

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)
Size	13,158 SF Building Situated on 8,651 SF of Land
Parking	Approx. 8 spaces, fully gated and secure, with abundant street parking
APN	4126-026-028
Year Built	1971
Zoning	M2

*** Owner/User opportunity with income or acquire completely vacant.**

*** 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, cameras & electric key-pad call box for secure access
- One (1) ground-level roll-up door
- Skylights
- Full HVAC
- Concrete Block & Stucco Construction

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