

FOR SALE



11520 Jefferson Blvd.
Culver City, CA 90230

Price Reduced by 50% (almost) \$3,599,000
Owner/User or Investment



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

COREY I. SPOUND Lic # 01142655

[E] corey@tamarackres.com

[P] (818) 464-3215

[A] 15300 Ventura Boulevard, Suite 200 | Sherman Oaks, CA 91403

Property Description

11520 Jefferson Blvd.
Culver City, CA 90230



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

11520 Jefferson Blvd.
Culver City, CA 90230



Photos

11520 Jefferson Blvd.
Culver City, CA 90230



Photos

11520 Jefferson Blvd.
Culver City, CA 90230

