

OWNER-USER / DEVELOPMENT

PRICE REDUCTION

FOR SALE

3855 JASMINE AVE
CULVER CITY, CA



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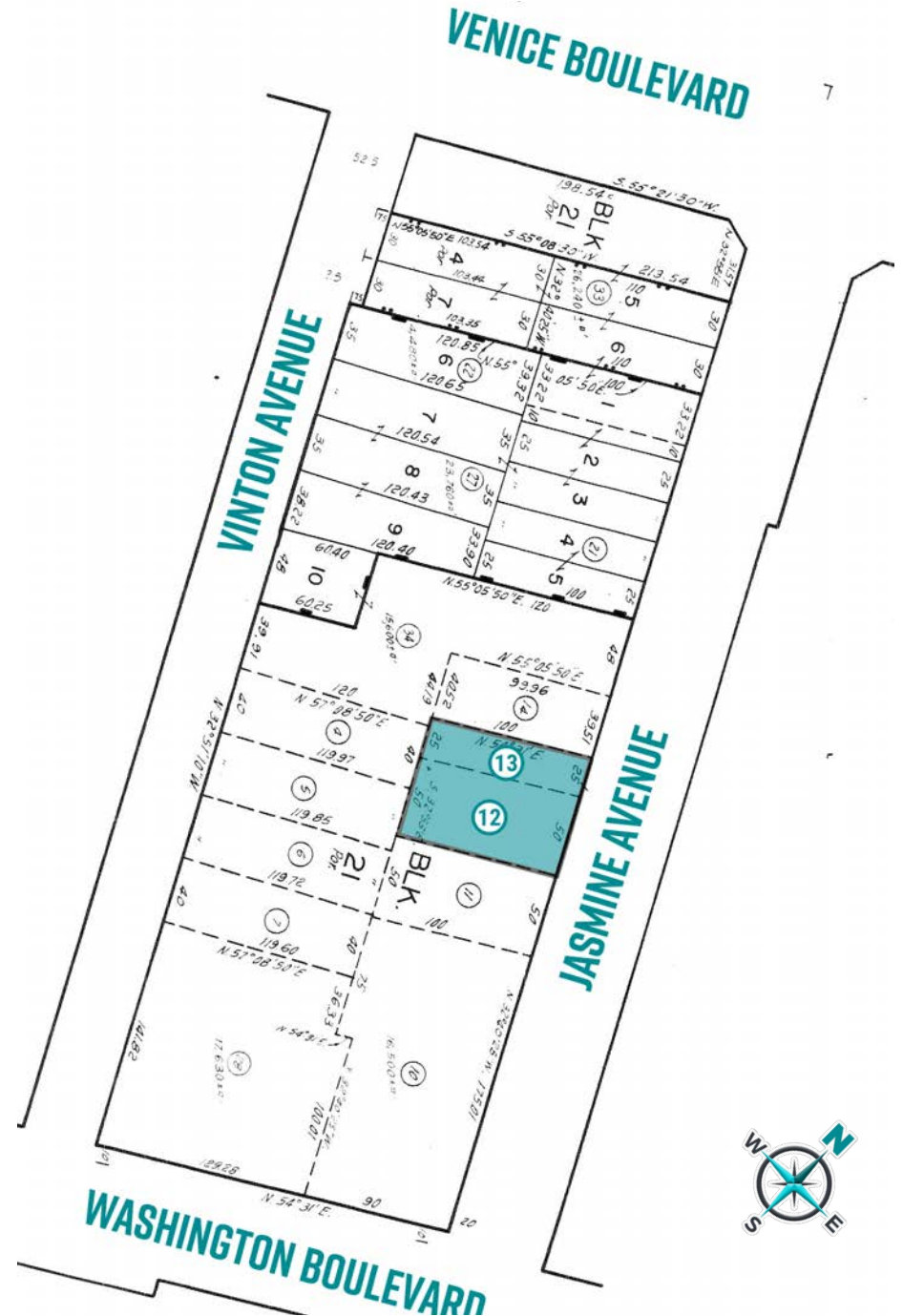
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PROPERTY INFO

Reduced Price	\$2,250,000
Address	3855 Jasmine Avenue Culver City, CA 90232
Improvements	Approximately 750± square feet
Land	Approximately 7,500± square feet
Zoning	LAC2
APN	4208-004-012 & 013
Use	Current and historical use has been auto-repair
Dimensions	±100 feet deep by ±75 feet wide and fronting along Jasmine Avenue
Location	South of Venice Boulevard, north of Washington Boulevard just above Sony Studios.

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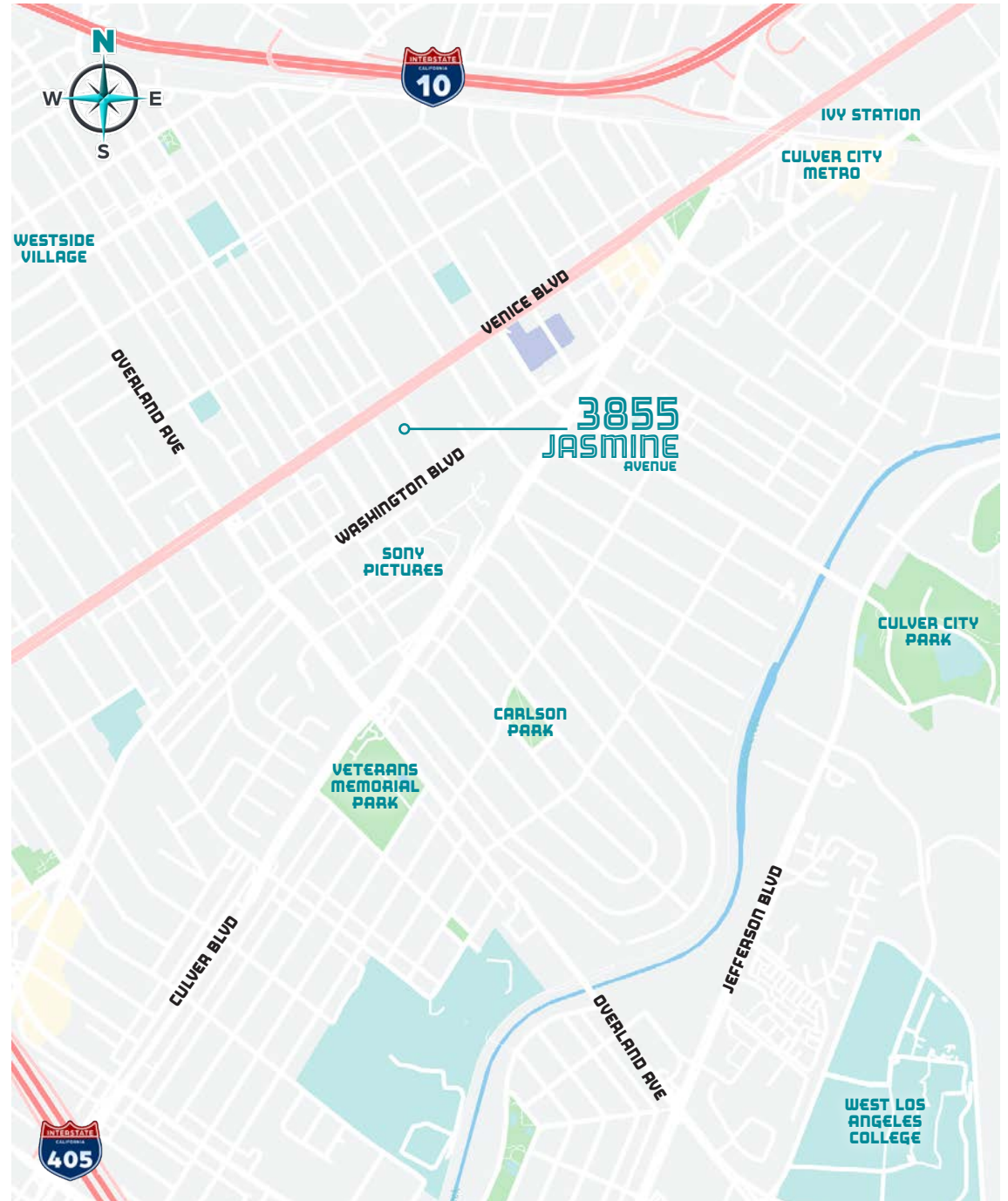
FOR SALE: 3855 JASMINE AVE



FEATURES

- Existing tenant on a month-to-month lease (60-day move out).
- Subject property is within walking distance to a wide array of area amenities.
- Direct access to the I-10 and I-405 Freeways.
- Excellent signage potential.
- Fantastic area demographics.
- Great owner-user / development opportunity.
- First time on the market in over 40 years.
- Phase I & Phase II environmental reports have been completed. All work completed.

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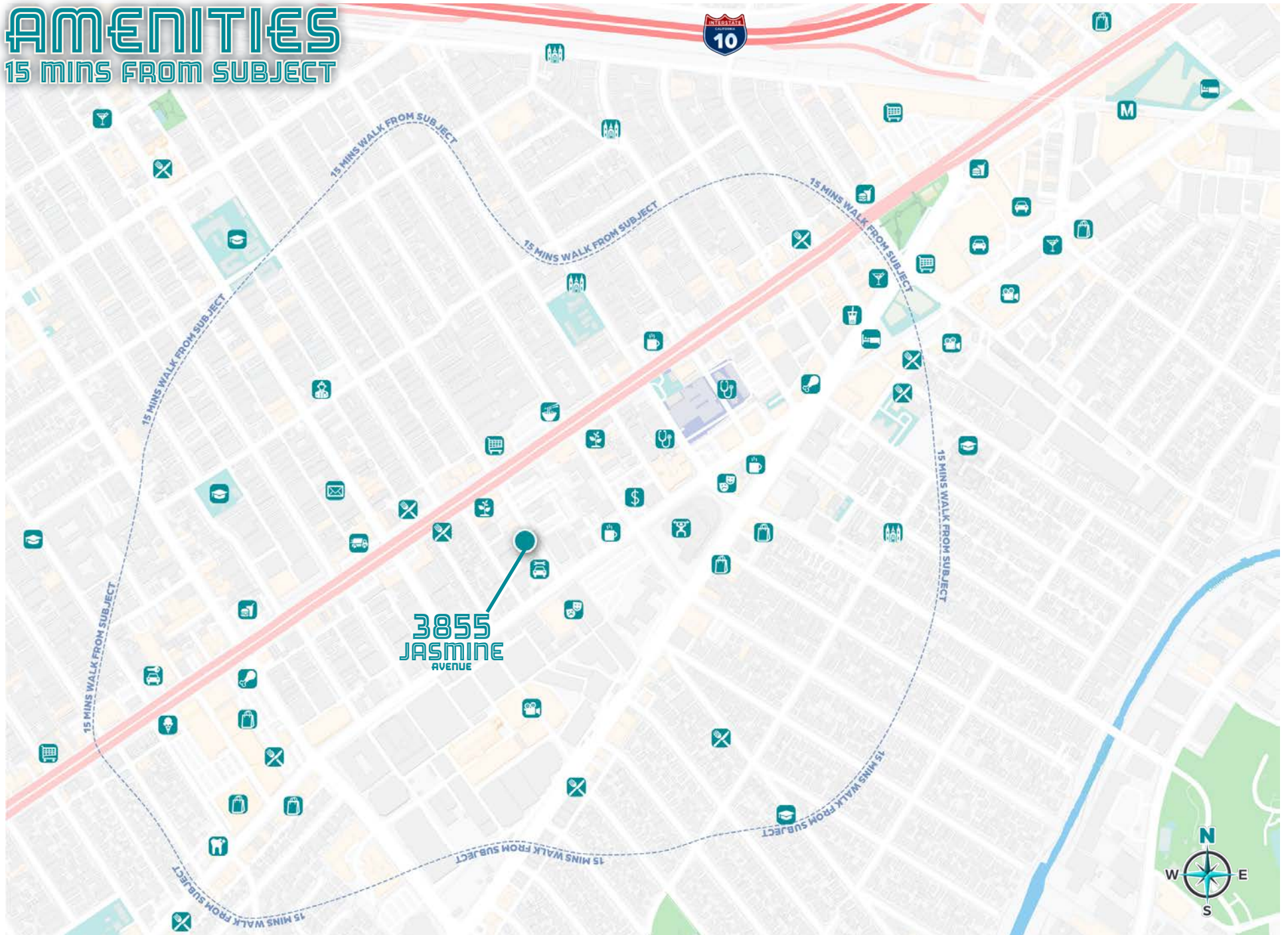


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AMENITIES

15 MINS FROM SUBJECT



3855
JASMINE
AVENUE

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AERIAL



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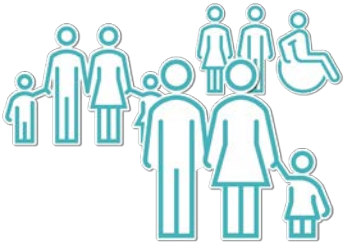
AERIAL



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DEMOGRAPHICS



POPULATION

1 Mile Radius:..... 50,000±
3 Mile Radius:.....290,000±
5 Mile Radius:.....830,000±



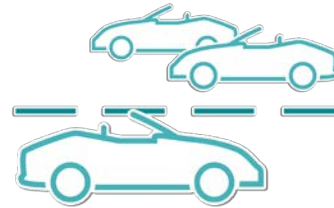
AVERAGE HOUSEHOLD INCOME (2023)

1 Mile Radius:..... \$ 112,633± *per year*
3 Mile Radius:.....\$ 121,8150± *per year*
5 Mile Radius:..... \$ 120,926± *per year*



ANNUAL SPENDING (2023)

1 Mile Radius:.....\$ 800,000 *per year*
3 Mile Radius:.....\$ 4,500,000 *per year*
5 Mile Radius:.. \$13,000,000 *per year*



VEHICLES PER DAY

Jasmine/Venice:..... 55,000±
Jasmine/Washington:..... 26,000±
Jasmine:.....2,300±



BUSINESSES (NUMBER OF)

1 Mile Radius:.....3,400±
3 Mile Radius:..... 10,000±
5 Mile Radius:.....45,000±



DAYTIME EMPLOYMENT

1 Mile Radius:..... 32,000±
3 Mile Radius:..... 65,000±
5 Mile Radius:..... 140,000±

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