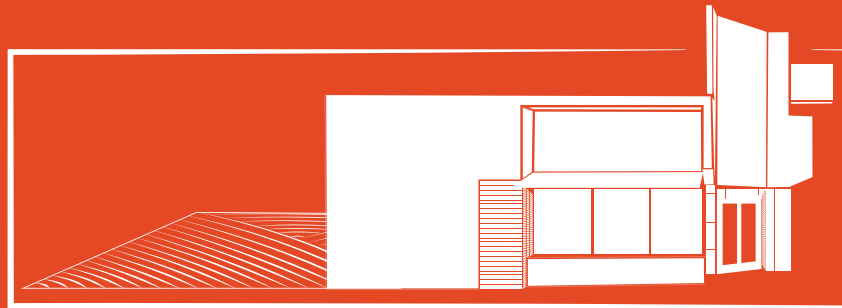


SILICON BEACH HIGH STREET TRIPLE LOT

UNIQUE INVESTMENT AND
REDEVELOPMENT OPPORTUNITY



12430 - 12464 4119 & 4125
W WASHINGTON BLVD K E N Y O N A V E
LOS ANGELES, CA

CBRE

For more information contact:

JACOB BOBEK

Executive Vice President
Lic. 01361177
+1 213 613 3181
jacob.bobek@cbre.com

JEFF PION

Vice Chairman
Lic. 00840278
+ 1 310 550 2537
jeff.pion@cbre.com

GRANT CHALMERS

Associate
Lic. 01988153
+1 213 613 3333
grant.chalmers@cbre.com

DREW PION

Associate
Lic. 02085229
+1 310 550 2566
drew.pion@cbre.com

MICHELLE ESQUIVEL

Executive Vice President
Lic. 00840278
+ 1 310 550 2525
michelle.esquivel@cbre.com

CBRE, Inc.

1840 Century Park East,
Suite 900
Los Angeles, CA 90067-2108

12430 - 12464 W Washington Blvd
and 4119 & 4125 Kenyon Ave

Los Angeles, CA 90066

PROPERTY OVERVIEW

1

PROPERTY DESCRIPTION

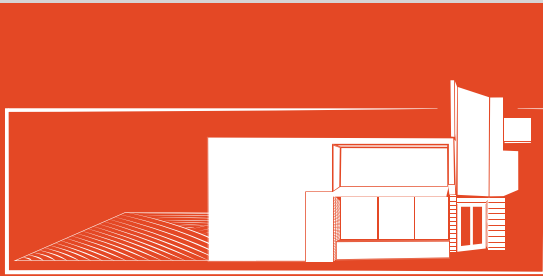
2

AREA & MARKET OVERVIEW

3



CBRE



1

PROPERTY OVERVIEW



12430 - 12464 W Washington Blvd and 4119 & 4125 Kenyon Ave

Los Angeles, CA 90066

Property Overview	
Building Square Footage:	13,327 RSF
Land Square Footage:	26,650 RSF
APNs:	4231-020-038 4231-020-001 4231-020-002
Asking Price:	\$11,500,000 (\$862.91/SF of Building & \$431.52/SF of Land)
Zoning:	12430 - 12464 W Washington Blvd - CCC3YY 4119 & 4125 Kenyon Ave - LAR1
Parking:	4119 & 4125 Kenyon Ave (Parking Lot): Currently grandfathered for existing retail. 12430-12464 W Washington: Multiple levels of subterranean parking permitted subject to Culver City's Planning Commission approval. In addition, monthly parking has been reliably available at neighboring buildings.



BUILDING DESCRIPTION:
Existing retail tenancy with short-term leases in place give Buyer the opportunity to escalate new tenants to market rates or redevelop parcels for new residential, office or additional retail tenancies. Washington Blvd visibility, corner parcels, and significant parking.



Vibe

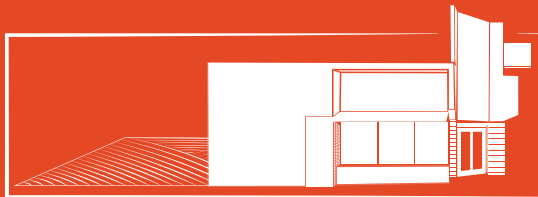
This property sits in the suburb of Culver City, newly dubbed one of the best cities to live in Los Angeles. The area offers residents an urban-suburban mix with many young professionals frequenting the plethora of bars, restaurants, coffee shops and parks.

With the influx of new technology and content producing employees to Culver City and the surrounding areas of Silicon Beach & Playa Vista, the city is intently focused on adding amenities such as the newly built Ivy Station and Culver Public Market.

This building project offers up amazing street frontage on highly trafficked Washington Blvd and has an abundance of parking in the backlot - a unique bonus for the area.

Property Highlights

- Amazing street frontage on Washington Blvd
- Short term leases in place offer flexibility to new buyer
- Abundance of parking in lot behind the building
- Located across from new Culver Public Market development
- Easy access to the 405 & 90 Freeways
- Perfectly located near downtown Culver City, Silicon Beach, and Playa Vista



2

PROPERTY DESCRIPTION



What you need to know

The property currently offers 13,327 rentable square feet of street front retail space on 26,650 square feet of land. With all tenants on short term leases and an abundance of parking, the new owner will have the flexibility to redevelop or continue to collect income from the current tenants.

Ideal For:

- Incredible owner-user opportunity
- Redevelopment of mixed-use, retail, or residential units
- Zoning permits for retail, office, media production, clubs, event center, health/fitness facility, music/dance/art studio, theater, medical, or bar usage

12430 W Washington Blvd

Culver City, CA 90066

Culver City's unique combination of small-town charm and urban amenities makes it a great place to live, work, and play. Some of Los Angeles' best art galleries, graphic design houses, architectural and advertising firms, entertainment, technology and media companies, and more have recently moved to Culver City in search of realizing this live, work, and play lifestyle.

Businesses are attracted to the area's central location, Metro access, and proximity to major freeways (I-405, I-105, I-10, CA-90) and LAX. Additionally, tenants can save up to 45% in gross receipts tax by locating in Culver City versus Santa Monica and the City of Los Angeles. Culver City has been an integral part of the motion picture and television production world since the 1920s. It was home to the first MGM Studios and still houses the headquarters for National Public Radio West and Sony Pictures Entertainment. The area underwent massive revitalization in the 1990s and now prides itself on being a thriving cultural hub, while still maintaining strong ties to Hollywood. Centrally located between the beach and Downtown Los Angeles, Culver City offers a vibrant business environment and an exceptional quality of life in a safe, modern, and progressive community with exceptional transit, shopping, dining, and entertainment.

Nearby Amenities

UNIQUE INVESTMENT AND REDEVELOPMENT OPPORTUNITY



12430 - 12464 4119 & 4125
W WASHINGTON BLVD KENYON AVE
LOS ANGELES, CA



Culver Public Market



CULVER PUBLIC MARKET

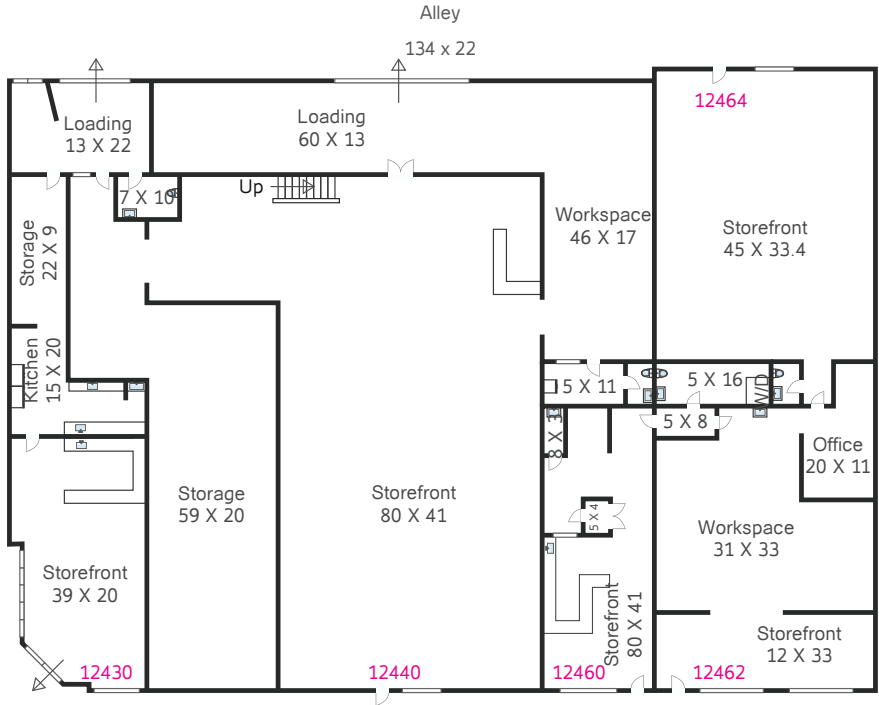
A PLACE TO UNPLUG AND RECONNECT

Outside the sea of notifications and distractions is a place to log off and reconnect. Here, artisans will create with palettes of paint and plate near the Heart of Screenland. You will be able to explore a unique collection of culinary curiosities — from comfort food to eclectic bites, at the new Culver Public Market.

Ideally located at the corner of Washington and Centinela, Culver Public Market will serve as a hub of activity for the surrounding community. The space is designed to encourage discovery and gathering of friends while local artists add to the atmosphere with murals sprinkled throughout. Friends will enjoy wandering through the eclectic collection of culinary curiosities where artisans create with palettes of paint and plate.

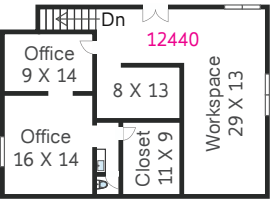
Floor Plans

Main Level



WASHINGTON BLVD

Upper Level

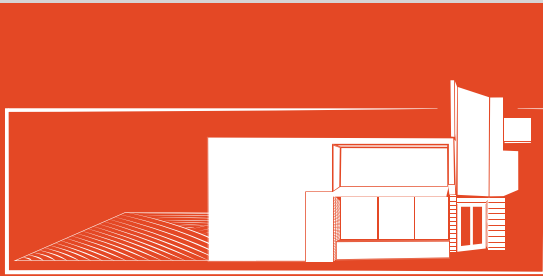


Building Photos



Building Photos





3

AREA & MARKET
OVERVIEW

Area Overview

Culver City

Culver City is in high demand. It has become a prime destination to work, dine, shop and revel in the beauty of this historic movie town and its dynamic art scene. Culver City has become a focal point for culture and nightlife hosting an array of events while providing the clean and efficient transportation to reach them.

Culver City boasts an incredibly desirable demographic base - affluent, young, active and highly educated. With its centrality and a growing amount of retail as well as its housing and transportation options, many are choosing to live, work, and play in Culver City.

Downtown Culver City is a charming collection of outdoor cafes, unique shops, art galleries, creative off ices and vibrant nightlife opening onto tree-lined boulevards. It boasts a City Hall of stunning architecture, Center Theatre Group's nationally renowned Kirk Douglas. Striking landmark buildings are home to an array of entrepreneurial businesses and creative enterprises, along with a wide selection of retail and restaurant services for local residents to enjoy. Downtown Culver City offers the perfect combination of small-town charm, with all the benefits of cosmopolitan big- city living.



Welcome to the Westside

The Westside is the Los Angeles Basin’s largest submarket making up nearly 26% of the approximate 205 million-square-foot office inventory in Los Angeles. The market serves as the preeminent “core” office market for deploying capital in Los Angeles County and continues to be the most sought-after location for tenants and investors alike. The Westside is defined by some of the most dynamic tenants in entertainment, technology, media, and business services including Google, Apple, Facebook, Amazon, and Microsoft—placing significant value on the market’s ability to attract and retain top talent while providing proximate access to executive housing in a coastal environment. The West Los Angeles market continues to achieve the highest rental rates in Los Angeles by a wide margin. Known for its unrivaled quality of life, West Los Angeles is supported by a wide variety of residential neighborhoods, high-end boutiques and lifestyle centers, first-class restaurants, leading educational centers, and cultural attractions that have drawn a diversified and educated labor force. The West Los Angeles office market is historically characterized by high and stable occupancy rates, strong net absorption, and an extremely limited number of large blocks of available space, all of which contribute to significant increases in rental rates during strong economic times. The area is home to a diverse tenant base comprised of technology, entertainment, financial, advertising, public relations, professional services, telecommunications, hardware, software, publishing, and healthcare companies, among others. Unimproved commercial sites are virtually non-existent and face prolonged and expensive entitlement efforts.



2020 POPULATION

1 Mile	37,150
3 Miles	284,484
5 Miles	633,469



2020 POPULATION

1 Mile	44,681
3 Miles	292,940
5 Miles	652,242



2020 HOUSEHOLD INCOME

1 Mile	\$117,243
3 Miles	\$136,362
5 Miles	\$131,230



2025 HOUSEHOLD INCOME

1 Mile	\$135,492
3 Miles	\$155,406
5 Miles	\$148,682



2020 BUSINESSES

1 Mile	1,961
3 Miles	18,112
5 Miles	50,826



2020 POPULATION

1 Mile	20,499
3 Miles	161,255
5 Miles	503,679



BACHELOR’S DEGREE OR HIGHER

1 Mile	16,765 (50.9%)
3 Miles	134,433 (52.4%)
5 Miles	282,172 (59.9%)



For more information contact:

JACOB BOBEK

Executive Vice President
Lic. 01361177
+1 213 613 3181
jacob.bobek@cbre.com

JEFF PION

Vice Chairman
Lic. 00840278
+ 1 310 550 2537
jeff.pion@cbre.com

GRANT CHALMERS

Associate
Lic. 01988153
+1 213 613 3333
grant.chalmers@cbre.com

DREW PION

Associate
Lic. 02085229
+1 310 550 2566
drew.pion@cbre.com

MICHELLE ESQUIVEL

Executive Vice President
Lic. 00840278
+ 1 310 550 2525
michelle.esquivel@cbre.com

CBRE, INC.

1840 Century Park East,
Suite 900
Los Angeles, CA 90067-2108

UNIQUE INVESTMENT AND
REDEVELOPMENT OPPORTUNITY



12430 - 12464 4119 & 4125
W WASHINGTON BLVD KENYON AVE
LOS ANGELES, CA