

# 8560 VENICE

CULVER CITY CA 90034

8560



PRIME INDUSTRIAL STRIP ON VENICE BLVD IN CULVER CITY

CONFIDENTIAL OFFERING MEMORANDUM

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# Executive Summary

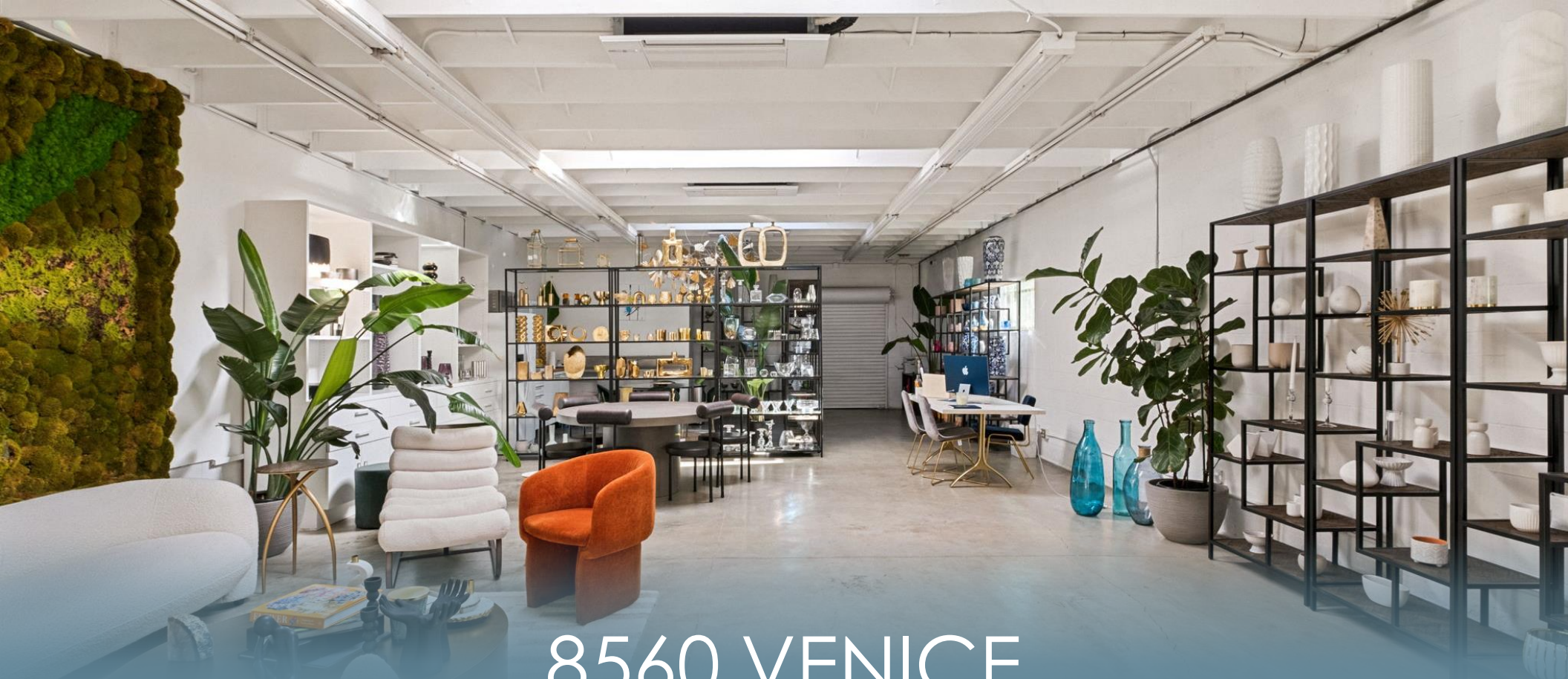
<b>OFFERING PRICE</b>	▪ \$1,750,000
<b>LEASE RATE</b>	▪ \$4,800/month + NNN
<b>BUILDING TYPE</b>	▪ Mixed Use - Retail/Office
<b>BUILDING SF</b>	▪ 1,325
<b>YEAR BUILT</b>	▪ 1969
<b>LOT SIZE</b>	▪ 2,500
<b>APN</b>	▪ 5065-007-010
<b>ZONING</b>	▪ LAC2
<b>PARKING</b>	▪ 4 Open

## LOCATION HIGHLIGHTS

Prime industrial property located in a bustling section of Venice Blvd, this open-concept building boasts fully upgraded electrical and HVAC systems. Situated near major transportation routes and public transit, this versatile property offers immense potential for adaptive reuse as a creative office, retail space, warehouse, or showroom.

# PRIME LOCATION

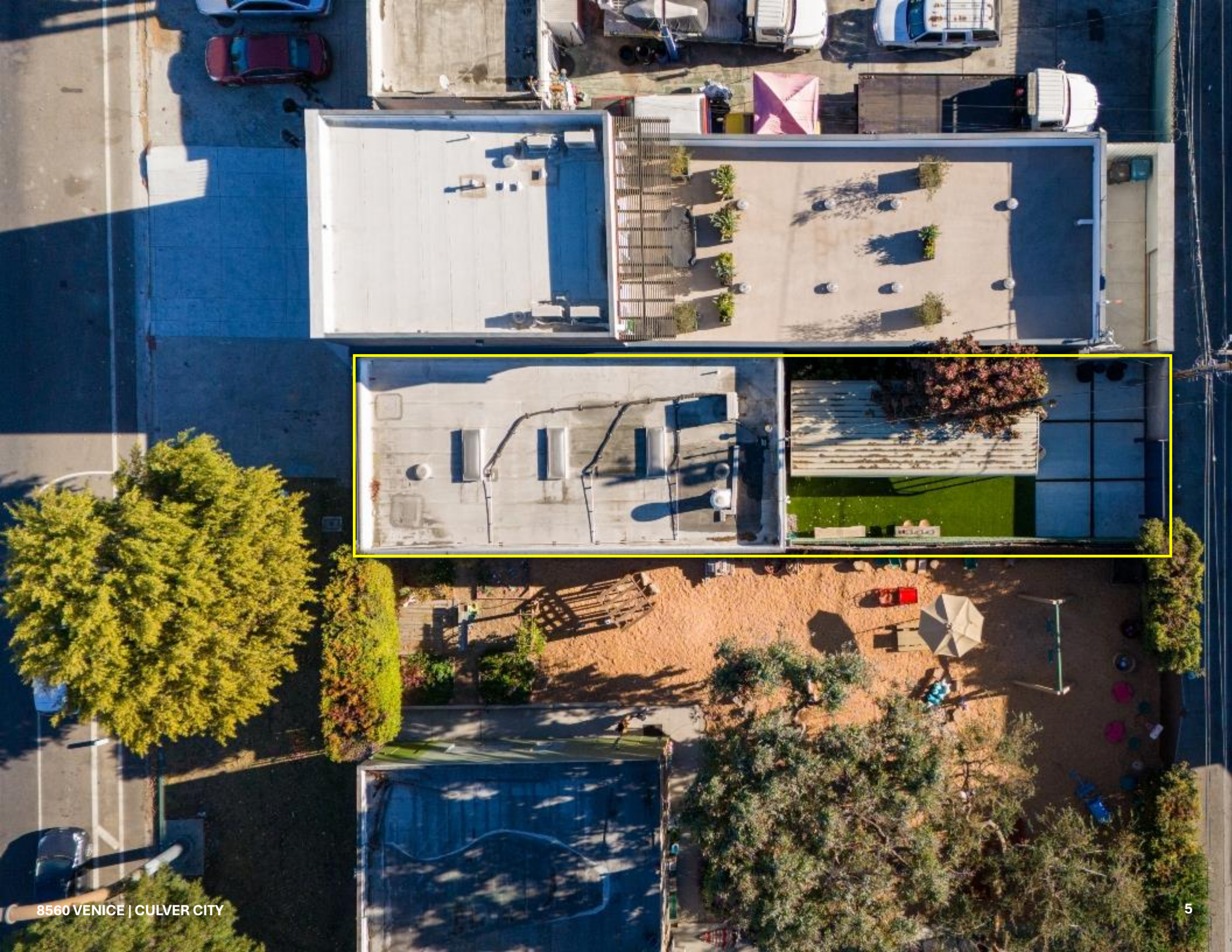




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# INVESTMENT HIGHLIGHTS

## PRIME INDUSTRIAL STRIP ON VENICE BLVD IN CULVER CITY

Open concept building with fully upgraded electrics and HVAC systems

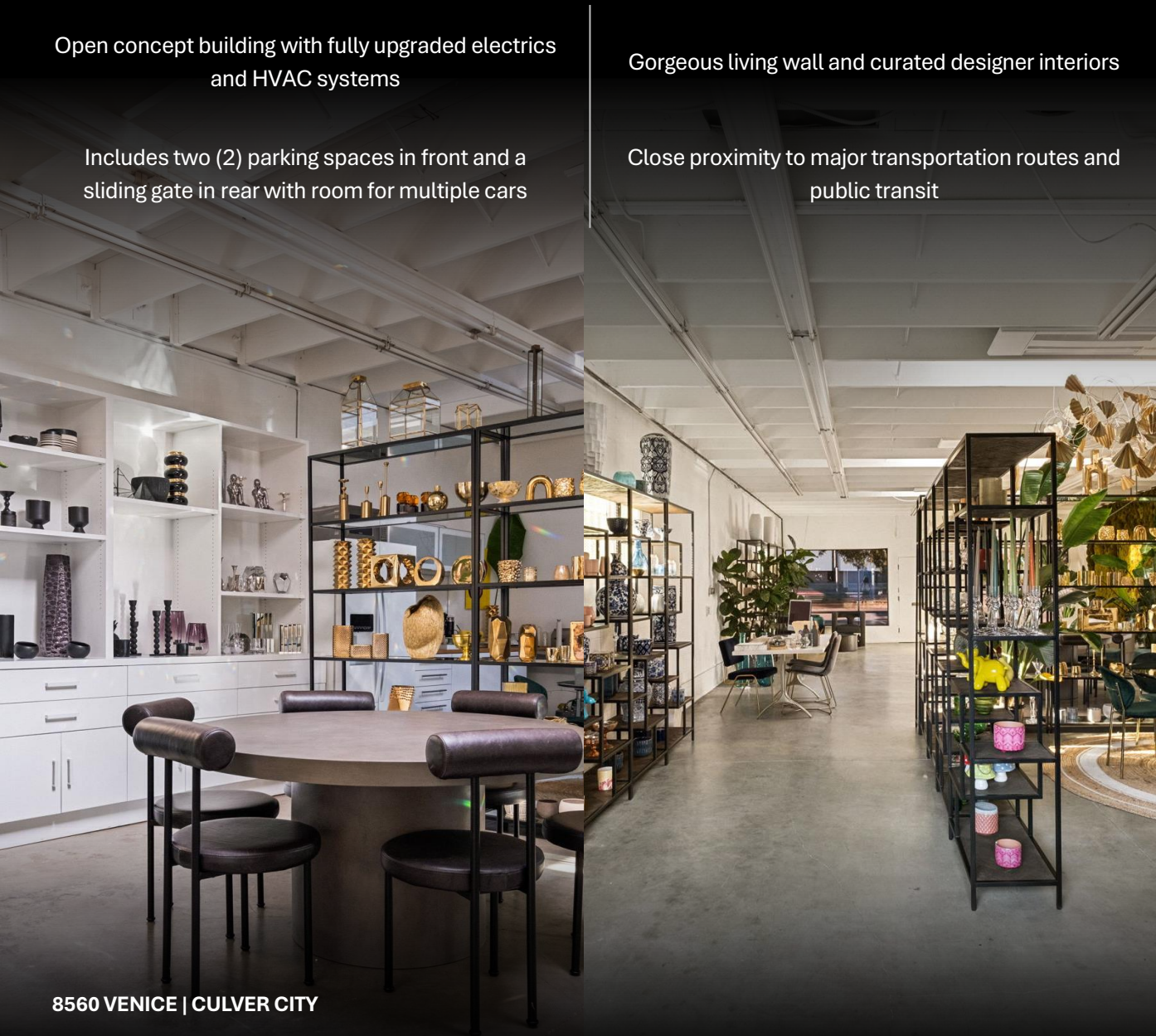
Includes two (2) parking spaces in front and a sliding gate in rear with room for multiple cars

Gorgeous living wall and curated designer interiors

Close proximity to major transportation routes and public transit

Partially covered patio area adorned with greenery

Potential for adaptive reuse, creative office, retail, warehouse, showroom, etc.





### CENTURY CITY



### GOLDEN TRIANGLE



### WEST HOLLYWOOD



OLIN ST

VENICE BLVD

VENICE BLVD

FAY AVENUE

# Culver City, CA

UPSCALE ENVIRONMENT ■ EXCEPTIONAL DESTINATION



Culver City is a thriving city in the heart of Los Angeles and has experienced a remarkable revival, transforming into a bustling urban center. This revitalization, coupled with an influx of businesses, arts, and entertainment, has firmly established downtown Culver City as a sought-after destination. The neighborhood's downtown area, featuring art galleries, theaters, and diverse culinary offerings, has become a cultural and gastronomic hub in recent years. The resurrection of Culver City is a testament to its resurgence and vibrant renaissance, drawing visitors and locals alike.

Culver City's diverse geography, comprising neighborhoods, commercial areas, and studios, adds to its unique allure. Situated near Playa Vista, Inglewood, and Los Angeles International Airport, the city serves as a strategic hub for residents and businesses. Each neighborhood, such as Sony Pictures Studios, Amazon Studios, and Metro, exudes its unique character and charm.

# Retail Map

**SUBJECT**



Google

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# Culver City, CA

39,169

Population

\$95,044

Avg HH Income

\$892,000

Median Home Price

Culver City's prime location has magnetized various businesses, fueling rapid economic growth and creating abundant job opportunities, making it a desirable professional hub. The thriving economy offers diverse employment prospects, attracting many skill sets. The city's economy has experienced significant growth, contributing to its status as an economic powerhouse. Culver City's economy continues to flourish, drawing in businesses and professionals alike, further solidifying its position as a lucrative business center. This dynamic landscape fosters a prosperous community, reflecting the city's resilience and vibrant economy. Culver City's economic foundation is bolstered by the presence of established employers, contributing to the city's overall prosperity and development.

# Entertainment Hotbed

## CITY OF LIGHTS | HUB OF BUSINESS

The immediate area is a hotbed for entertainment, film industry, and lifestyle brand giants such as Sony Pictures, Amazon Studios, HBO, Apple, Nike, and Beats to name a few. Hackman Capital Partners, the developer behind the Amazon deal, predicts that close to 10,000 new employees will descend upon the area in coming years. Since announcing it was moving its headquarters to Culver City, Amazon Studios has expanded its footprint locally, with roughly 630,000 square feet in the city.



Apple, who currently occupies about 500,000 square feet in Culver City where its Apple+ TV is based, just received City Council approval in February 2023 for an additional 334,000 square foot office complex called Culver Crossing. Apple said it will be expanding its Culver City team from 1,500 to 3,000 people when completed.

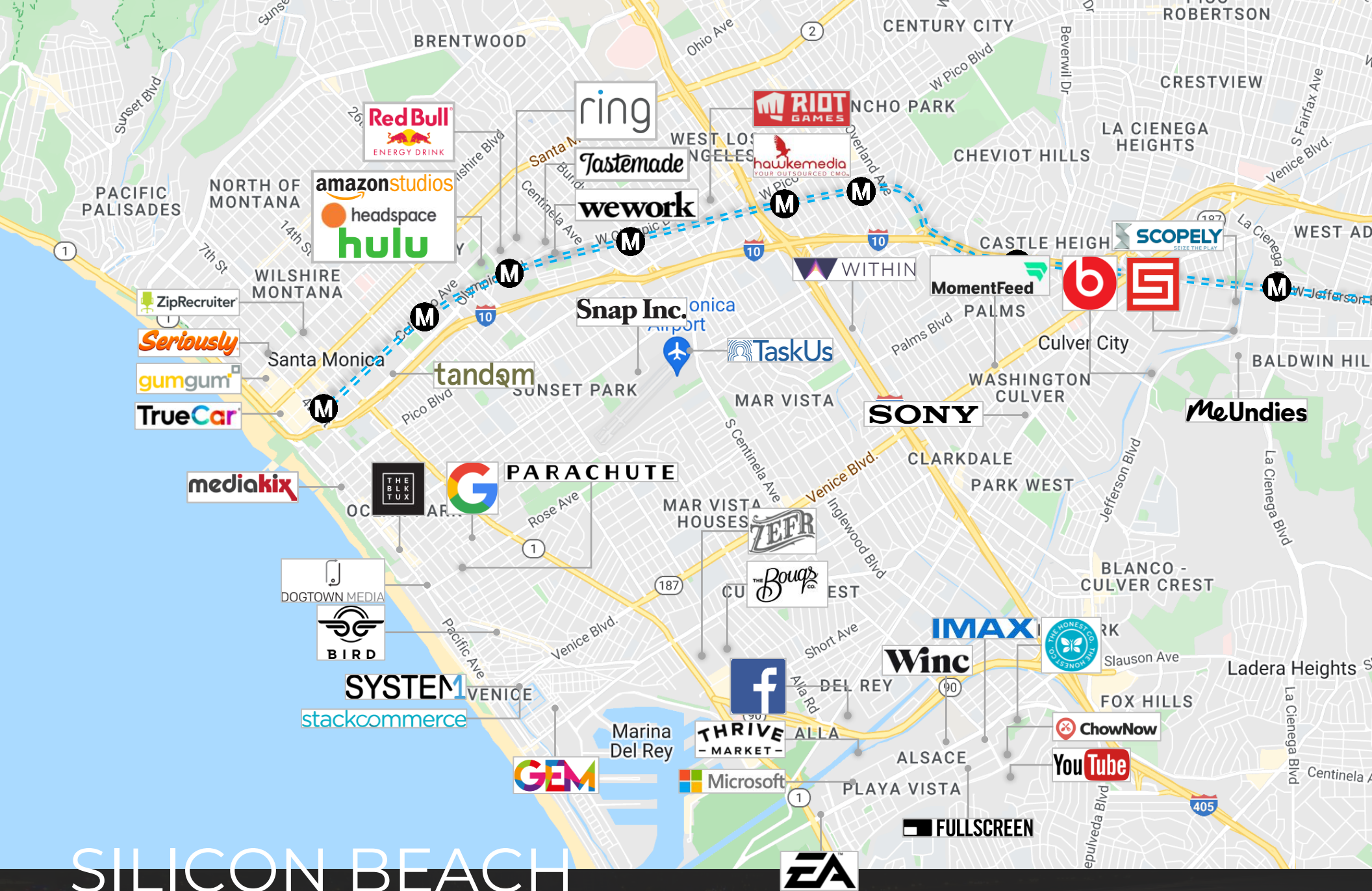
Home of Innovation



## Corporate Synergy

Culver City and the Hayden Tract neighborhood are now home to some of the most well-known startups in the LA area. As the leading destination for short-form mobile video, TikTok offers a home for creative expression and a unique and joyful experience. Sweetgreen is on a mission to make sustainably-sourced and scratch-made food more widely available. Omaze is an online fundraising platform that gives donors the chance to win unique experiences when they donate to their favorite causes. Scopely, one of LA's most noteworthy gaming companies, recently closed a \$60 million round less than a year after securing its Series B.





# SILICON BEACH

While Silicon Beach is sometimes used to loosely describe both LA and Orange County, the tech community specifically refers to the stretch of cities west of LA, spanning from Santa Monica to Venice, often including communities as far as Hermosa Beach. More commonly, Silicon Beach encompasses the following tech hubs: Santa Monica, Venice, Marina del Rey, Playa Vista, Playa del Rey, El Segundo, Manhattan Beach and Hermosa Beach, respectively.

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