



INVESTMENT OR OWNER/USER OPPORTUNITY

Prime Culver City Commercial Property

8534 WASHINGTON BLVD, CULVER CITY, CA 90232



Offering Memorandum



- 1-Story Commercial Building
- Prime Culver City Location
- Just 4 Blocks From Helms Bakery District
- Close to New Ivy Station Mega Project (HBO, 200 Apartments, 148-Room Hotel, 50,000 SF of Retail)
- Apple & Amazon Opening Offices Nearby



Exclusively offered by

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Property Photo



8534 WASHINGTON BOULEVARD, CULVER CITY, CA 90232

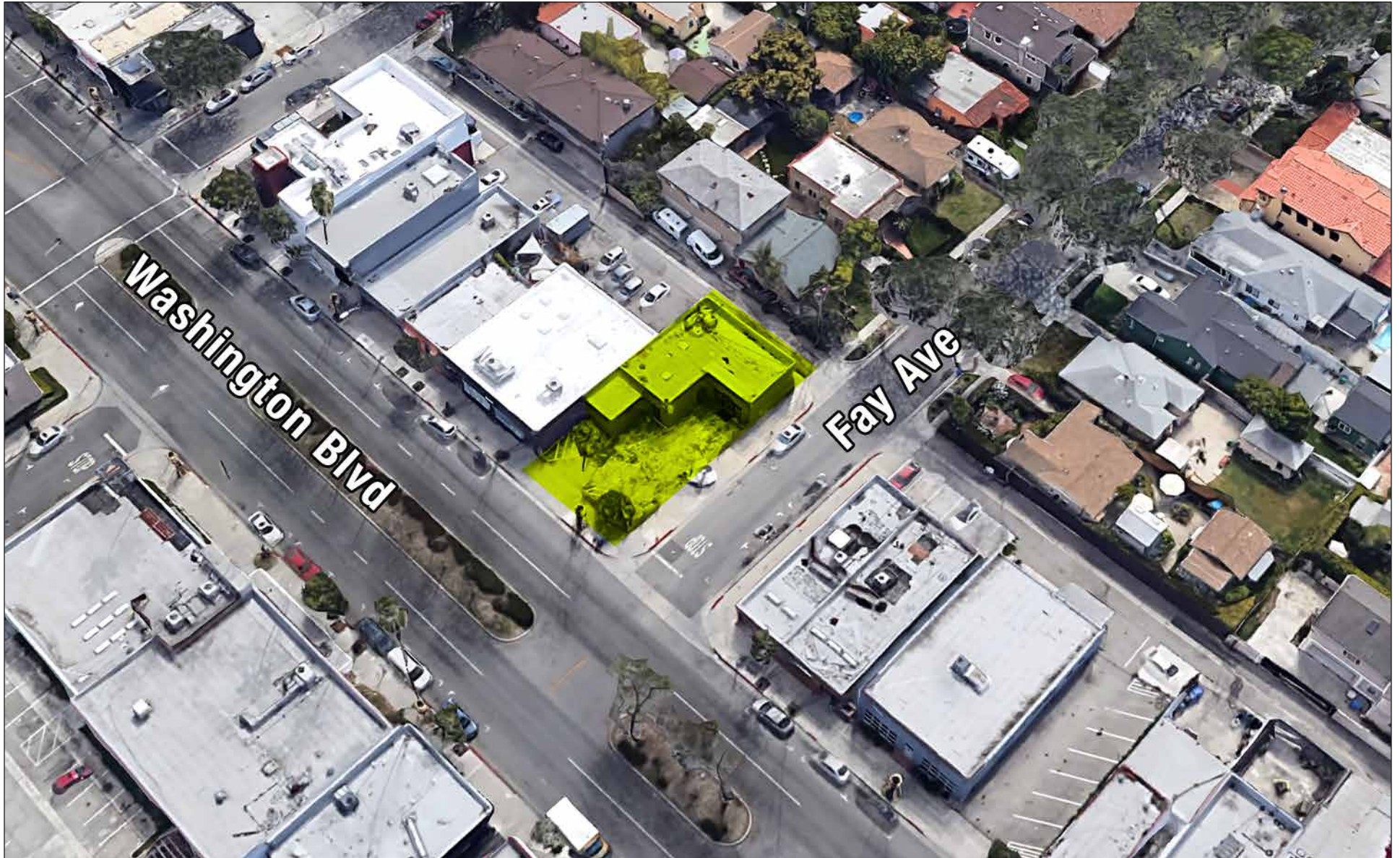
Property Details

Building Area	3,985± SF
Stories	One
Construction	Masonry
Year Built	1947
Land Area	4,050± SF
Surface Parking	6± vehicles
Zone	CC C3YY
APN	4205-014-011
Walk Score	90
Transit Score	68
Traffic Count (2018)	22,635 vehicles per day
Occupied	Yes (short term)

- One-story commercial building
- Ideal for office, retail, restaurant
- Located at the southeast corner of Washington Blvd and Fay Avenue
- Four blocks to Helms Bakery District
- Just minutes from Downtown Culver City, Culver Hotel, Sony Pictures animation, Culver Studios, and numerous art galleries, retailers and restaurants
- Close to Expo light rail station
- Near new Ivy Station mega project, which includes HBO offices, 200 apartments, 148-room hotel, and 50,000 SF of retail
- Near new Apple and Amazon office projects
- High demand area
- Strong demographics
- Very low vacancy in Culver City

Asking Price: \$4,000,000 (\$1,003.76 Per SF)

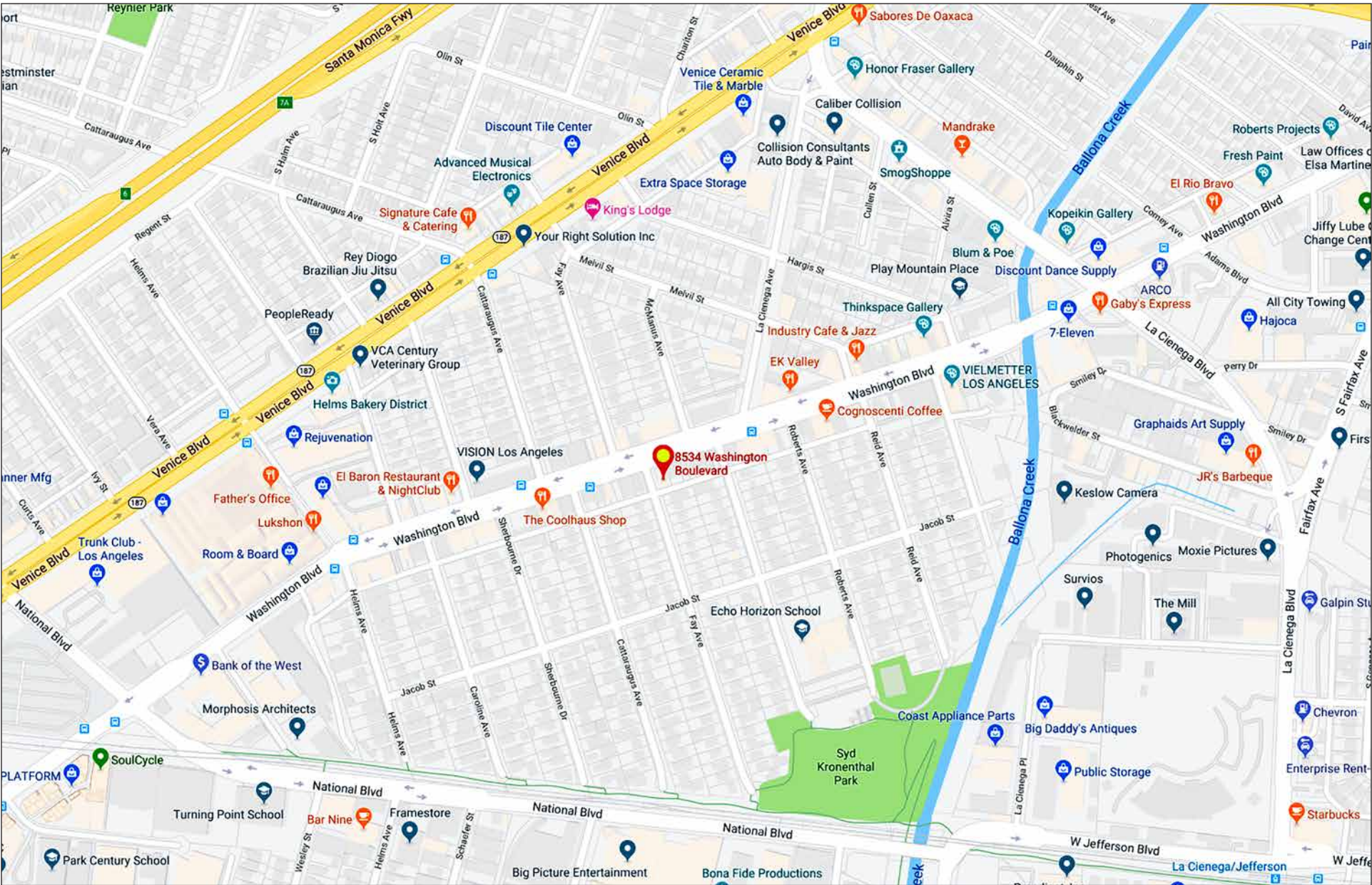
Property Aerial



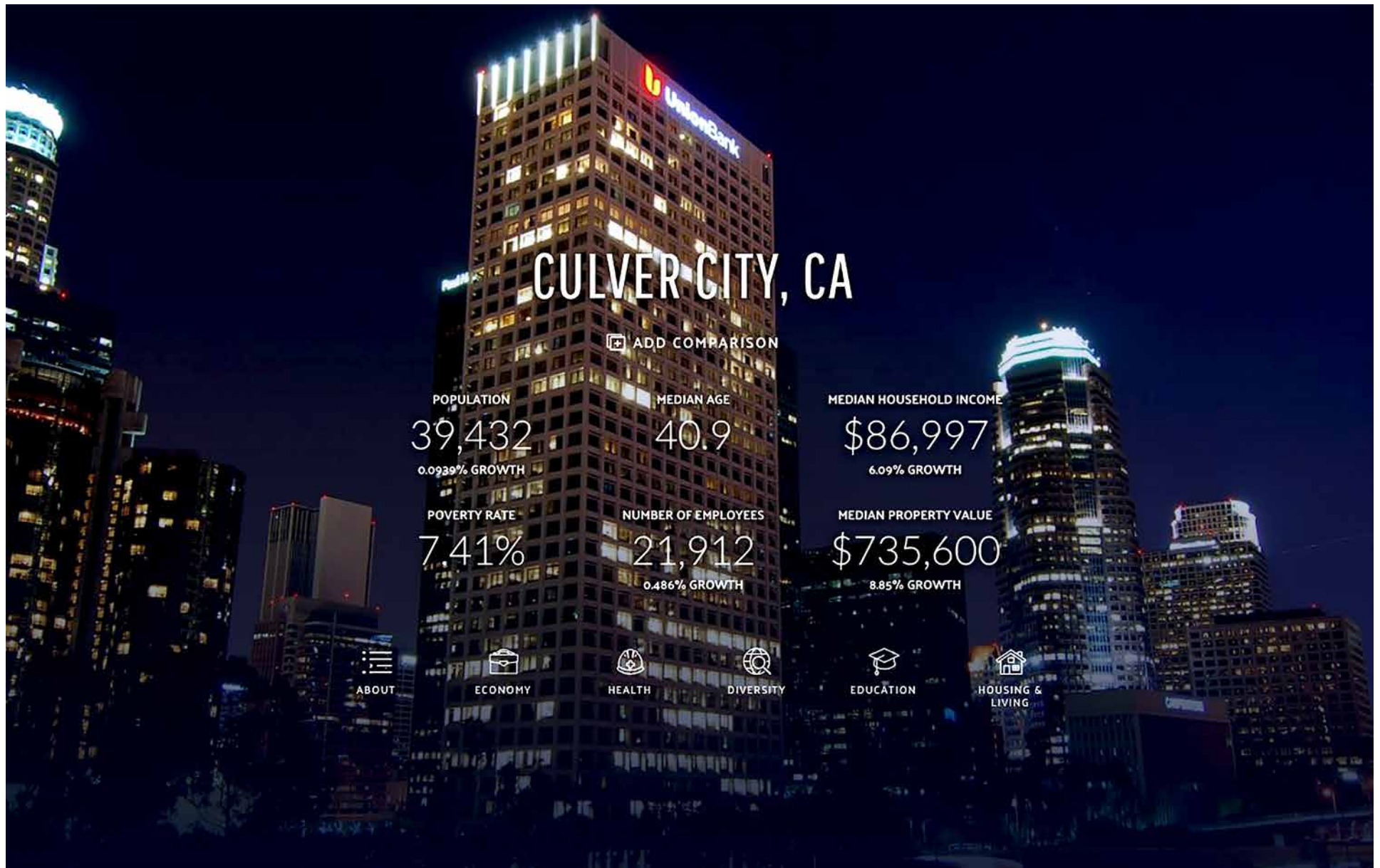
Plat Map



Area Map



Culver City Demographics



**8534 Washington Blvd
Culver City, CA 90232**

**3,985± SF Building
4,048± SF of Land**



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