

FOR SALE

Seller Financing Available

±6,569 SF Retail / Office Building
In the Heart of Culver City, CA



4300

OVERLAND AVE

Culver City | CA 90230

Saxum
West

EXECUTIVE SUMMARY

Rare office/retail owner-user opportunity in Culver City one block away from SONY Pictures, and within walking distance of Equinox, Apple's offices at One Culver, and Downtown Culver City.

The subject property consists of a vacant commercial building currently divided into 4 suites, three of which were used for retail use, and one office suite with a

permitted mezzanine. The building could potentially be reconfigured into two larger suites, or even one single space for an owner/user. The total building size is 6,569 SF which includes approx. 5,424 SF of ground floor space and a permitted mezzanine of approx. 1,145 SF. There is space for parking in the rear of the building for up to 8 vehicles (tandem). More vehicles could be parked after the removal of the structure in the back of the building.

The site was recently discovered to have been

environmentally impacted by a dry-cleaning tenant who used to occupy a small portion of the property. The Seller has a recent Phase II ESA and a remediation proposal which recommends a soil vapor extraction system be installed. Property is to be delivered "as-is" and is priced accordingly, well below nearby sales comps. The seller is willing to offer an attractive seller financing structure to a qualified buyer, since conventional financing options will likely not be available for the site until the environmental situation is addressed.



PROPERTY SUMMARY

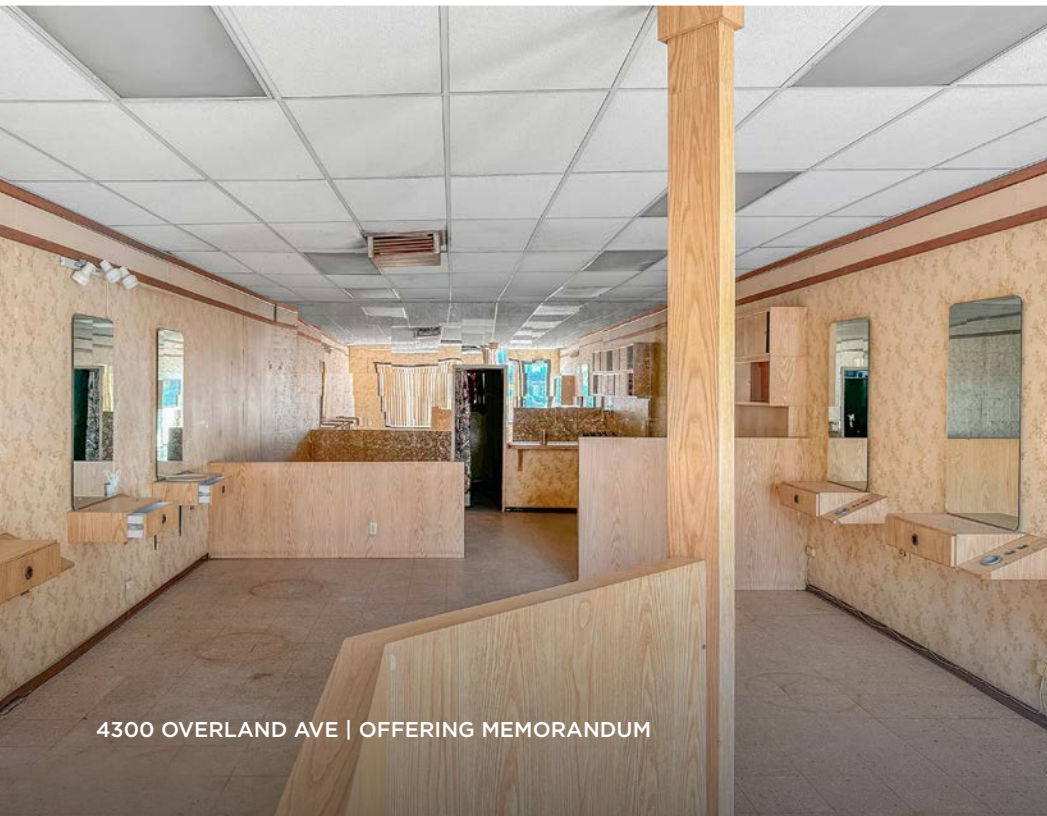
PROPERTY DETAILS

| | |
|--------------------------|---|
| ADDRESS | 4302 Overland Ave Culver City CA 90230 |
| PRICE | \$2,950,000 |
| RBA | ±6,569 SF |
| PRICE / SF (BLDG) | \$449 |
| LOT SIZE | ±7,665 SF (±0.18 AC) |
| PRICE / SF (LAND) | \$385 |
| TYPE | Retail / Office |
| YEAR BUILT | 1941 |
| ZONING | C2 |

INVESTMENT HIGHLIGHTS

- **SELLER FINANCING** available
- **OWNER USER** opportunity - building is currently vacant
- **ONE BLOCK** from Sony Pictures and walkable to Equinox, Apple's offices at One Culver, and Downtown Culver City
- **MOTIVATED SELLER** - priced below comps, potential for significant upside
- **SIGNALIZED CORNER** - high visibility

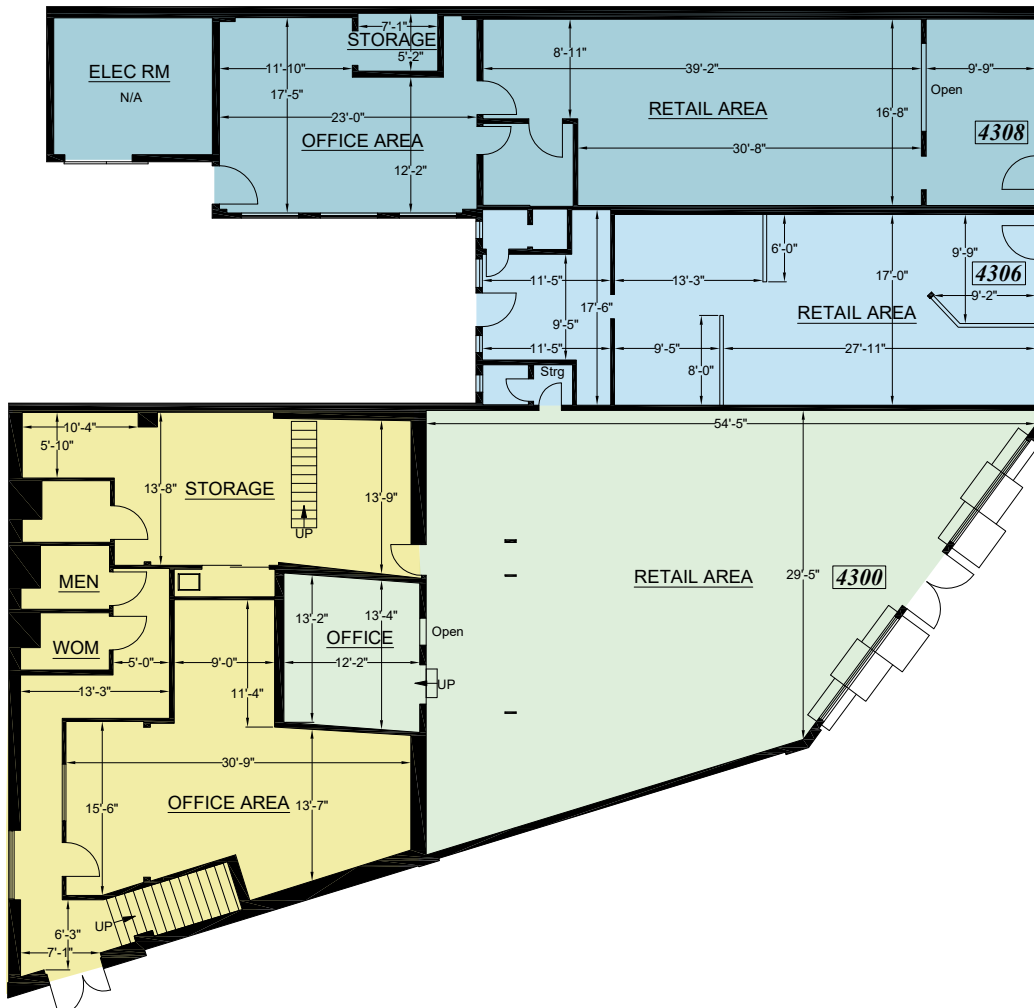




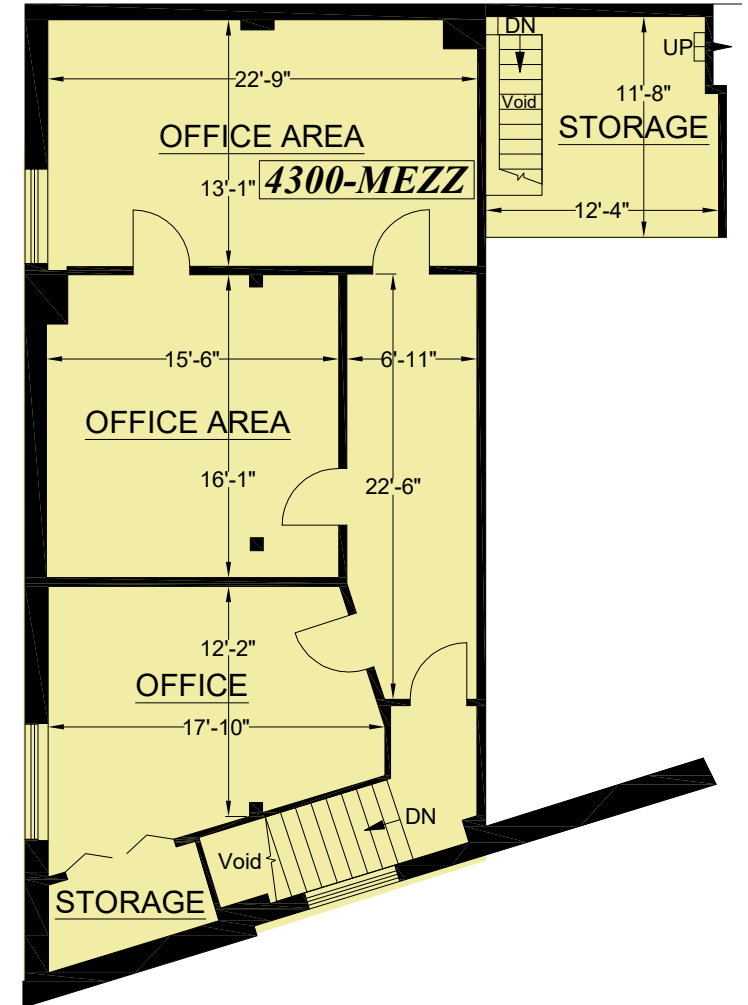


FLOOR PLANS

FIRST FLOOR



MEZZANINE



MATHNASIUM
The Math Learning Center

NFL NETWORK

CULVER CROSSROADS



next generation leaders



baked bar
LOS ANGELES



VISIONZ

CULVER BLVD

DENTIST
NEAR ME

NISHI
poke and ramen bistro

Culver CITY
PARKS & RECREATION

VETERANS MEMORIAL PARK

Culver CITY
SENIOR CENTER

THE Culver CITY
MUNICIPAL PLUNGE

Bioscience LA

Sunset Sleep
Sleep Disorders Centers

T Tower Insurance Associates Inc.

Culver CITY
COMMUNITY & SOCIAL

OVERLAND AVE

4300
OVERLAND AVE

BRADDOCK DR

GLOBECAST



SONY PICTURES

EQUINOX



MEET IN PARIS EREWHON RESTAURANT & LOUNGE

COBALT



WELLS FARGO



Culver CITY HALL THE CULVER HOTEL

TRADER JOE'S

amazonstudios

the CULVER STUDIOS

CARLSON PARK

Culver CITY PARKS & RECREATION

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4300 OVERLAND AVE

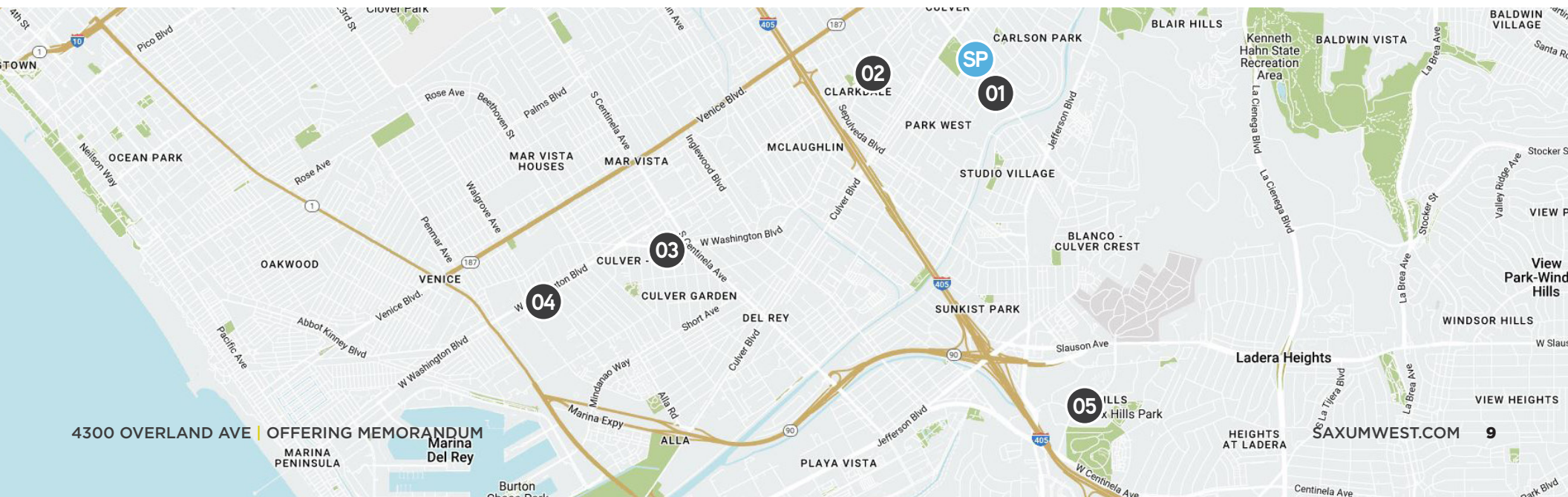


DENTIST NEAR ME

Sunset Sleep Sleep Disorders Centers

COMPARABLES

| | ADDRESS | PRICE | PROPERTY TYPE | BLDG SF | PRICE / SF (BLDG) | LAND SF | YEAR BUILT | SALE DATE |
|----|--|-------------|-----------------|---------|-------------------|---------|-------------|-----------|
| SP |  4300 OVERLAND AVE Culver City, CA | \$2,950,000 | Retail / Office | 6,569 | \$449.08 | 7,665 | 1941 | - |
| 1 |  4381-4385 OVERLAND AVE Culver City, CA | \$2,850,000 | Office | 3,021 | \$943.40 | 7,405 | 1941 | 3.06.24 |
| 2 |  11018 WASHINGTON BLVD Culver City, CA | \$2,385,000 | Retail | 3,595 | \$663.42 | 4,491 | 1947 | 11.25.22 |
| 3 |  12524 W WASHINGTON BL Los Angeles, CA | \$5,005,000 | Office | 5,092 | \$982.91 | 13,438 | 1959 | 3.21.23 |
| 4 |  13321 BEACH AVE Marina Del Rey, CA | \$4,900,000 | Office | 7,700 | \$636.36 | 9,148 | 1986 / 2020 | 11.03.23 |
| 5 |  5881 GREEN VALLEY CIR Culver City, CA | \$4,200,000 | Office | 6,464 | \$649.75 | 27,709 | 1979 | 6.07.24 |



DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2023 POPULATION | 37,445 | 272,543 | 809,129 |
| 2023 HOUSEHOLDS | 16,814 | 114,368 | 349,368 |
| OWNER OCCUPIED HH | 5,276 | 45,584 | 120,831 |
| RENTER OCCUPIED HH | 11,255 | 67,001 | 221,919 |
| AVG HOUSEHOLD SIZE | 2.2 | 2.3 | 2.2 |
| MEDIAN AGE | 41.2 | 41.1 | 40.8 |

BUSINESS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|---------|---------|
| TOTAL EMPLOYEES | 29,748 | 152,515 | 662,115 |
| TOTAL BUSINESSES | 3,208 | 16,038 | 72,993 |

INCOME

| | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|-----------|-----------|-----------|
| AVG HH INCOME | \$117,227 | \$123,031 | \$118,902 |
| MEDIAN HH INCOME | \$97,724 | \$94,643 | \$89,301 |
| < \$25,000 | 1,844 | 15,219 | 55,707 |
| \$25,000 - 50,000 | 2,045 | 15,794 | 50,738 |
| \$50,000 - 75,000 | 2,316 | 15,777 | 47,248 |
| \$75,000 - 100,000 | 2,423 | 13,227 | 36,691 |
| \$100,000 - 125,000 | 2,567 | 12,890 | 36,329 |
| \$125,000 - 150,000 | 1,312 | 8,528 | 26,395 |
| \$150,000 - 200,000 | 2,124 | 12,587 | 35,469 |
| \$200,000+ | 2,184 | 20,344 | 60,789 |



4300

OVERLAND AVE

Culver City | CA 90230

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