

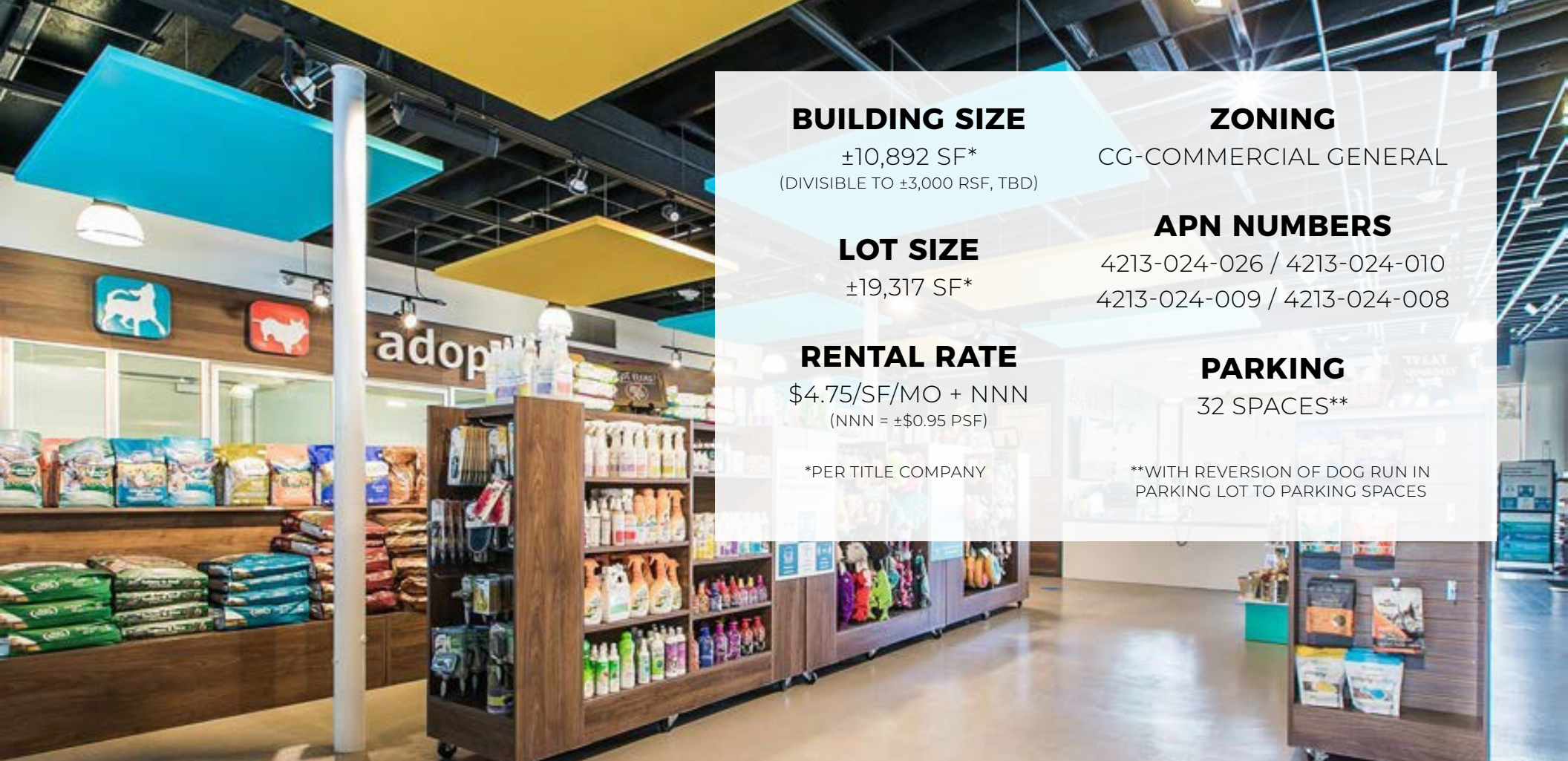
HIGHLY VISIBLE STREET FRONT BUILDING FOR LEASE - PERFECT FOR RETAIL, OFFICE OR MEDICAL USES

4235 SEPULVEDA BLVD, CULVER CITY, CA 90230

±10,892 SF*
BUILDING SIZE

±19,317 SF*
LAND SIZE





BUILDING SIZE

±10,892 SF*
(DIVISIBLE TO ±3,000 RSF, TBD)

ZONING

CG-COMMERCIAL GENERAL

LOT SIZE

±19,317 SF*

APN NUMBERS

4213-024-026 / 4213-024-010
4213-024-009 / 4213-024-008

RENTAL RATE

\$4.75/SF/MO + NNN
(NNN = ±\$0.95 PSF)

PARKING

32 SPACES**

*PER TITLE COMPANY

**WITH REVERSION OF DOG RUN IN
PARKING LOT TO PARKING SPACES

- Ideal Retail space for contemporary Medical uses, or Retail uses.
- Extremely visible and accessible retail storefront with over 45,000 cars trafficked per day.
- Highly improved contemporary finishes throughout, complete renovation including all new building systems - high-volume HVAC, new electrical (electrical service is 600A, 120/208V, 3-phase, 4-wire), high ceilings (12'/14' in the primary buildings, with exposed ceilings & skylights), fire sprinklers, new plumbing, modern architecture by Wolcott Architects,
- Parking for 26 cars in the main lot, with an outdoor area that can be converted back to parking for a total of 32 cars.
- Signalized intersection with entry from Sepulveda, Culver, or the alley.

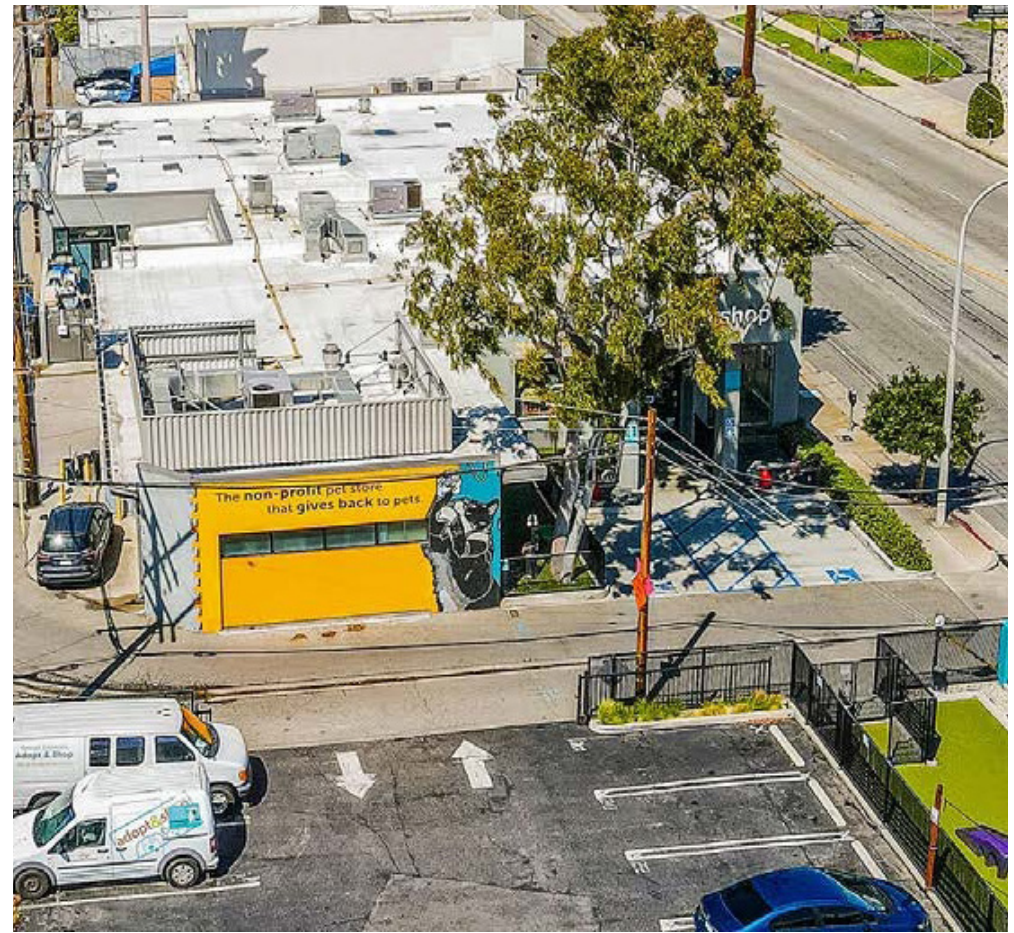
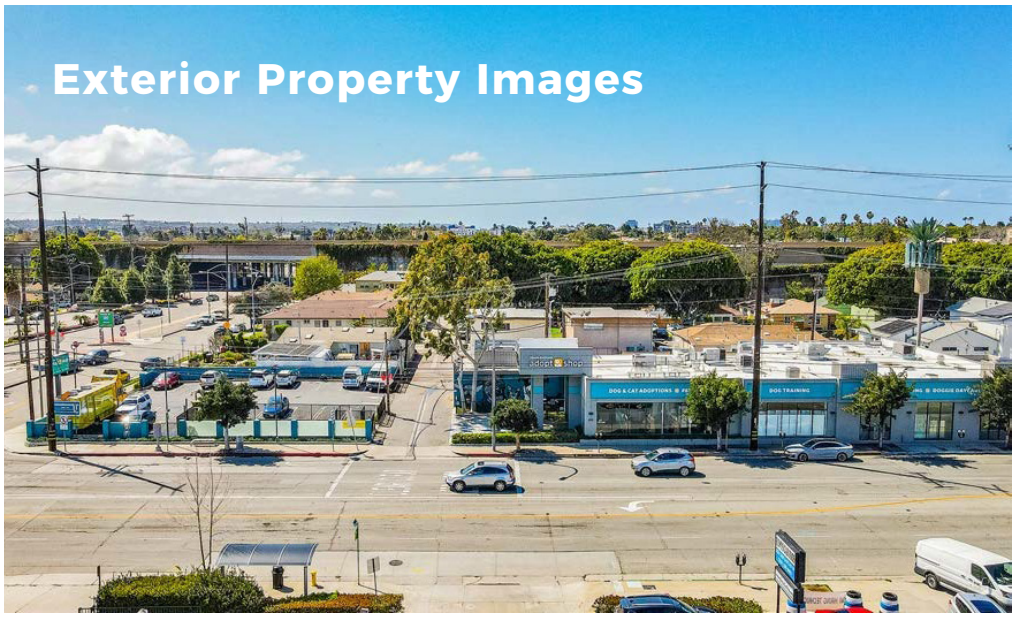
Property Culver City Location

4235 Sepulveda Boulevard is at the center of the growing Creative Economy on LA's Westside. Tenants and businesses looking to be close to entertainment and production companies can rest assured they are right between the biggest players in the industry - Playa Vista is just a few minutes south, with Google and YouTube amongst the many area tenants, and Downtown Culver City and Hayden Tract tenants, including Sony Pictures Entertainment, Amazon Studios, HBO, and Apple are just a few minutes east. Residential options are growing by the dozen in the surrounding area in new developments featuring all the most sought-after amenities.

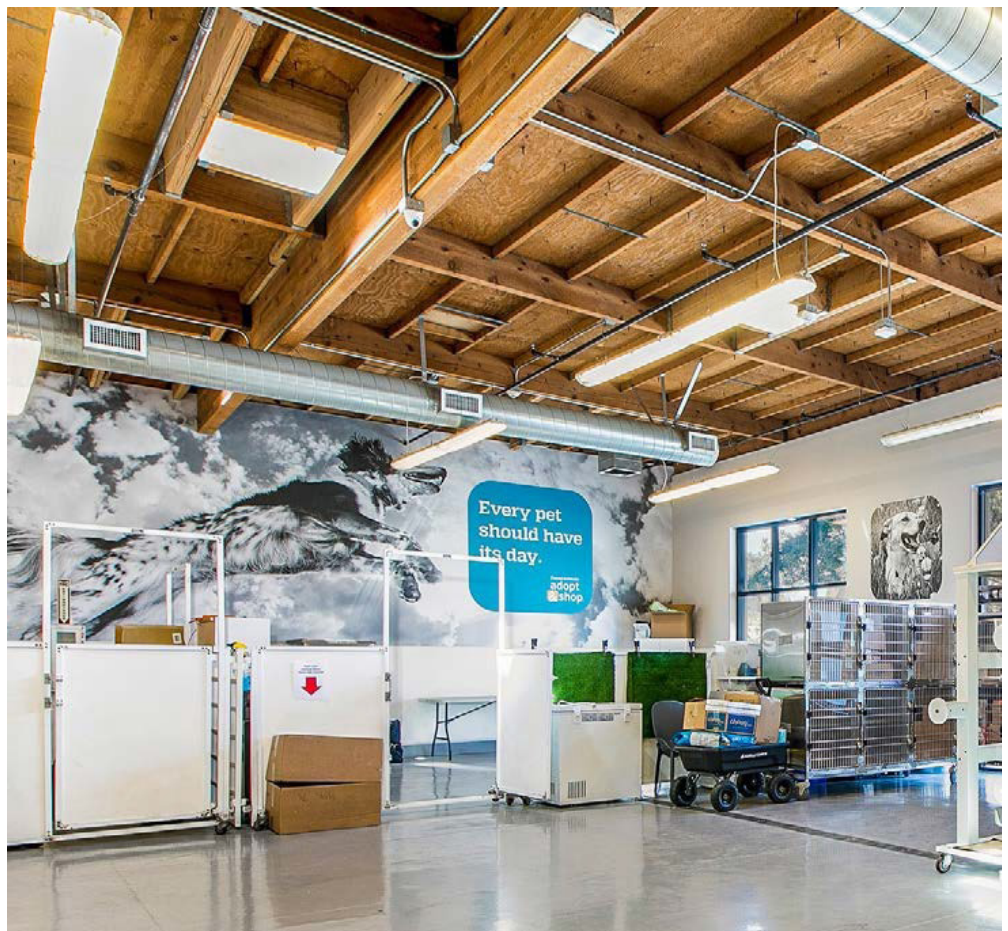
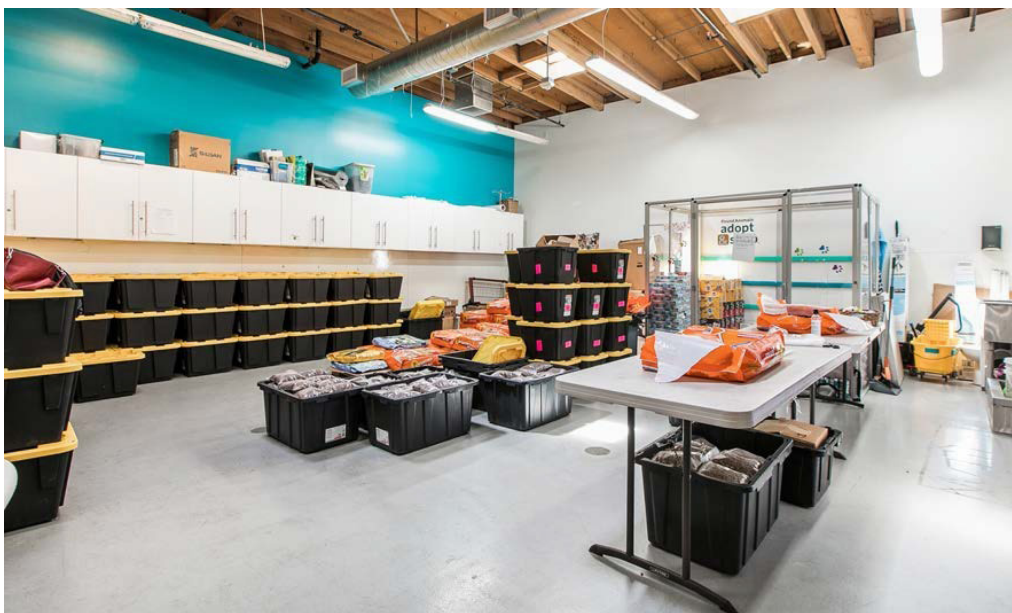
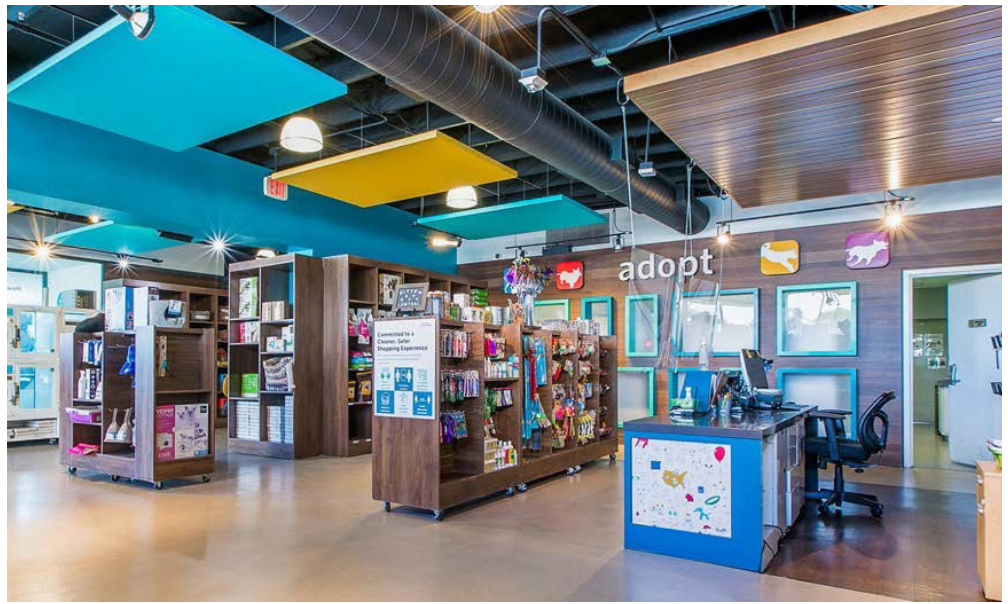
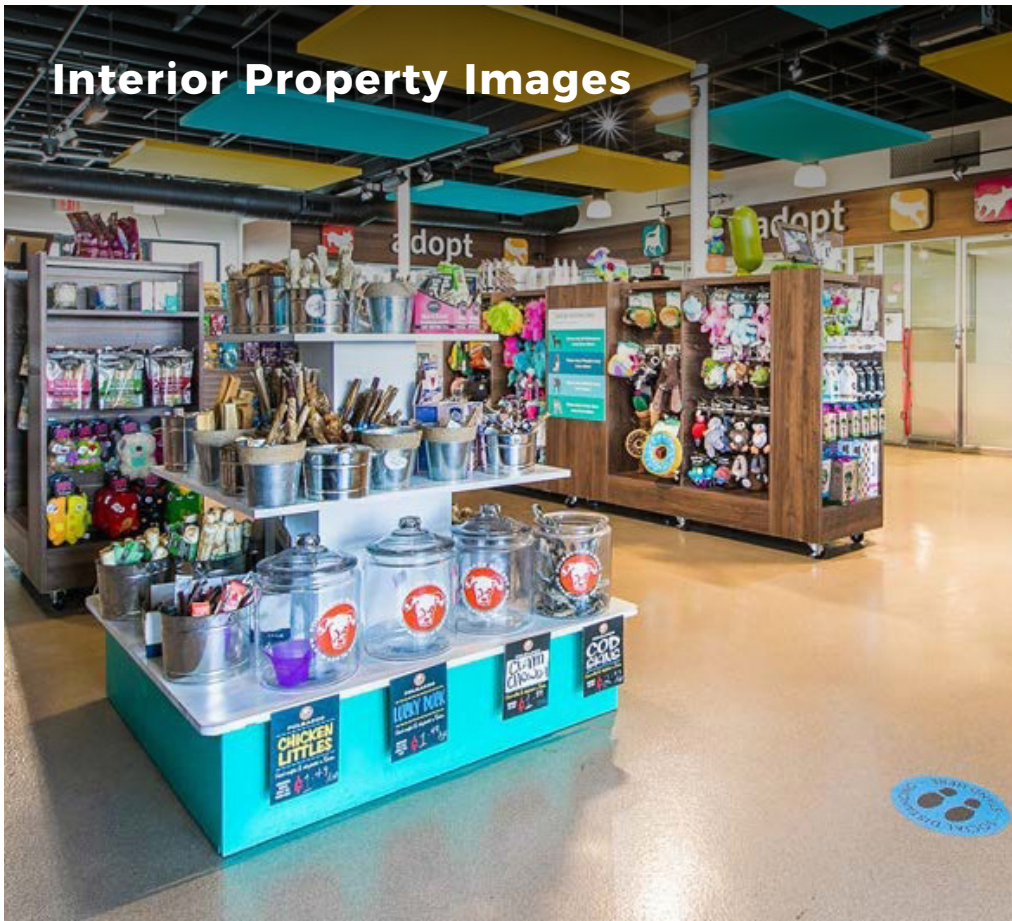
- Signalized corner intersection of Sepulveda Boulevard at Culver Boulevard
- Immediately adjacent to the 405 San Diego Freeway, and close to 10 Freeway and LAX
- Culver City's reputation as one of LA's most desirable communities continues to grow as more businesses relocate and grow
- "All Roads Lead to Culver City" - whether the Expo Line Light Rail, 405 Freeway, Venice Boulevard, Washington Boulevard, Culver Boulevard, or Jefferson Boulevard, there is a convergence of transportation options connecting Culver City to clients, employees and customers across the region
- A cross-section of housing options make Culver City a great West LA lifestyle choice whether for renters, condo owners or homeowners



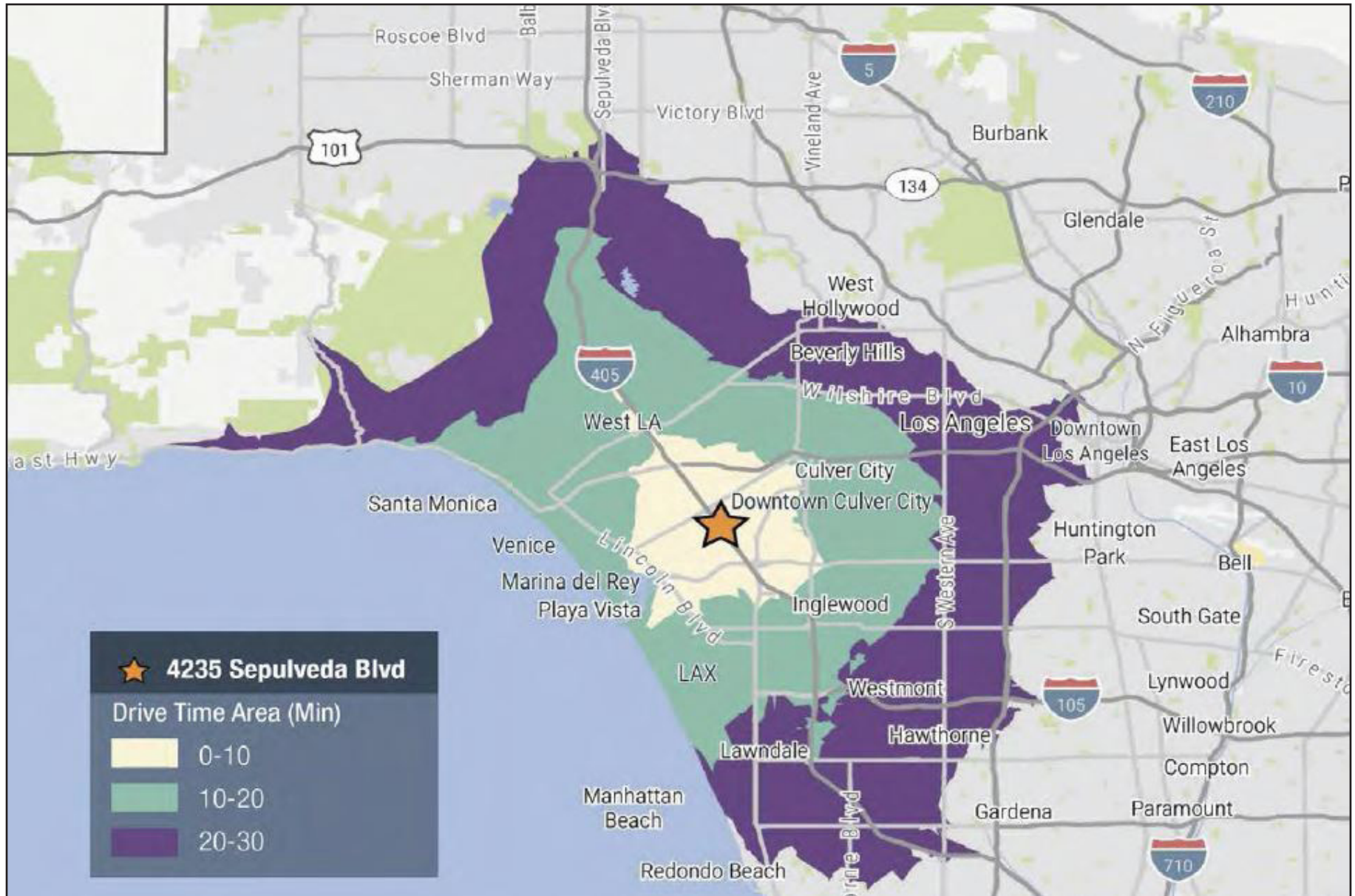
Exterior Property Images



Interior Property Images



Drive Time Analysis



Traffic Count

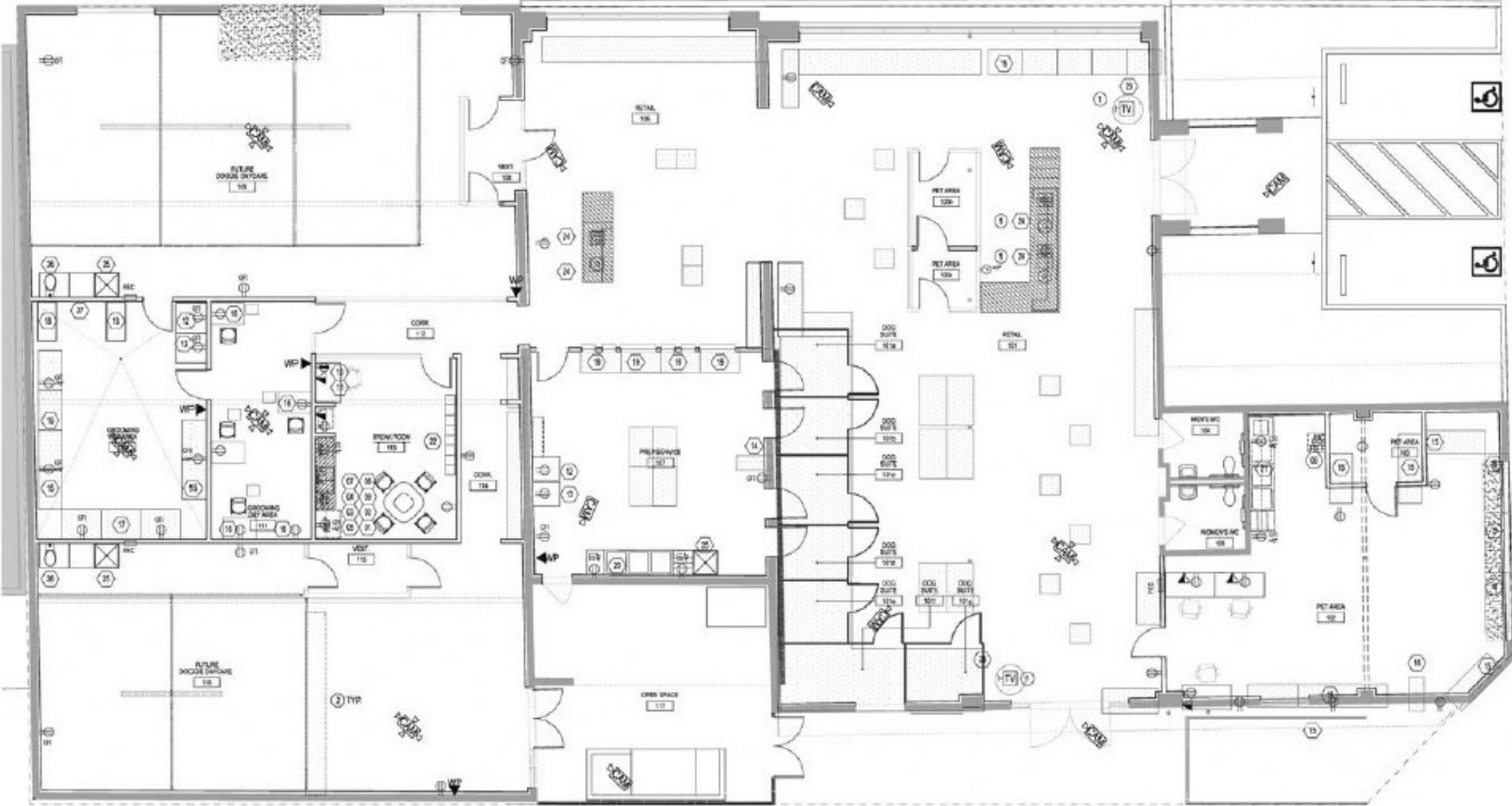


Area Amenities

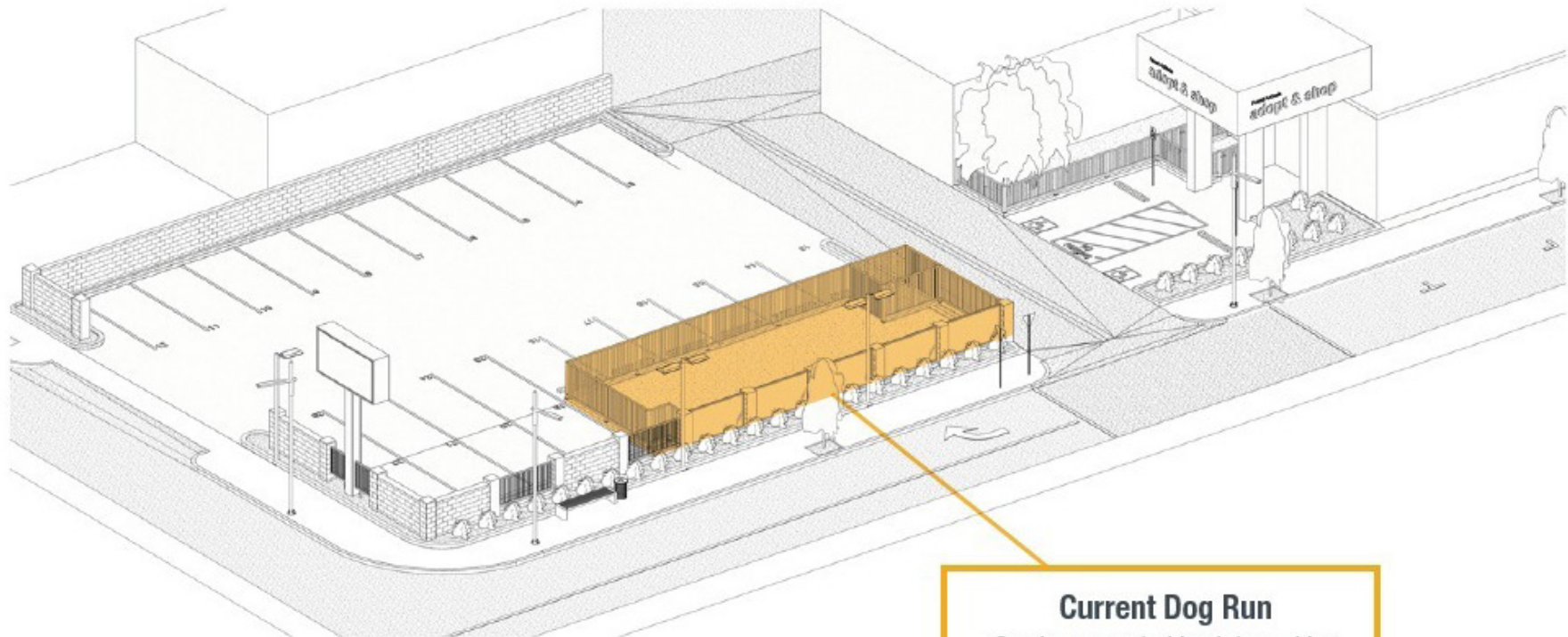


Floorplan

SEPULVEDA BLVD



Parking Lot Site Layout



Current Dog Run
Can be converted back to parking
to bring parking space count from
26 spaces to 32 spaces.

Parcel Map



DETAIL

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