FOR SALE



11520 Jefferson Blvd. Culver City, CA 90230



For Sale \$6,999,000

Secure Two-Story Building with Major Boulevard and Freeway Identity

Corner of Jefferson & Selmarine

13,158 SF Building on 8,651 SF of Land

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Property Description

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Price	\$6,999,000 (\$531.92 PSF) \$3,599,000 (\$273.53 PSF)
Size	13,158 SF Building Situated on 8,651 SF of Land
Parking	Approx. 8 spaces, fully gated and secure (buyer to verify) with abundant street parking
APN	4126-026-028
Year Built	1971
Zoning	M2

* Owner/User Opportunity with Income or Acquire Completely or Partially Vacant (51%+ Vacancy – SBA Loan Eligible)

- * Secure two-story block and stucco flex building with major boulevard and freeway identity at the corner of Jefferson and Selmarine Dr., suitable for office, industrial, flex or retail uses.
- * Opportunity to reposition and establish major identity in concert with local corporate neighbors, including Public Storage, American Tire Depot, Sherwin-Williams Paints, Del Taco, Chick-fil-A, Winchell's Donuts, Dollar Tree, Westfield Culver City, Allstate Insurance, George Petrelli's and much more.
- * Immediate access to the San Diego (405) and Marina (90) freeways.

Features:

- Polished ground-level concrete floors
- Security features such as gated windows & electric key-pad call box for secure access
- One (1) ground-level roll-up door
- Skylights
- Full HVAC
- Concrete Block & Stucco Construction

Photos

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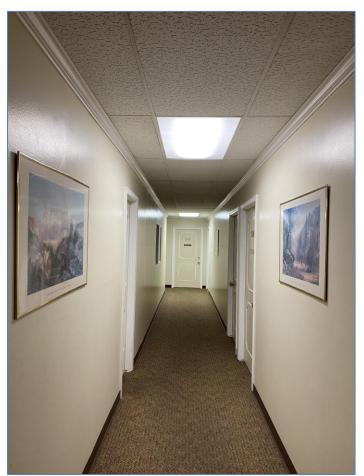




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