

# Extremely Rare Catering/Commissary Facility in Culver City

3975 Landmark Street, Culver City, CA 90232  
(±2,660 - ±6,000 SQFT)



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SPACE SIZE

**±6,300**

**\*CAN BE DEMISED INTO  
±3,340 & ±2,600 RSF SPACES**

LEASE RATE

**\$3.25 PSF/MO + NNN**

**(NNN=±\$1.00 PSF/MO)**

**\*DEMISE PLAN RENT TBD  
DEPENDING ON IMPROVEMENTS**

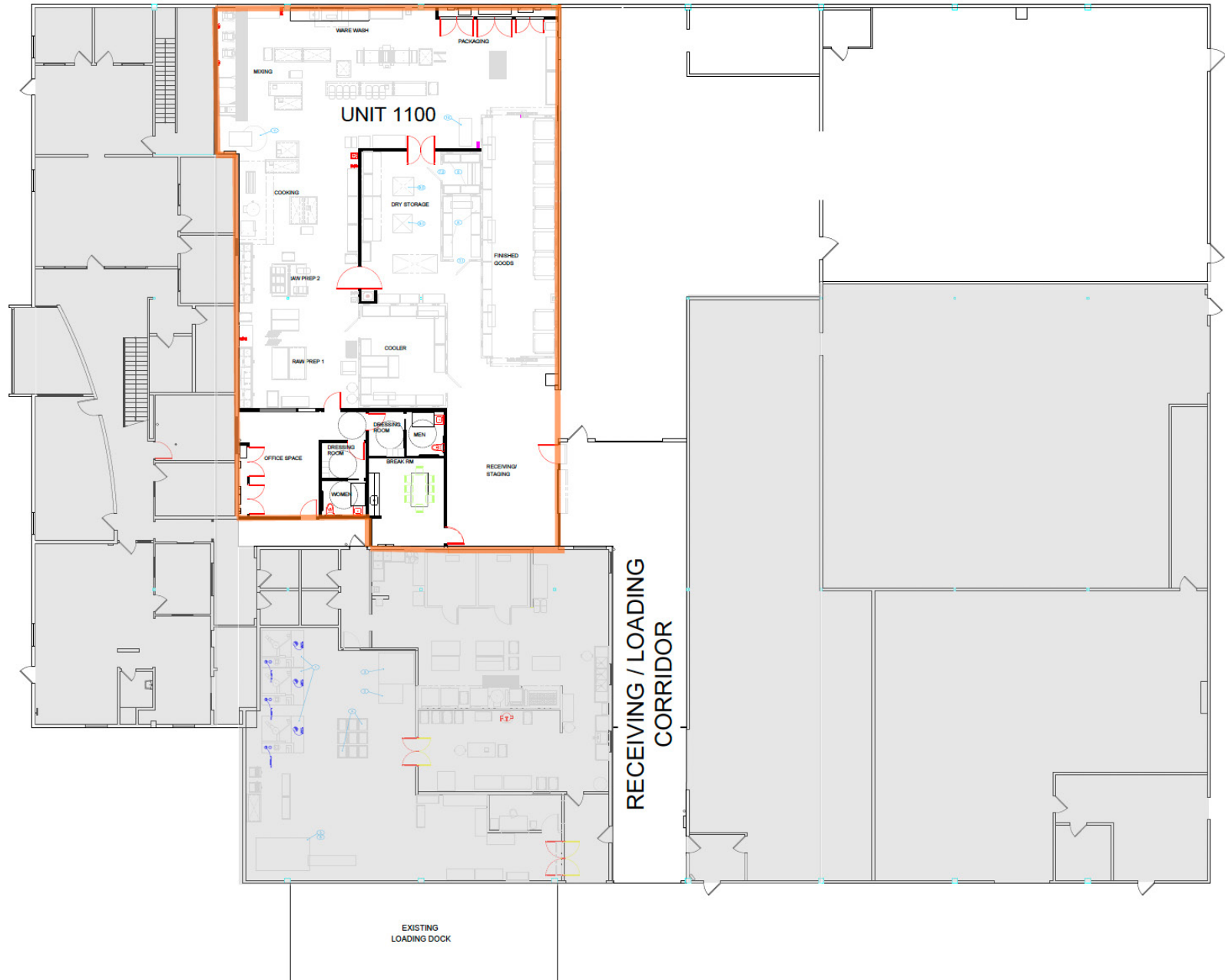
AVAILABLE

**IMMEDIATELY**

**\*DEMISE PLANS AVAILABILITY TBD**

- Extremely rare westside catering facility available for lease with no key money with previous wholesale license
- Incredible infrastructure including a 14-foot hood, 6-foot type 2 hood, 4 separate walk-in coolers including a ±550 SQFT cooler with 17-foot ceilings and a ±300 SQFT cooler with 12-foot ceilings
- Multiple loading doors and a loading dock
- Located in a Culver City industrial building with multiple uses including fitness, creative office, traditional industrial, and multiple commissaries
- Located in Prime Culver City, around the corner from the Platform and across the street from Turning Point School
- ±6,000 SQFT space can be divided to ±3,340 RSF & ±2,600 RSF spaces
- ±2,600 SQFT space can be used as existing cold storage or be converted to a commissary

# Existing Floor Plan



# Demise Plan 1

Space 1100:  $\pm 3,340$  RSF

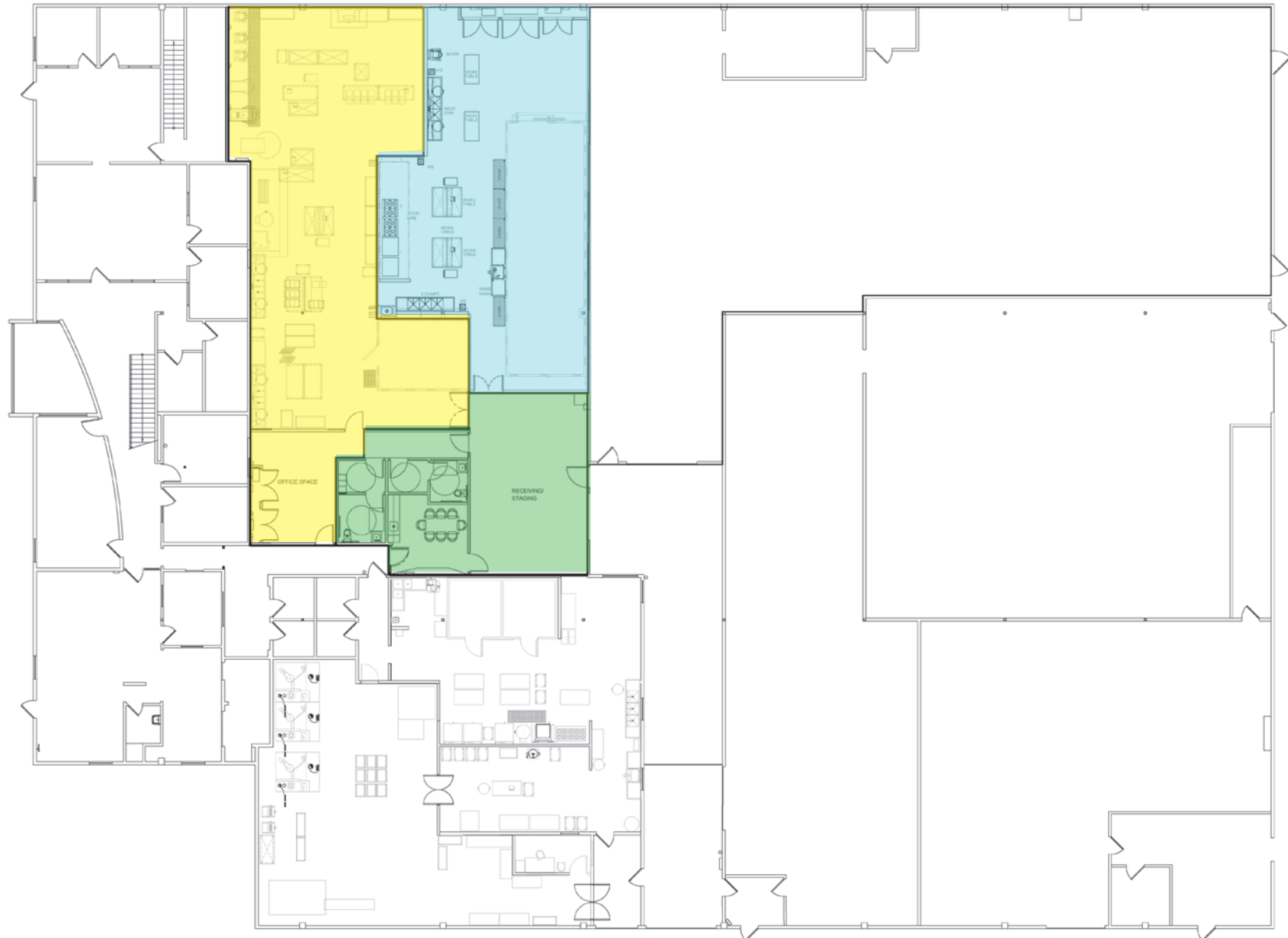
Space 1000:  $\pm 2,660$  RSF

Common area restrooms, receiving/loading, breakroom

Unit 1000 w/ existing large walk-in cooler, cooking line not existing but can be added

Unit 1100 w/ existing hood and walk-in refrigeration

★ Unit 900 ( $\pm 7,000$  SQFT) can be added to Unit 1000 (Unit 900 currently industrial)

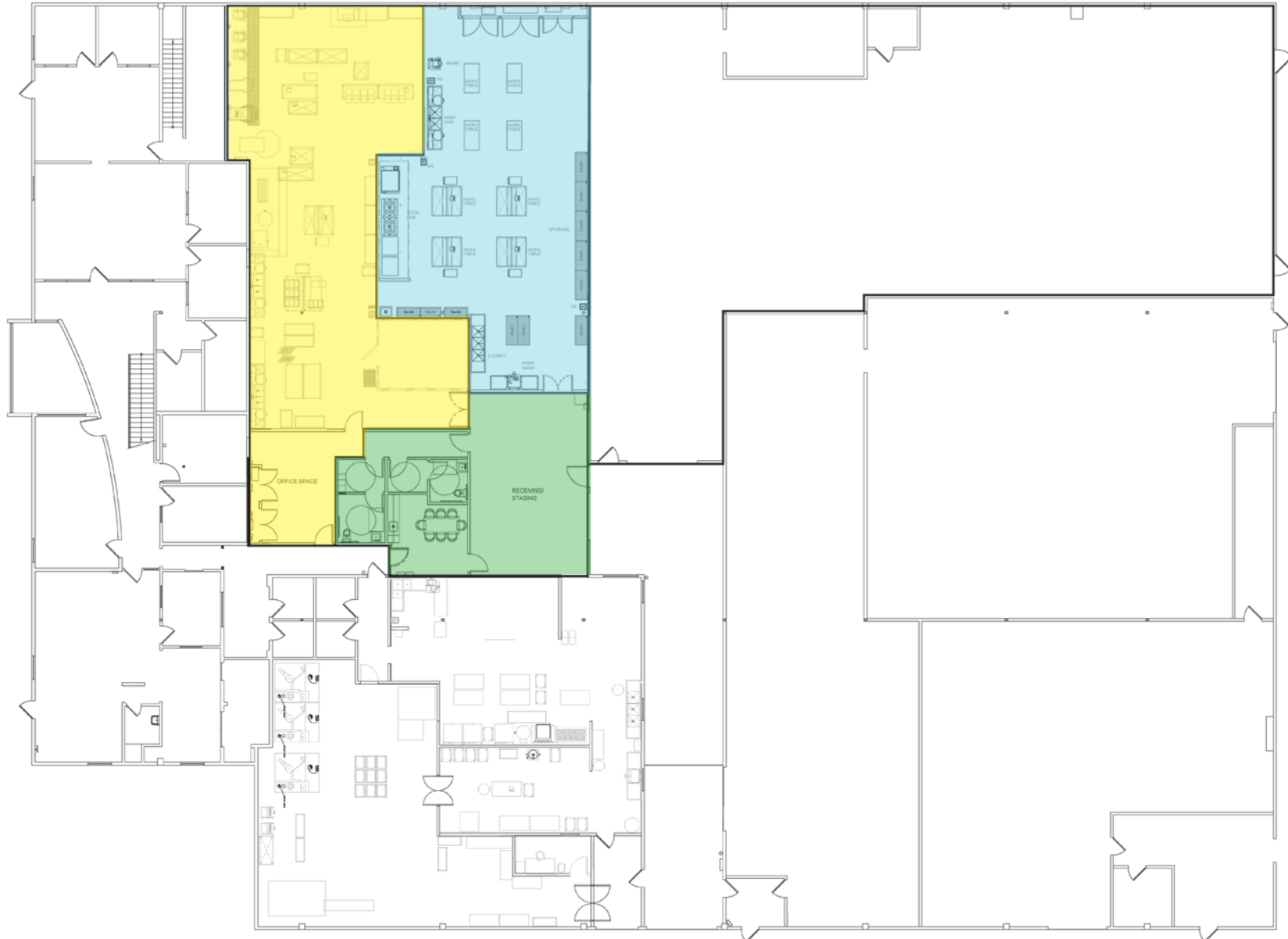


# Demise Plan 2

Space 1100:  $\pm 3,340$  RSF

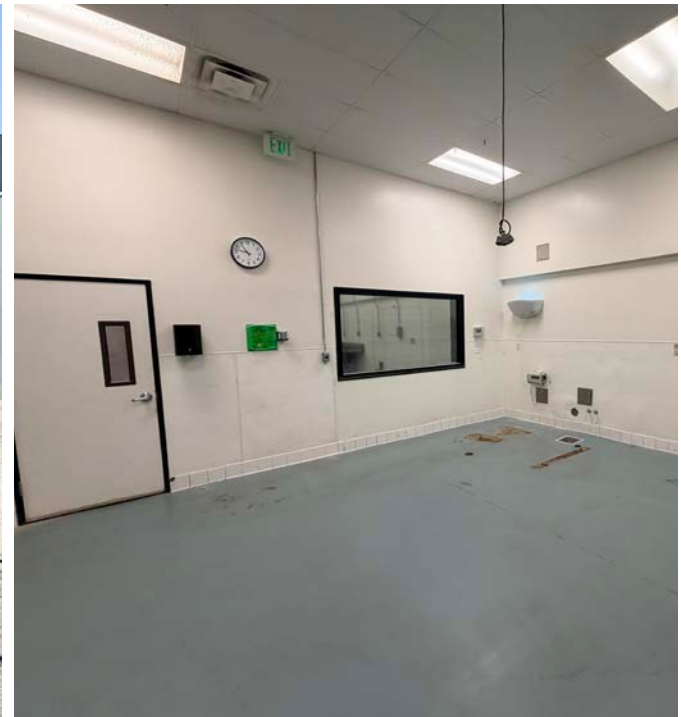
Space 1000:  $\pm 2,660$  RSF

- Common area restrooms, receiving/loading, breakroom
- Unit 1000 existing large walk-in cooler to be removed, cooking line not existing but can be added
- Unit 1100 w/ existing hood and walk-in refrigeration
- ★ Unit 900 ( $\pm 7,000$  SQFT) can be added to Unit 1000 (Unit 900 currently industrial)



# Interior Photos

PROPERTY VIDEO



# Renderings

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# Aerial

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