

# FOR SALE- FREESTANDING CORNER RETAIL



**4371 SEPULVEDA BOULEVARD  
CULVER CITY, CA 90230**

# FOR SALE- FREESTANDING CORNER RETAIL



## PROPERTY INFORMATION

Address: 4371 Sepulveda Boulevard, Culver City, CA 90230

Building & Lot Size: Approximately 4,141 square foot commercial building on approximately 5,144 square feet of land.

Asking Price: ~~\$2,750,000~~ **\$2,550,000** all cash. Property will be delivered free and clear of any financing.

NOI: \$125,879

Cap Rate: ~~4.6%~~ **4.9%**



## PROPERTY HIGHLIGHTS

- ◆ Two-tenant NNN Leased Investment;
- ◆ Located at Northwest corner of Sepulveda Boulevard and Barman Avenue;
- ◆ Approximately 24,750 cars pass through this location daily;
- ◆ Neighbors include Pep Boys, Big 5, Culver Palms YMCA, Samy's Camera, Harbor Freight Tools, Automobile Club of Southern California and many other established retailers and restaurants.



For further information or tour, please contact exclusive agents:

Marc Pollock

License #00881177

[Marc@WestsideRetail.com](mailto:Marc@WestsideRetail.com)

Mark Einbund

License #00826287

[Mark@WestsideRetail.com](mailto:Mark@WestsideRetail.com)

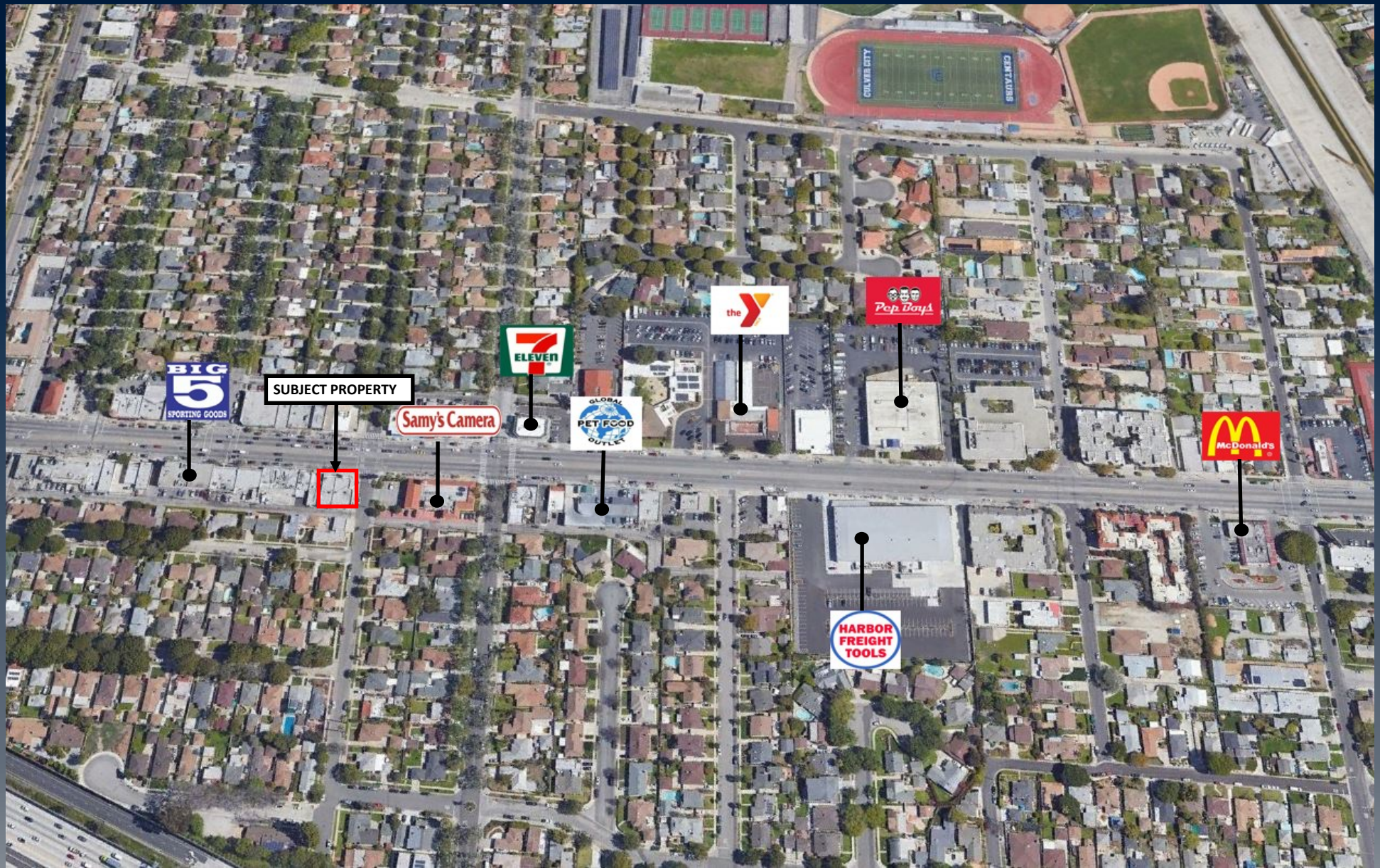
This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2019

**4371 SEPULVEDA BOULEVARD  
CULVER CITY, CA 90230**





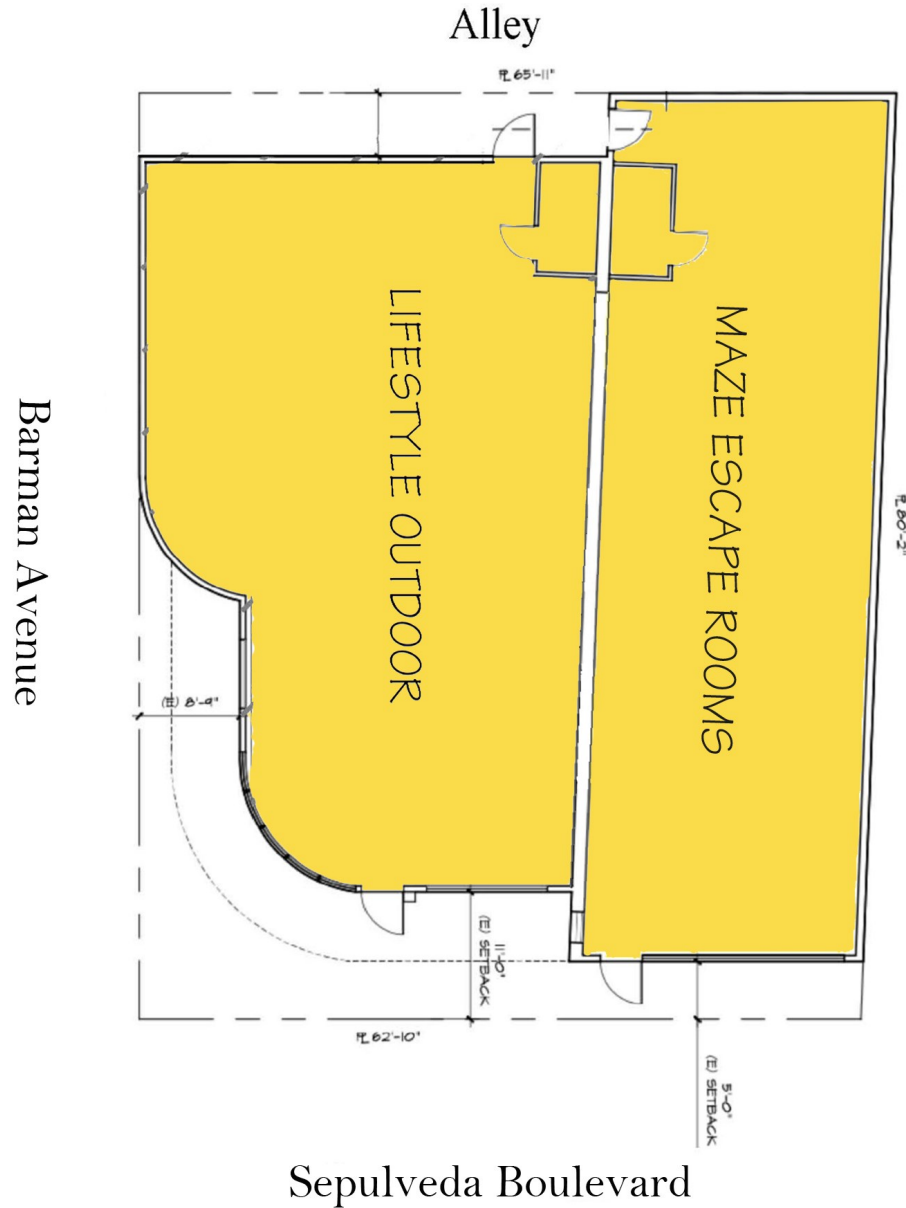
# FOR SALE- FREESTANDING CORNER RETAIL



**4371 SEPULVEDA BOULEVARD**  
**CULVER CITY, CA 90230**

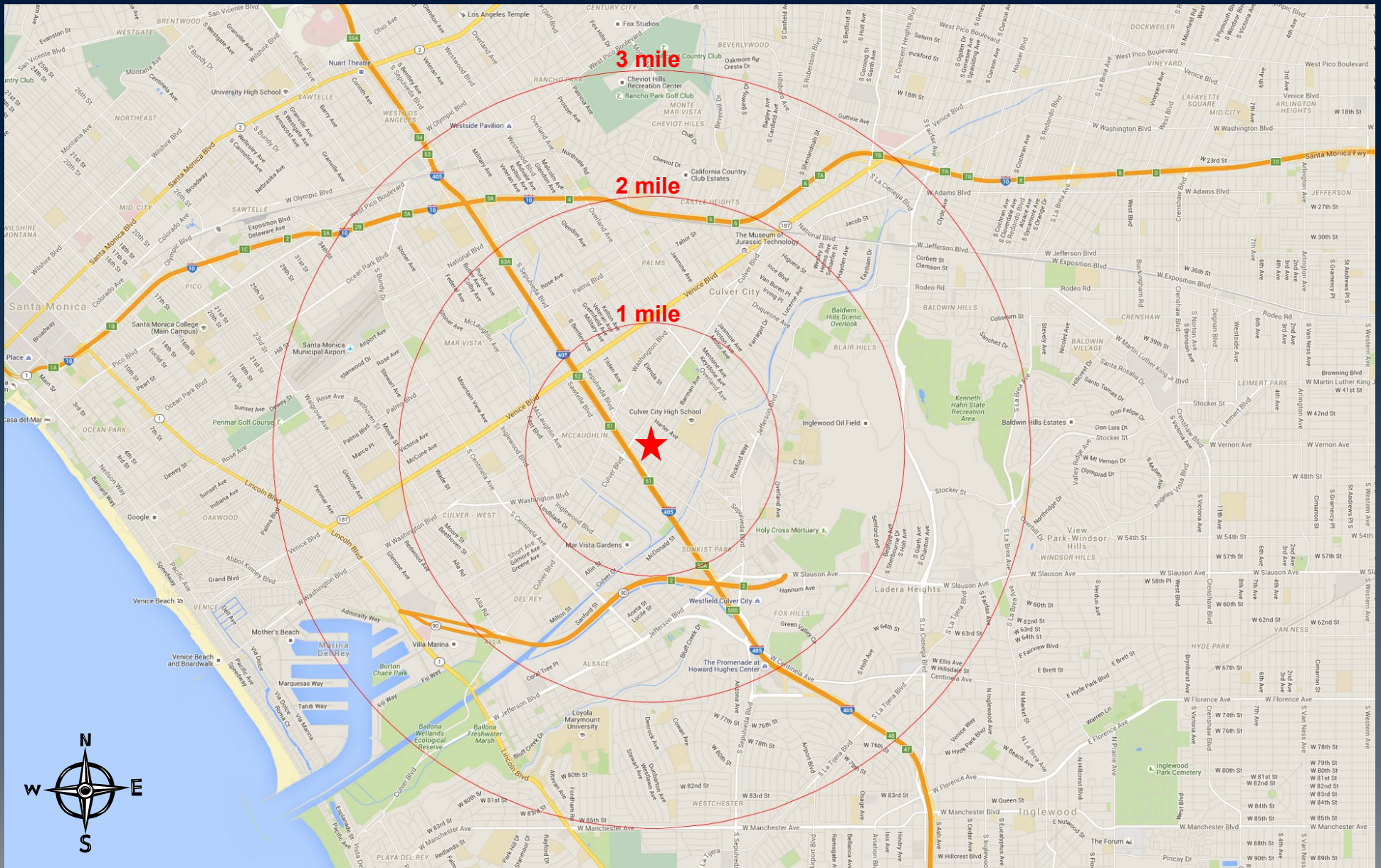


# FOR SALE- FREESTANDING CORNER RETAIL



**4371 SEPULVEDA BOULEVARD**  
**CULVER CITY, CA 90230**

# FOR SALE- FREESTANDING CORNER RETAIL



**4371 SEPULVEDA BOULEVARD**  
**CULVER CITY, CA 90230**

