

12833
W WASHINGTON BLVD
LA 90066



\$1,100,000



VISIT WEBSITE

Eric Sackler
310 979 4990 | ericsackler@gmail.com
CalDRE #01057377

11661 San Vicente Blvd Fl 10,
Los Angeles, CA 90049
310.820.6651
www.cbcworldwide.com

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PROPERTY INFORMATION





EXECUTIVE SUMMARY

Great owner-user or investor opportunity with tremendous upside located along a block of Washington Blvd adjacent to Culver City and Marina Del Rey. Approximately 1,585 SF single story retail building on 2,503 SF of C3-zoned land. Two retail tenants with no written leases paying \$1,731/mo and \$1,550/mo, and one residential tenant with no written lease in back paying \$985/mo.

All rents are all under market.

Surrounded by the tech hubs of Culver City and “Silicon Beach”. Adjacent to shopping and dining experiences, from Röckenwagner next door to the world-renowned Abbot Kinney in Venice. Close Proximity to the 10 and 405 freeways and an easy commute to employment hubs of Culver City, Santa Monica and Venice.

- First time on the market in 65 years!
- Three-tenant retail building
- Prominent frontage on Washington Blvd
- Perfect owner/user or investment opportunity
- Below market rents

INVESTMENT HIGHLIGHTS

Asking Price	\$1,100,000
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Property Type	Retail
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Building Size	1, 585
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Lot Size	2,503
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Price per Bldg. SF	\$694
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Year Built	1948
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APN	4236-021-004
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Zoning	CCC3YY
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RENT ROLL

Unit	Asking	Approx SF	Monthly Rent	Annual Rent
12833	Retail	440	\$1,550	\$18,600
12833 ½	Retail	700	\$1,731	\$20,772
12833 (back unit)	Residential	445	\$985	\$11,820
Total		1,585	\$4,266	\$51,192



PROPERTY PHOTOS



INTERIOR PHOTOS



LOCATION MAP



POINTS OF INTEREST



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,167	138,591	272,830
Population by Hispanic Origin	12,180	36,600	62,770
Median age	40.2	39.9	39.3
Average Household Size	2.12	2.09	2.07

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	18,329	63,306	125,878
Owner Occupied	7,300	24,786	46,597
Renter Occupied	11,029	38,520	79,281
Average HH income	\$126,701	\$135,803	\$131,201

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