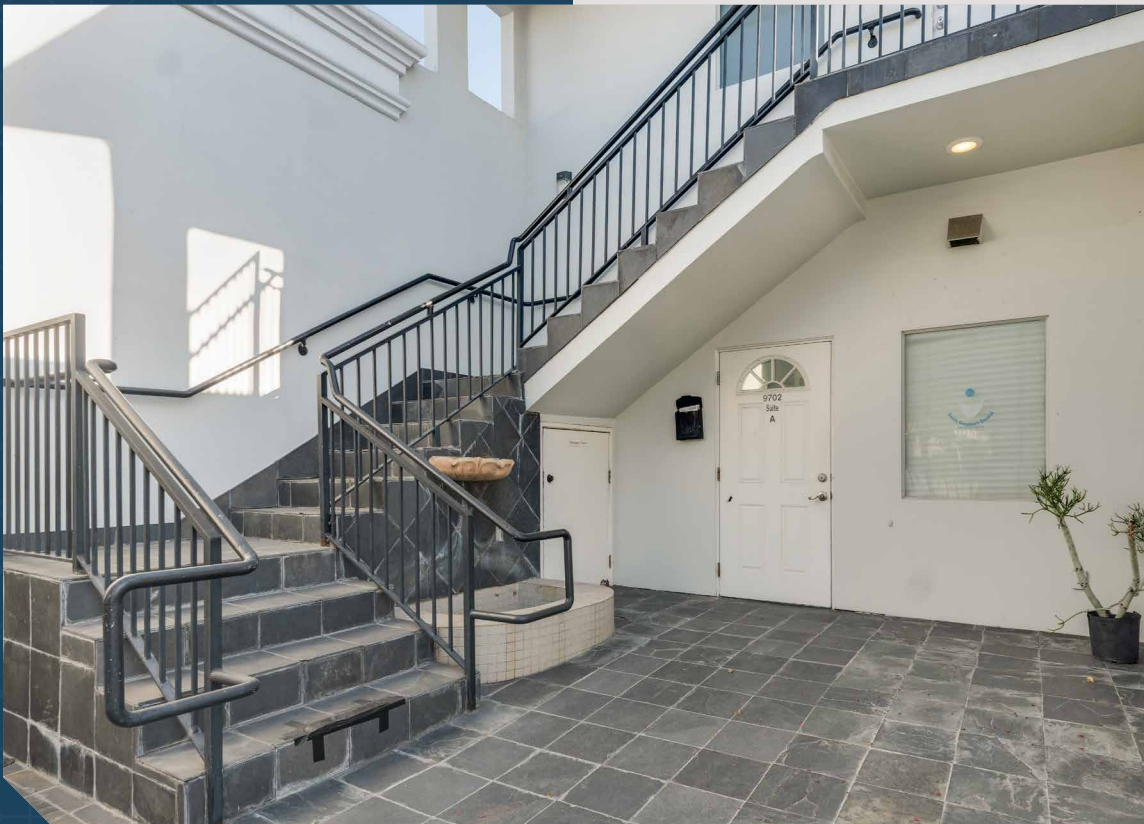
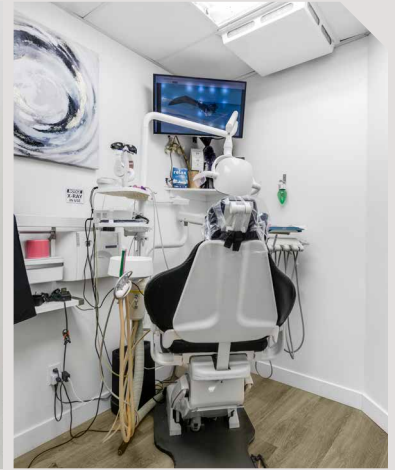




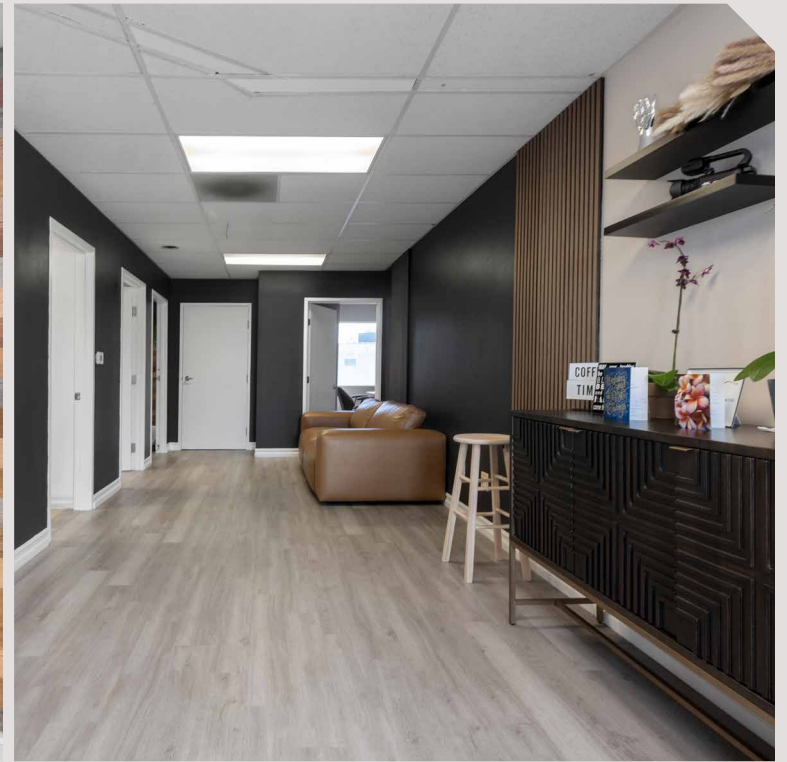












### Demographics

| Population                  | 1 Mile | 3 miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Estimated Population (2024) | 43,398 | 307,466 | 875,270 |
| Projected Population (2029) | 27,715 | 286,008 | 811,313 |
| Census Population (2020)    | 42,325 | 303,657 | 865,815 |

| Income                                    | 1 Mile    | 3 miles   | 5 Miles   |
|---|-----------|-----------|-----------|
| Estimated Average Household Income (2024) | \$120,237 | \$122,687 | \$122,594 |
| Projected Median Household Income (2029)  | \$94,296  | \$92,912  | \$91,237  |

| Households                  | 1 Mile | 3 miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Estimated Households (2024) | 20,910 | 130,028 | 377,904 |
| Projected Households (2029) | 20,465 | 126,987 | 369,036 |
| Census Households (2020)    | 20,528 | 129,081 | 375,386 |

### Traffic Count

| Street      | Cross Street | Cross Street Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Property |
|-------------|--------------|-------------------|------------|------------------|-------------|-----------------------------|
| Venice Blvd | Hughes Ave   | 0.01 SW           | 2022       | 52,708           | MPSI        | .10                         |
| Hughes Ave  | Venice Blvd  | 0.06 NW           | 2022       | 10,234           | MPSI        | .13                         |
| Venice Blvd | Dunn Dr      | 0.01 SW           | 2022       | 51,536           | MPSI        | .16                         |
| Venice Blvd | Bagley Ave   | 0.03 SW           | 2022       | 58,223           | MPSI        | .18                         |



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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