

MARINA DEL REY

VENICE



CULVER WEST

WASHINGTON PLACE  
12402 WASHINGTON PLACE - CULVER CITY, CA 90066

WASHINGTON BLVD

WASHINGTON PLACE (15,558 VPD)

MAR VISTA

WASHINGTON BLVD (26,796 VPD)

S CENTINELA AVE (32,768 VPD)

# WASHINGTON PLACE

12402 WASHINGTON PLACE • CULVER CITY, CA 90066

A UNIQUE WEST LOS ANGELES SIGNALIZED CORNER CONSISTING OF 15,853 SQUARE FEET OF LAND WITH DAILY TRAFFIC COUNTS NORTH OF 36,000 VEHICLES PER DAY IN CULVER CITY, CA.



# WASHINGTON PLACE

12402 WASHINGTON PLACE • CULVER CITY, CA 90066

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WEST

S CENTINELA AVE (32,768 VPD)

WASHINGTON BLVD

WASHINGTON PLACE (15,558 VPD)

# CULVER CITY • CA



**CULVER CITY MARKET HALL**  
30,000 square feet of Class A retail  
and restaurant space on 1.6 Acres  
of Land





**VENICE BEACH**



**VENICE HIGH SCHOOL**

**VENICE BLVD (49,000 VPD)**

**MARK TWAIN MIDDLE SCHOOL**

**SANA MONICA**

**PENMAR GOLF COURSE**



**MAR VISTA**



**S CENTINELA AVE**









An aerial photograph of a city, likely Los Angeles, showing a dense urban grid, a large airport in the middle ground, and mountains in the background under a blue sky with light clouds. A large, semi-transparent orange circle with a white border is overlaid on the right side of the image, containing the text 'EXECUTIVE SUMMARY' in white, bold, uppercase letters.

# EXECUTIVE SUMMARY





**CULVER CITY MARKET HALL**

30,000 square feet of Class A retail and restaurant space on 1.6 Acres of Land

**WASHINGTON PLACE**  
12402 WASHINGTON PLACE - CULVER CITY, CA 90066

**GENTINELA AVE (32,768 VPD)**

**WASHINGTON PLACE (15,558 VPD)**



# EXECUTIVE SUMMARY



**WASHINGTON PLACE**  
12402 WASHINGTON PLACE-CULVER CITY, CA 90066

*A Unique West Los Angeles Signalized Corner Consisting of 15,853 Square Feet of Land with Daily Traffic Counts North of 36,000 Vehicles Per Day in Culver City, CA.*

**The Brandon Michaels Group of Marcus & Millichap** has been selected to exclusively market for sale 12402 Washington Place, a unique opportunity to acquire a 15,483 SF West Los Angeles signalized corner with significant development potential in Culver City, CA. Located at the gateway to Marina Del Rey and Venice, this prime parcel of land is situated on the prominent and high trafficked SW signalized corner of Washington Place and Centinela Avenue. This site sits central in Culver City and is just minutes from the 405 Freeway, Playa Vista, Marina Del Rey, and Santa Monica.

12402 Washington Place offers a rare opportunity to acquire a prime Westside corner with a multitude of potential uses. The subject property benefits from approximately 120 feet of frontage along Washington Place and 115 feet of frontage along South Centinela Avenue. This location is truly a walker's paradise, with a walk score of 94. The property benefits from high daily traffic counts exceeding 36,000 vehicles per day and close proximity to transit, with a transit score of 51. The site offers excellent ingress and egress, with four curb cuts allowing for ease of access along Washington Place and South Centinela Avenue. The site is zoned Commercial General, CG, with a portion of the site zoned Residential Medium Density, RMD, in Culver City. The site is ideal for a plethora of potential uses, including multi-family, mixed-use, creative office, hotel, or retail. By-right, the current zoning allows for fifty (50) multi-family units per acre using community benefits, with the ability to implement state density bonus programs.

12402 Washington Place also offers a unique opportunity for an Owner-User Buyer. There is currently a 1,534 building on the site, which will be delivered vacant. This space can be occupied by a user or expanded upon to create additional square footage. The commercial general zone allows for a service station by right and drive-thru, car wash, and body shop uses with a CUP.





**WESTWOOD**

**CENTURY CITY**

**BEVERLY HILLS**



**S CENTINELA AVE (32,768 VPD)**

**MAR VISTA**

**WASHINGTON PLACE**  
12402 WASHINGTON PLACE-CULVER CITY, CA 90066



**WASHINGTON PLACE (15,558 VPD)**

**S CENTINELA AVE (32,768 VPD)**

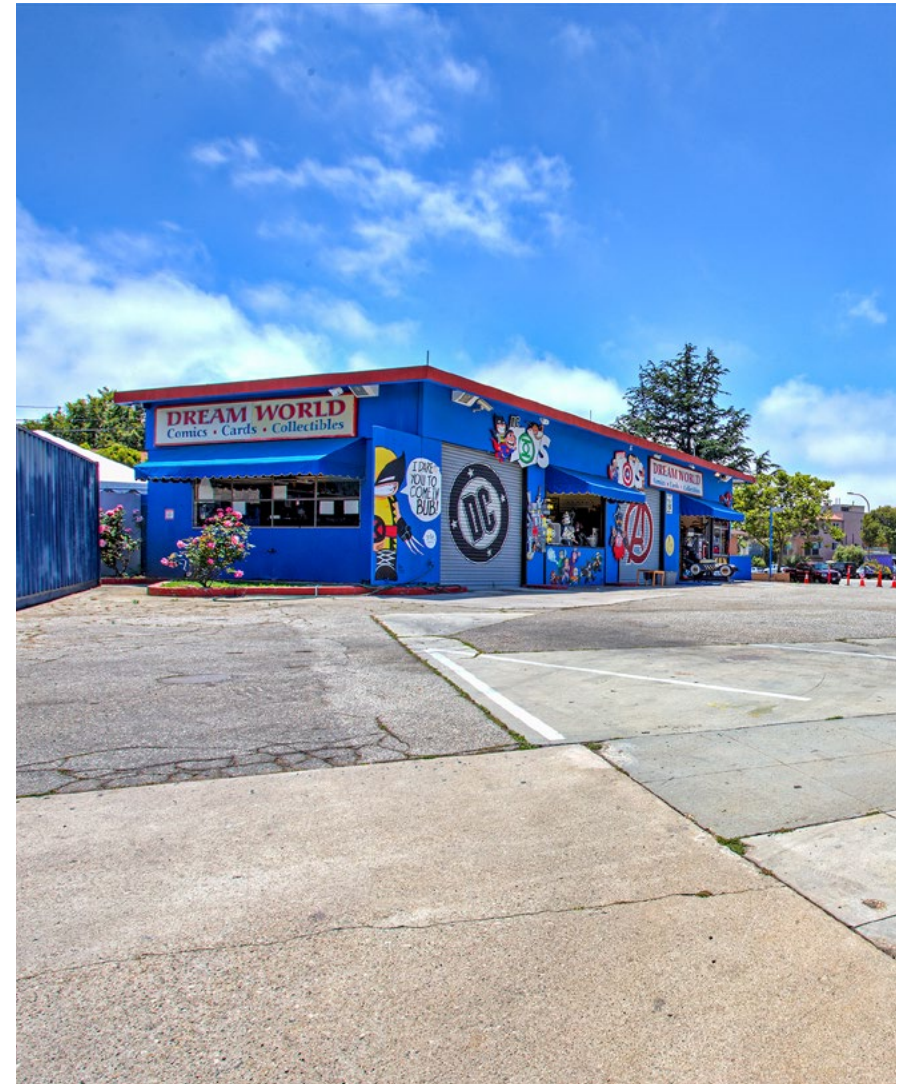


# PROPERTY HIGHLIGHTS

|                                |  |
|--------------------------------|--|
| Address                        | 12402 Washington Place<br>Culver City, CA 90066                                    |
| Price                          | \$3,700,000  |
| Building SF                    | 1,534  |
| Lot Size                       | 0.35 Acres (15,483 SF)   |
| Seller Financing               | Available; Please Contact the Listing Agents to Discuss                            |
| Price/SF (Building)            | \$2,445  |
| Price/SF (Land)                | \$242  |
| APNs                           | 4231-001-046<br>4231-001-047   |
| Zoning*                        | Commercial General (CG) - 13,263 SF<br>Residential Medium Density (RMD) - 2,220 SF |
| CG Density                     | By Right - 35 Units/Acre<br>**Community Benefit - 50 Units/Acre                    |
| Minimum Commercial Requirement | 10% of Project Gross Floor Area  |
| RMD Density                    | 1,500 SF of Land/Unit  |
| Density Bonus                  | California State Density Bonus,<br>available in addition to Community Benefit***   |
| Height                         | "CG - 45 Feet,<br>RMD - 2 Stories or 30 Feet"                                      |

\*The Commercial General zone allows for, with approved CUP, drive thru, car wash, and body shop uses.

\*\*Subject to affordable housing component.







**PLAYA DEL REY**

**LAX**



**BALLONA WETLANDS**

**MARINA DEL REY**

**VENICE BEACH**



**PLAYA VISTA**

**MARINA DEL REY MIDDLE SCHOOL**



**CULVER CITY MARKET HALL**  
30,000 square feet of Class A retail and restaurant space on 16 Acres of Land



**VENICE HIGH SCHOOL**

**S CENTINELA AVE (32,768 VPD)**

**CULVER WEST**

**WASHINGTON PLACE**  
12402 WASHINGTON PLACE-CULVER CITY, CA 90066



**WASHINGTON BLVD (26,796 VPD)**



**MAR VISTA**

**WASHINGTON PLACE (15,558 VPD)**

**S CENTINELA AVE (32,768 VPD)**



# LOCATION OVERVIEW



*West Los Angeles is a thriving urban area with a rich cultural scene, numerous shopping destinations, and a diverse population.*

12402 Washington Place is ideally situated on the southwest signalized corner of Washington Boulevard and S. Centinela Avenue. The subject property is surrounded by a strong mix of regional and national retailers, including In-N-Out Burger, Jack in the Box, Costco, Vons, Rite Aid, Little Caesars Pizza, Wingstop, Yard House, and Dunkin Donuts. There are multiple schools within close proximity, including Wildwood School, Grand View Boulevard Elementary, Beethoven Street Elementary, Mark Twain Middle School, and Venice High School.

12402 Washington Place is well located within a dense demographic location, with an immediate population of over 43,000 people within a one-mile radius, over 279,000 people within three miles, and upwards of 628,000 people within a five-mile radius. This affluent West Los Angeles location boasts an average household income in excess of \$135,000 within a three-mile radius.

West Los Angeles is a densely populated, highly desirable location for residents and visitors alike, with its urban and coastal lifestyle, outdoor spaces, and unique restaurants and shopping. 12402 Washington Place is ideally located in Culver City at the gateway to Marina Del Rey and Venice, within close proximity to Century City, Westwood, Brentwood, Santa Monica, Bel Air, and Beverly Hills. The site is within close proximity to the 405 San Diego Freeway and the 90 Marina Freeway, with easy access to downtown Los Angeles, the San Fernando Valley, and Los Angeles International Airport.

Since the 1920s, Culver City has been a significant employment center for motion picture and later television production. Recent rapid expansion to the area is a result of an overwhelming demand for creative office and production space in Culver City, revitalizing Culver City's original motto "The Heart of Screenland". The subject property enjoys proximity to some of the largest studio campuses in Los Angeles: Sony Pictures Studios, a 45-acre block to block campus, Culver Studios' more than 550,000 square feet production space anchored by Amazon Studios, and Apple's highly anticipated Culver Crossing, a more than 500,000 square foot Gensler designed, creative office campus set to deliver by late 2025 and double the tech giant's footprint in the Los Angeles area.



# INVESTMENT HIGHLIGHTS

## 1 IRREPLACEABLE WEST LOS ANGELES LOCATION

- SW Signalized corner of Washington Place and S. Centinela Avenue
- Direct access to the 405 San Diego Freeway within close proximity to Century City, Westwood, Brentwood, Santa Monica, Bel Air, and Beverly Hills
- Highly desirable and affluent Culver City location
- Significant development in the immediate area
- A true walkers paradise with direct access to transit
- Four curb cuts allow for excellent access along Washington Place and South Centinela Avenue



## 2 PRIME DEVELOPMENT OPPORTUNITY

- 15,483 SF of land
- 13,263 SF zoned Commercial General, CG, with a portion of the site, 2,220 SF, zoned Residential Medium Density, RMD, in Culver City
- Culver City's CG zone allows for up to 50 units per acre using community benefits and an additional California state density bonus to density
- Ideal for multi-family, mixed-use, creative office, hotel, or retail
- The current zoning allows for a service station, by right, and drive-thru, car wash, and body shop uses with a CUP
- 1,534 SF existing structure can be immediately occupied or expanded upon by an Owner-User Buyer





### 3 AFFLUENT AND DENSELY POPULATED WEST LA SUBMARKET

- More than 43,000 people within one mile of the subject property, 279,000 people within three miles, and 628,000 people within five miles.
- The immediate submarket boasts an average household income within one, three, and five miles is \$117,000, \$135,000, and \$128,000, respectively
- The median income within one, three, and five miles \$86,000, \$105,000, and \$99,000, respectively.
- There are over 18,000 households within one mile of the subject property, and over 128,000 households within three miles.
- Home to a mix of local and national retailers, local eateries, boutique art galleries, and a multitude of high-end shopping options

### 4 UNIQUE FUNDAMENTALS MAKE THIS A RARE DEVELOPMENT OPPORTUNITY

- Over 300,000 households and 46,000 businesses within a five-mile radius
- High daily traffic counts north of 36,000 vehicles per day along Washington Pl.
- Walkers paradise, with a walk score of 94
- Significant growth projections with an average population age of 41.5











CULVER CITY, CA



# AREA OVERVIEW

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## *Culver City*

Culver City is a city in Los Angeles County, California. The city was named after its founder, Harry Culver. It is mostly surrounded by the city of Los Angeles, but also shares a border with unincorporated areas of Los Angeles County. Over the years, considering its incorporated status, over forty annexations of adjoining areas have occurred. As a result, the city now comprises approximately five square miles.

Since the 1920s, Culver City has been a significant center for motion picture and later television production, best known as the home of Metro-Goldwyn-Mayer studios. It was also the headquarters for the Hughes Aircraft Company from 1932 to 1985. National Public Radio West and Sony Pictures Entertainment now have headquarters in the city.

In the 1990s, Culver City launched a successful revitalization program in which it renovated its downtown as well as several shopping centers in the Sepulveda Boulevard corridor near Westfield Culver City. Around the same time, the relocation of Sony's motion picture operations known as Columbia Pictures. Columbia Pictures was the subsidiary of Sony that moved into the old MGM lot. This move to the former MGM studios at Washington Boulevard and Overland Avenue brought much-needed jobs to the city.

The influx of many art galleries and restaurants to the eastern part of the city, formally designated as the Culver City Art District, prompted The New York Times in 2007 to praise the new art scene and call Culver City a "nascent Chelsea."

Culver City is in high demand as it become a prime destination to live, work, dine, and shop. Neighboring Beverly Hills, Century City, and Marina del Rey, Culver City has become a focal point for culture and nightlife, while also providing clean and efficient transportation to reach them. Culver City boasts an affluent and well educated demographic base.

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Culver City has made walkability a key objective in its economic development goals. The charming tree-lined streets are filled with inviting cafes, restaurants, and storefronts





# AREA OVERVIEW

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## DOWNTOWN CULVER CITY

Downtown Culver City is a charming collection of outdoor restaurants, historic buildings, unique shops, art galleries, and nightlife. Every Tuesday, the Culver City Farmers' Market is set up to sell fresh produce and locally made items. The tree-lined streets provide a great pedestrian destination and municipal structures provide for convenient parking. The Culver Hotel is a historical flatiron building that was built in 1924. Book-ended by entertainment studios Sony Studios and The Culver Studios, Downtown Culver City is a perfect combination of small-town charm and urban living.







## HELMS BAKERY DISTRICT

Today a mecca of modern furniture and design, Helms Bakery District boasts a rich and flavorful past. First opening its doors in 1931, family-owned and operated Helms Bakery supplied local residents with its fresh-baked bread delivered “Daily at Your Door” for over four decades. While no longer in the business of baked goods, the Helms Bakery building remains a cherished local landmark, recognized for its architectural significance. Award-winning restaurants include Father’s Office and Lukshon, and a unique collection of design and home furnishings stores such as Room & Board, H.D. Buttercup, and Rejuvenation . The landmark building nestled in Culver City is easy to get to and located just one block east of the Metro Expo Line.

**H.D. Buttercup**  
CALIFORNIA

**REJUVENATION**



**FATHER'S OFFICE**

**Room&Board KOHLER.**

*A collection of the world's most innovative merchants, chefs, and creative companies housed in the Hayden Tract...*

## PLATFORM

Platform is a new shopping development located next to the Metro Expo Line’s Culver City Station. Platform consists of about 50,000 square feet of retail and restaurant space and 80,000 square feet of creative and office space. The shopping experience will combine high-style, hard-to-find wares, good eats, and art exhibitions. Tenants include SoulCycle, Aesop, Loqui, a taqueria and Cannibal, a meat focused restaurant and butcher shop.

## WESTFIELD CULVER CITY SHOPPING CENTER

Westfield Culver City is anchored by Best Buy, JCPenney, Macy’s, BJ’s Restaurant and Brewhouse, Gold’s Gym, and Target. A Trader Joe’s, Sprouts Farmers Market, Office Depot, BevMo, are adjacent.

## STUDIO VILLAGE

A shopping center located on Jefferson Boulevard and Sawtelle Boulevard. The shopping center includes a Toy’s R Us, Pavillions, TJ Maxx, PetSmart, Bed Bath & Beyond, Target, and Ross.





# AREA OVERVIEW

## ARTS DISTRICT

### CULVER CITY ARTS DISTRICT

The Culver City Arts District encompasses more than 35 contemporary art galleries, 25 boutique and design retailers and 17 specialty restaurants and coffee bars. It is also home to creative enterprises such as architecture, advertising, culinary arts, post production and interior design. Located on Washington Boulevard between Helms and Fairfax Avenues as well as La Cienega Blvd. between Venice and Fairfax Avenue it is easily accessible by both the Culver City and La Cienega Expo Stations.

Notable places of interest include Cognoscenti Coffee, Coolhaus for icecream, Father's Office, which is home to celebrity chef Sang Yoon's famous burger, and Industry Cafe and Jazz for Ethiopian fare.



LUKSHON RESTAURANT



Coolhaus



Brunello Trattoria



The Mandrake



Pinches Tacos



Industry Coffee & Jazz



Cognoscenti Coffee



Culver City Arts District is a unique collection of contemporary art galleries, artist studios, boutique restaurants and retailers hailed by USA Today as one of the 10 “best arts districts” in the nation.

## GALLERIES

1. Hinge Modern
2. Hinge Parallel
3. Circa
4. Century Guild
5. Maxwell Alexander Gallery
6. Heart N’ Soul Gallery
7. Prohibition Gallery
8. Koplín Del Rio Gallery
9. Sixty29 Contemporary
10. Klowden Mann
11. Thinkspace Gallery
12. Susanne Vielmetter Los Angeles
13. Fabien Castanier Gallery
14. Kopeikin Gallery
15. Western Project
16. Edward Cella Gallery
17. Lurie Gallery
18. Blum & Poe
19. Anat Ebgi
20. George Billis Gallery
21. Cherry and Martin
22. Luis De Jesus Los Angeles
23. Maloney Fine Art
24. Walter Marciel Gallery
25. LAXART
26. Samuel Freeman LLC
27. Herman Schwartz
28. Honor Fraser Gallery
29. China Art Objects
30. Bradford Stewart Contemporary Art
31. Glike Gallery
32. FP Contemporary/Fresh Paint
33. Roberts & Tilton
34. Mark Moore Gallery

## SHOPS & SERVICES

1. Vitra
2. Room & Board
3. Plummers
4. HD Buttercup
5. Rejuvenation
6. La Bella Cosa
7. In Bed With HD Buttercup
8. The Rug Warehouse
9. Arcana: Books on the Arts
10. Exceptional Children’s Foundation
11. New School of Cooking
12. FrameStore
13. The Sliding Door Company
14. My Little Sunshine
15. Ilana Bloch / Studio 33
16. The Washbow
17. Sweat Pilates
18. Bar & Garden
19. Clive Wilkinson Architects
20. Charlie Co.
21. Create Advertising Group, LLC
22. Attire LA
23. Charles Jacobsen Inc.
24. Graphaids

## DINING

1. Father’s Office
2. Lukshon
3. La Dijonaise
4. Bucato
5. New School of Cooking Cafe
6. Pinches Tacos
7. El Baron Night Club
8. The Coolhaus Shop
9. Altono Sports Bar
10. E.K.Valley Restaurant
11. Cognoscenti Coffee
12. Industry Cafe & Jazz
13. Brunello Trattoria
14. Mandrake Bar
15. Gaby’s Express
16. El Rio Bravo Restaurant
17. Jr’s BBQ



[www.CulverCityArtsDistrict.com](http://www.CulverCityArtsDistrict.com)

Culver CITY  
**ARTS**  
**DISTRICT**



# AREA OVERVIEW

## CULVER PUBLIC MARKET

The Culver Public Market Hall Project is a 1.6 acre project located on the two northerly corners of Washington Boulevard at Centinela Avenue. The project is a public market featuring artisanal vendors under one roof to sell their products such specialty cheeses and charcuterie, a bakery, chocolatier and related confections, wine, locally grown produce, specialty coffee, flowers, organic meats, and other high-quality products. The City has selected Regency Centers to develop the project. The Culver Public Market, totaling approximately 26,000 square feet of rentable space, will rise from two long-vacant lots.

As part of the project, the City will be constructing an adjacent parking structure providing market hall parking as well as extra public parking for the Washington West Business District.







The long-awaited project has been built as the Westside's answer to Grand Central Market





# AREA OVERVIEW

## METRO EXPO LINE

The Expo Line extension from Culver City to Santa Monica opened on May 20, 2016. With the opening of the Metro Expo Line extension, travelers can ride from Downtown L.A. to Santa Monica in 45 minutes. The Expo Line is part of the greater Metro Rail system, connecting Santa Monica with Hollywood, Pasadena, Long Beach, San Fernando Valley, and the South Bay and dozens of points in between. The Expo Line extension from Culver City to Santa Monica opened on May 20, 2016. The 6.6-mile extension adds seven stations, offering convenient access to Santa Monica, Sawtelle Japantown, Westwood Village and numerous hotels, museums, restaurants and shopping destinations. connects riders to Santa Monica or Downtown Los Angeles.



*Convenient access to Santa Monica and Downtown Los Angeles...*







## TOP EMPLOYERS

Culver City is home to many large corporations. Sony Pictures Entertainment is the largest employer in Culver City, employing approximately 3,200 people. Culver City is also home to Symantec and Beats by Dre. Entertainment and tech companies are flocking to the Culver City market to take advantage of the unique adaptive reuse creative office spaces and its central location.

Another prominent area where web content companies are clustering is around the Hayden Tract in Culver City. Mahalo.com is a video and web company, Sugar Publishing, the parent company of the popular video site Popsugar, and Maker Studios, a YouTube content company all have leased space at the Hayden Tract. Long known for its Hollywood studio connections, Culver City has quietly become a haven for tech startups and such big-name companies as Beats Electronics and multichannel network Fullscreen.

| # | Employer                                    | # of Employees |
|---|---|----------------|
| 1 | Sony Pictures Entertainment                 | 3,200          |
| 2 | Southern California Hospital at Culver City | 1,000          |
| 3 | Symantec                                    | 900            |
| 4 | Culver City Unified School District         | 771            |
| 5 | City of Culver City                         | 760            |
| 6 | Goldrich & Kest Industries, LLC             | 717            |
| 7 | West Los Angeles College                    | 575            |
| 8 | NFL Media                                   | 500            |
| 9 | Beats by Dre                                | 450            |



# AREA OVERVIEW

## Venice, CA

Venice embodies the Southern California spirit - attracting visitors and transplants from all over the world. Known as the hub of creativity and artistic expression, the cool, innovative, and successful come to soak up the sun and experience all the unique sights that make Venice special. From luxurious homes along the Venice canals to the bohemian lifestyle found along Venice Beach, Venice is a place for anyone looking to live, work and play in this one-of-a-kind, culturally diverse seaside community.

Venice Beach is a beach-front neighborhood located in Los Angeles, California. It was founded as a seaside resort town back in 1905 and was independent until it merged with Los Angeles in 1926. The Venice Beach Boardwalk, also known as Ocean Front Walk, is the second most-visited destination in Southern California, with an average of over ten (10) million visitors per year from all over the world. The Venice Beach Boardwalk stretches over two (2) miles and hosts hundreds of street vendors and performers along with numerous privately owned restaurants and food venues.

Venice is adjoined on the northwest by Santa Monica, on the northeast by Mar Vista, on the southeast by Culver City, Del Rey and Marina Del Rey, on the south by Ballona Creek and on the west by the Pacific Ocean.



*A collection of the world's most inn*







ovative merchants, chefs, and creative companies housed in the Venice, California...





# AREA OVERVIEW

## Marina Del Rey

Marina del Rey is an unincorporated seaside community in Los Angeles County, California, with a marina that is a major boating and water recreation destination of the greater Los Angeles area. The marina is North America's largest man-made small-craft harbor and is home to approximately 5,000 boats. The area is a popular tourism destination for water activities such as paddle board and kayak rentals, dining cruises, and yacht charters. This Westside locale is approximately 4 miles south of Santa Monica, and 4 miles north of Los Angeles International Airport.



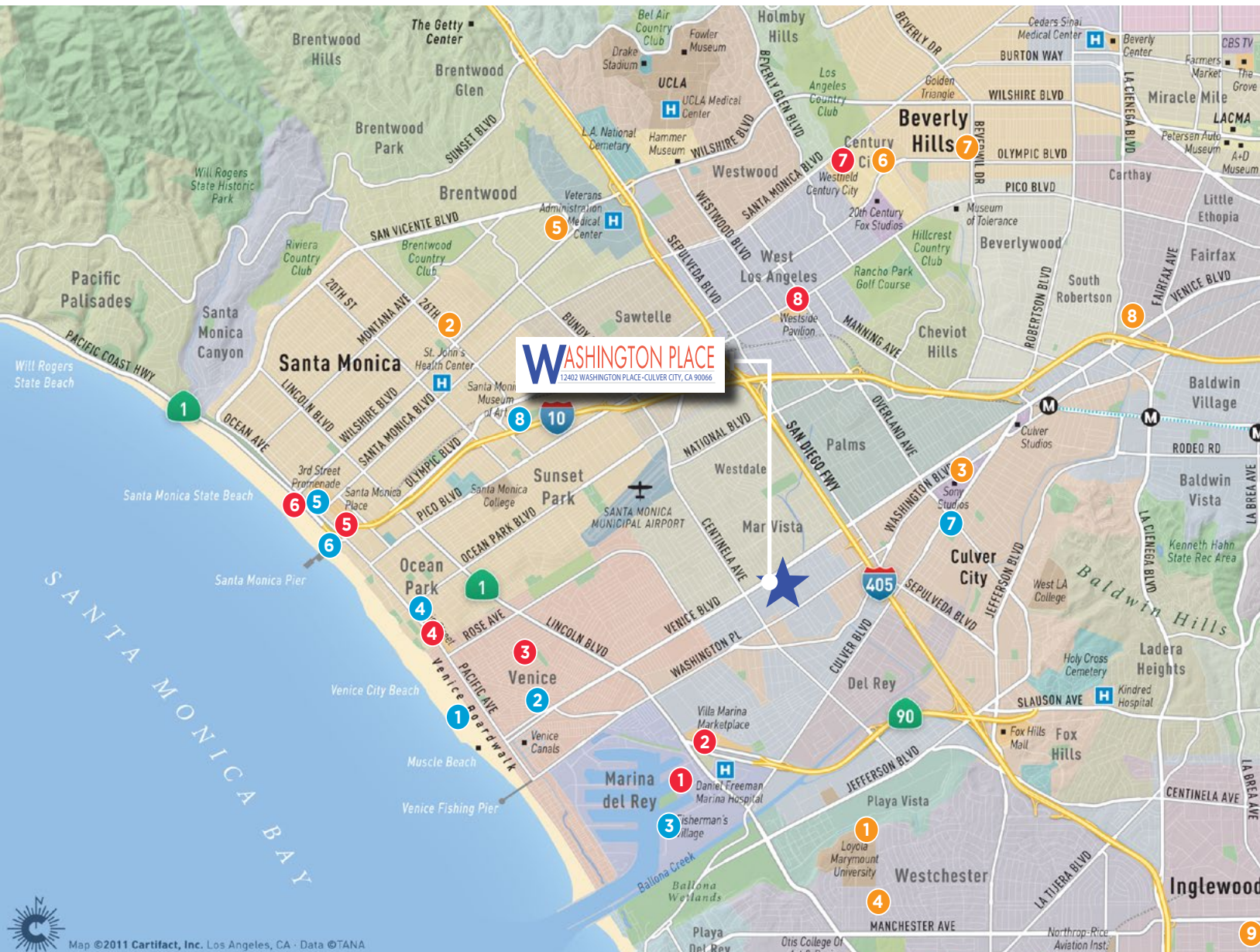
### POINTS OF INTEREST

- Waterside Marina Del Rey
- Ritz Carlton - Marina Del Rey
- Cheesecake Factory
- Marla's
- Mendocino Farms
- Sugarfish by Sushi Nozawa
- The Counter
- California Pizza Kitchen
- C&O Trattoria
- Lemonade
- Joe's Restaurant





Culver City Arts District is a unique collection of contemporary art galleries, artist studios, boutique restaurants and retailers hailed by USA Today as one of the 10 “best arts districts” in the nation.



## ENTERTAINMENT

- 1 Venice Beach
- 2 Abbott Kinney
- 3 Fisherman's Village
- 4 Main Street Shops & Restaurants
- 5 3rd Street Promenade
- 6 Santa Monica Pier/Beach
- 7 Downtown Culver
- 8 Santa Monica Museum of Art

## RETAIL

- 1 Westside Marina Del Rey
- 2 Villa Marina Marketplace
- 3 Abbott Kinney Shops
- 4 Westfield Fox Hills
- 5 Santa Monica Place
- 6 3rd Street Promenade
- 7 Westfield Century City
- 8 Westside Pavilion

## EMPLOYMENT

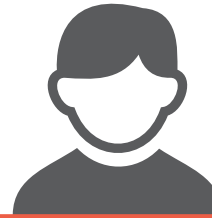
- 1 Loyola Marymount University
- 2 Softscript Inc
- 3 Sony Pictures Entertainment
- 4 United States Postal Services
- 5 Professional Security Consultants
- 6 Hyatt Regency Plaza Hotel
- 7 SunAmerica Inc
- 8 Kaiser Permanente
- 9 Centennial Hospital



# DEMOGRAPHICS

## 628,210

Total Population within a 5-mile radius of 12402 Washington Place. Median Age: 41.5



51%  
MALE



49%  
FEMALE

## EDUCATION



7%

High School or Less



9%

High School Graduate



34%

Bachelor's or Associate Graduate



23%

Graduate Degree

## POINTS OF INTEREST

- Culver Hotel
- Helms Bakery
- Westfield Culver City
- Baldwin Hills Scenic Overlook
- Farmer's Market
- Kirk Douglas Theatre
- Ballona Creek Bicycle Path

## SCHOOLS AND COLLEGES

- Willows Community School
- Turning Point School
- Wildwood School
- Echo Horizon School
- Culver City High School's Academy of Visual and Performing Arts
- West Los Angeles College

## PARKS

- Baldwin Hills Scenic Overlook
- Blair Hills Park
- Carlson Park
- Coombs Park
- Culver City Park
- Syd Kronenthal Park
- Veterans Park

## BUSINESSES

- Fullscreen
- Maker Studios
- Beats by Dre
- Beats Music
- Nuclear Blast
- West Los Angeles College
- Antioch University Los Angeles



|                               | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 43,378    | 279,659   | 628,210   |
| Households                    | 18,727    | 128,047   | 284,392   |
| Average Household Size        | 2.3       | 2.1       | 2.1       |
| Owner Occupied Housing Units  | 6,848     | 48,015    | 99,840    |
| Renter Occupied Housing Units | 11,505    | 78,211    | 179,845   |
| Median Household Income       | \$86,995  | \$105,943 | \$99,598  |
| Average Household Income      | \$117,097 | \$135,437 | \$128,207 |
| <\$25,000                     | 2,703     | 15,914    | 41,751    |
| \$25,000 - \$50,000           | 2,764     | 14,861    | 36,513    |
| \$50,000 - \$75,000           | 2,767     | 15,319    | 34,615    |
| \$75,000 - \$100,000          | 2,353     | 14,543    | 29,795    |
| \$100,000 - \$125,000         | 2,103     | 14,249    | 29,911    |
| \$125,000 - \$150,000         | 1,170     | 9,614     | 22,192    |
| \$150,000 - \$200,000         | 1,730     | 15,371    | 32,577    |
| \$200,000+                    | 3,136     | 28,178    | 57,038    |



628,210

Population within 5-m radius



57,601

Businesses within 5-m radius



\$128,207

Average HH income within 5-m radius



\$99,598

Median HH income within 5-m radius



99,840

Owner Occupied Households within 5-m radius



179,845

Renter Occupied Households within 5-m radius







An aerial photograph of a city, likely Los Angeles, showing a dense residential and commercial area. In the background, there are mountains and a body of water. A large, semi-transparent orange circle with a white border is overlaid on the right side of the image. Inside the circle, the text "PROPERTY OVERVIEW" is written in white, uppercase, sans-serif font.

# PROPERTY OVERVIEW



# PROPERTY DETAILS

## ADDRESS

12402 Washington Place  
Culver City, CA 90066

## SITE LOCATION

12402 Washington Place is located at the SW signalized corner of Washington Place and Centinela Avenue in Culver City, California.

## LOT SIZE

0.35 Acres (15,483 SF)

## ZONING

Commercial General (CG) - 13,263 SF,  
Residential Medium Density (RMD) - 2,220 SF"

## TRAFFIC COUNTS

Daily traffic count on Washington Place is approximately 36,559 vehicles per day.  
Daily traffic count on Centinela Avenue is approximately 32,768 vehicles per day.

## APN NUMBERS

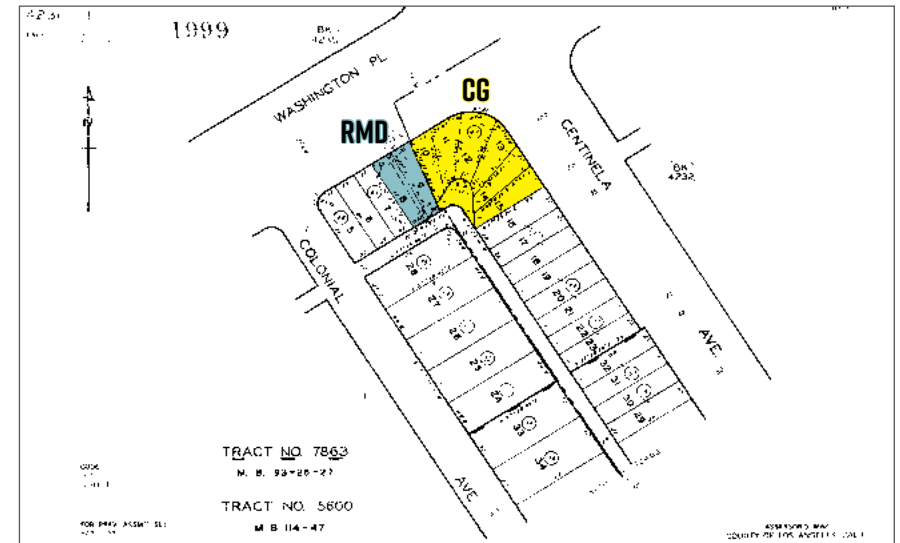
4231-001-046, 4231-001-047

## SUMMARY OF TERMS

**Interest Offered:** 100% fee simple interest in 12402 Washington Boulevard, a 15,355 SF piece of land Culver City, CA, 90066.

**Terms of the Sale:** Property is being offered on a free and clear basis.

**Property Tours:** Prospective purchases are encouraged to visit the site and review all due diligence materials prior to submitting offers. Access to an outline due diligence is available portal. All property tours must be coordinated through the listing team.







**628,210**

Population in a 5-mile Radius



**57,601**

Businesses in a 5-mile Radius



**\$128,207**

Average Household Income  
in a 5-mile Radius





# WASHINGTON PLACE

12402 WASHINGTON PLACE • CULVER CITY, CA 90066

Marcus & Millichap  
BRANDON MICHAELS  
GROUP