

STANDALONE WESTSIDE COMMERCIAL BUILDING

OWNER-USER / HOSPITALITY / RETAIL OPPORTUNITY



8554 Washington Blvd, Culver City, CA 90232

Exclusively Listed by

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INVESTMENT OVERVIEW

8554 Washington Blvd offers the opportunity to acquire a standalone commercial building along the Washington Boulevard corridor in Culver City.

The property is occupied by a bar tenant paying \$4,500 per month on a month-to-month basis.

The building contains approximately 740 SF per title, plus additional non-conforming square footage currently utilized by the tenant.

The property is positioned for a range of potential uses including:

- owner-user occupancy
- continued bar operation
- restaurant or hospitality conversion
- retail repositioning

The property also benefits from rear alley access, providing operational functionality for hospitality, service, and retail users.

Standalone commercial buildings along Washington Boulevard rarely become available for purchase, particularly for hospitality and owner-user buyers seeking visibility within the Westside.

Located near Downtown Culver City, the Hayden Tract, Sony Studios, Amazon Studios, and other major Westside employment centers, the property benefits from strong street presence within one of the area's most active commercial corridors.

INVESTMENT HIGHLIGHTS

- Standalone commercial building along the Washington Boulevard corridor in Culver City
- Approximately 740 SF per title, plus additional non-conforming square footage currently utilized by the tenant
- Bar tenant in place paying \$4,500/month on a month-to-month basis
- Rear alley access supporting hospitality, service, and retail operations
- Positioned for owner-user occupancy, hospitality conversion, or retail repositioning
- Located near Downtown Culver City, the Hayden Tract, Sony Studios, and Amazon Studios
- Frontage and visibility along one of the Westside's primary commercial corridors
- Limited availability of standalone commercial buildings within the immediate trade area



PRICING SUMMARY

PRICING INFORMATION

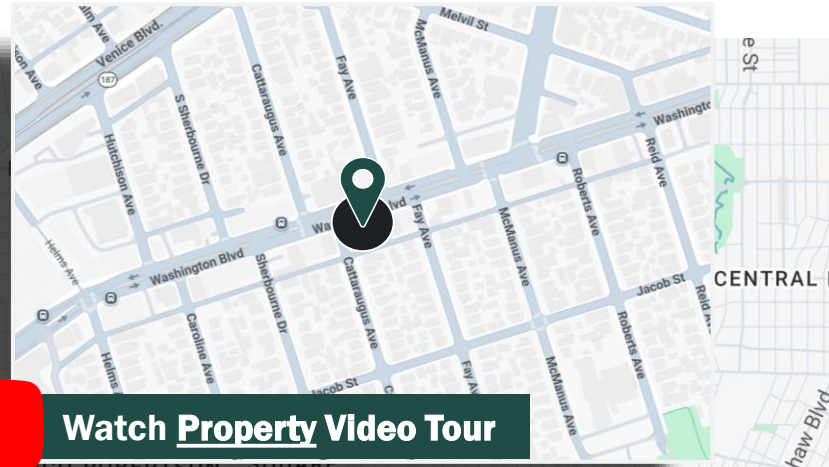
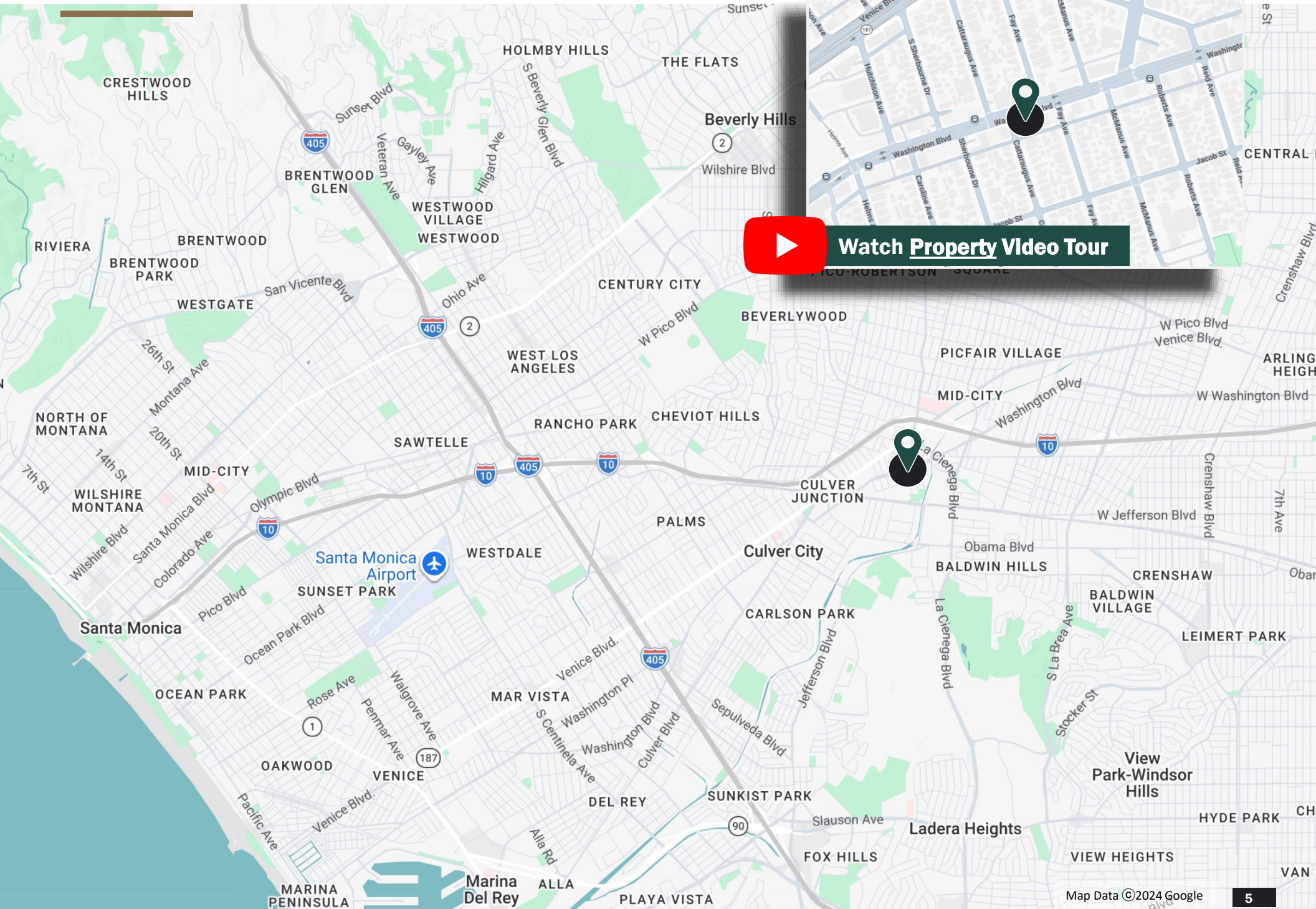
Listing Price		\$1,685,000
Downpayment -	46%	\$773,032
Price per Unit		\$1,685,000
Price per SQFT		\$2,277

PROPERTY DETAILS

Number of Units	1
Year Built	1926
Rentable SQFT	740
Lot Size SQFT	2,253
Zoning	CCC3YY
APN	4205-017-014
Number of Buildings	1
Number of Stories	1



PROPERTY LOCATION









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