

# FOR SALE

3951 Higuera St, Culver City CA 90232



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*\* All property photos are from CoStar*

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY DETAILS



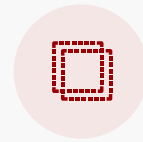
**Price:**  
\$4,700,000



**Building Size:**  
4,480 SF



**Lot Size:**  
0.17 AC



**Zoning:**  
Commercial Mixed Use



**Year Built:**  
1946



**Parking\*:**  
5 spaces (1/1,000)



**Floors:**  
1

*\*Note: property is located one block from Ince Parking structure and walking distance to Metro E Line*



**NAI Capital is pleased to present 3951 Higuera St, an exceptional opportunity for an owner user or investor to acquire a fully improved, income-producing commercial property in one of the westside's most desirable creative-office and media-adjacent submarkets.**

Offered at an incredible 7.12% cap rate based on the current in-place income, this asset delivers strong day-one cash flow with meaningful future potential. The property is leased through March 15, 2027, providing predictable near-term revenue while simultaneously offering strategic flexibility to the next owner. If desired, the current tenant is willing to vacate early for an incoming owner user.

The property consists of a well-maintained,  $\pm 4,480$  SF commercial building situated on  $\pm 7,405$  SF of land, originally constructed in 1946 and modernized for contemporary office and production uses. The site features:

- Improved creative office layout suitable for technology, production, incubator, or boutique professional uses.
- 5 on-site parking spaces, providing an efficient  $\sim 1.0/1,000$  SF parking ratio.
- A functional, single-tenant layout ideal for tenants who value privacy and control of their environment.
- Prime positioning within the Hayden Tract / Higuera industrial-creative cluster — one of L.A.'s highest-demand pockets for emerging companies, creators, and tech-forward concepts.

# LEASE ABSTRACT

## About the Tenant

TechStars is a mentorship-driven accelerator that supports founders, mentors, investors, and partners in building the future of business. Founded in 2006, the company has helped launch and grow thousands of companies across more than 150 countries. Learn more: <https://www.techstars.com/> Tenant will vacate early if desired for incoming owner user.

|                                  |                               |
|----------------------------------|-------------------------------|
| <b>Lease Type</b>                | Single Tenant Gross Lease     |
| <b>Lease Term</b>                | 3/15/22 - 3/15/27 - 5 Years   |
| <b>Rent</b>                      | \$33,328.17/month (\$7.44/SF) |
| <b>Increases</b>                 | 3% Annual                     |
| <b>Options</b>                   | None                          |
| <b>Permitted Use</b>             | Office                        |
| <b>Landlord Responsibilities</b> | Roof and Structure            |



# PRICING SUMMARY

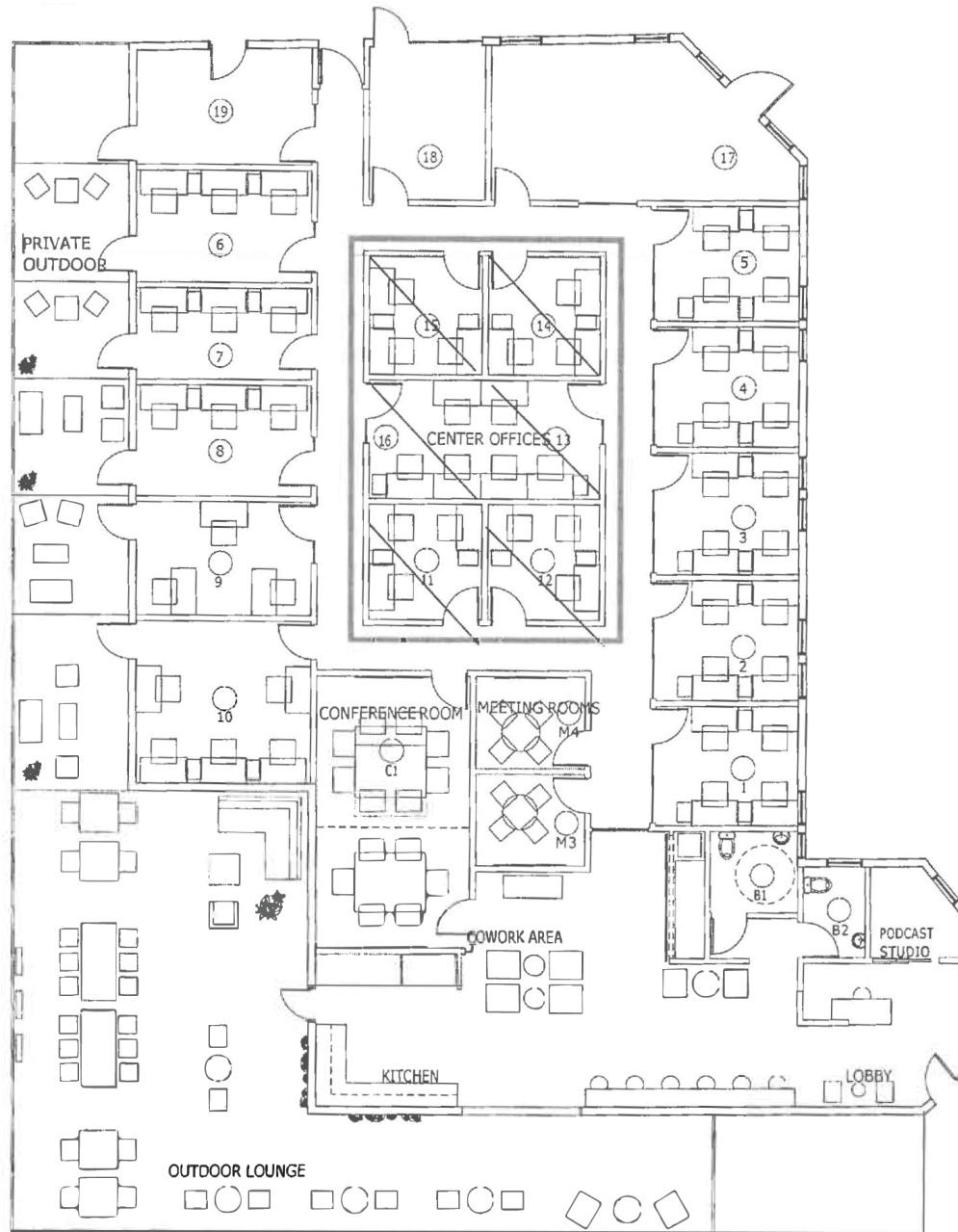
|                            |                                   |
|----------------------------|-----------------------------------|
| <b>Price</b>               | \$4,700,000                       |
| <b>Price PSF</b>           | \$1,049                           |
| <b>Price Per Land SF</b>   | \$634                             |
| <b>Annual Gross Income</b> | \$399,936                         |
| <b>Expenses</b>            | Approx \$65,000 (taxes/Insurance) |
| <b>Net Income</b>          | \$334,936                         |
| <b>Cap Rate</b>            | 7.12%                             |

## Owner User Potential

Qualifying businesses seeking to occupy 51% or more of the usable building area can obtain SBA financing with as little as 10% down payment.



# FLOOR PLAN



# PARCEL MAP

4206 | 20  
SCALE 1" = 60'

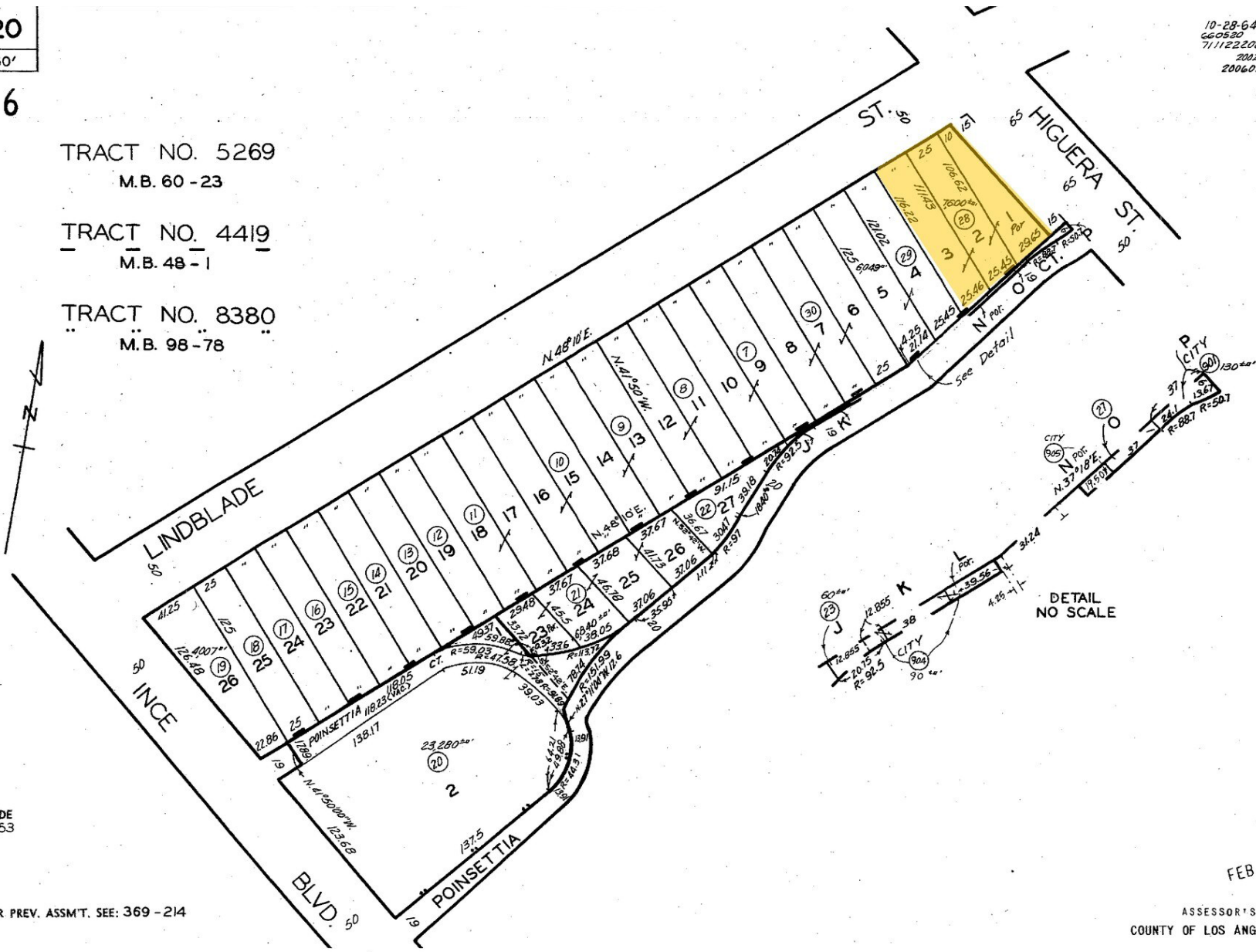
2006

TRACT NO. 5269  
M.B. 60 - 23

TRACT NO. 4419  
M.B. 48 - 1

TRACT NO. 8380  
M.B. 98 - 78

REVISED  
10-28-64  
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2002070Bc4.003001-25  
2006021405001001-25



CODE  
3153

FOR PREV. ASSMT. SEE: 369 - 214

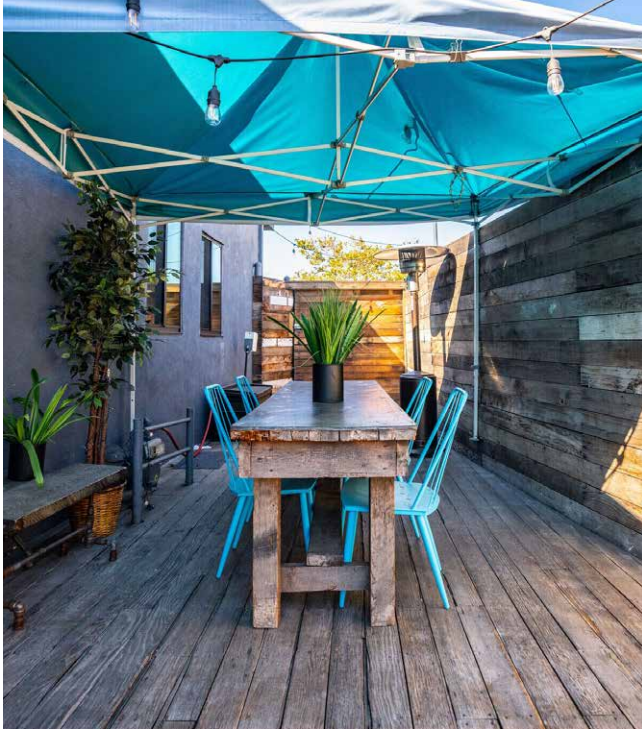
FEB 14 2006

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



## Culver City, CA

3951 Higuera Street lies squarely in the thriving Culver City creative corridor, an established hub home to major names such as Apple, Amazon Studios, WarnerMedia, TikTok, Nike, and countless boutique agencies. The area blends walkability, urban energy, and adaptive-reuse charm, supported by:

- Immediate access to the 10 & 405 freeways
- Proximity to the Metro E-Line connecting Santa Monica and Downtown LA
- A dense concentration of media, technology, design, and entertainment businesses
- Nearby amenities including retail, restaurants, breweries, creative studios, and production facilities
- Strong surrounding demographics, with high educational attainment and strong local spending power

The Culver City market continues to be recognized as one of the Westside's premier destinations for innovative companies and entrepreneurial ecosystems.



# AERIAL MAP



# AMENITIES MAP

## EATERIES

- 1** Jerry's Market
- 2** Sweet Wheat
- 3** Bacari Culver City
- 4** Public School 310
- 5** Tito's Tacos
- 6** Hey, Sunshine Kitchen
- 7** Laurel Grill
- 8** The Cinema Bar
- 9** Earthbar

## SHOPPING

- 10** Culver Center (shopping mall)
- 11** Platform (shopping mall)
- 12** Graphaids Art Supply
- 13** Oops! Art Happens
- 14** Hiromi Paper
- 15** FrameStore-Custom Framing
- 16** Dr. Sebi's Cell Food

## GROCERS

- 17** Trader Joe's
- 18** Ralphs
- 19** Whole Foods Market
- 20** Erewhon

## HEALTH & WELLNESS

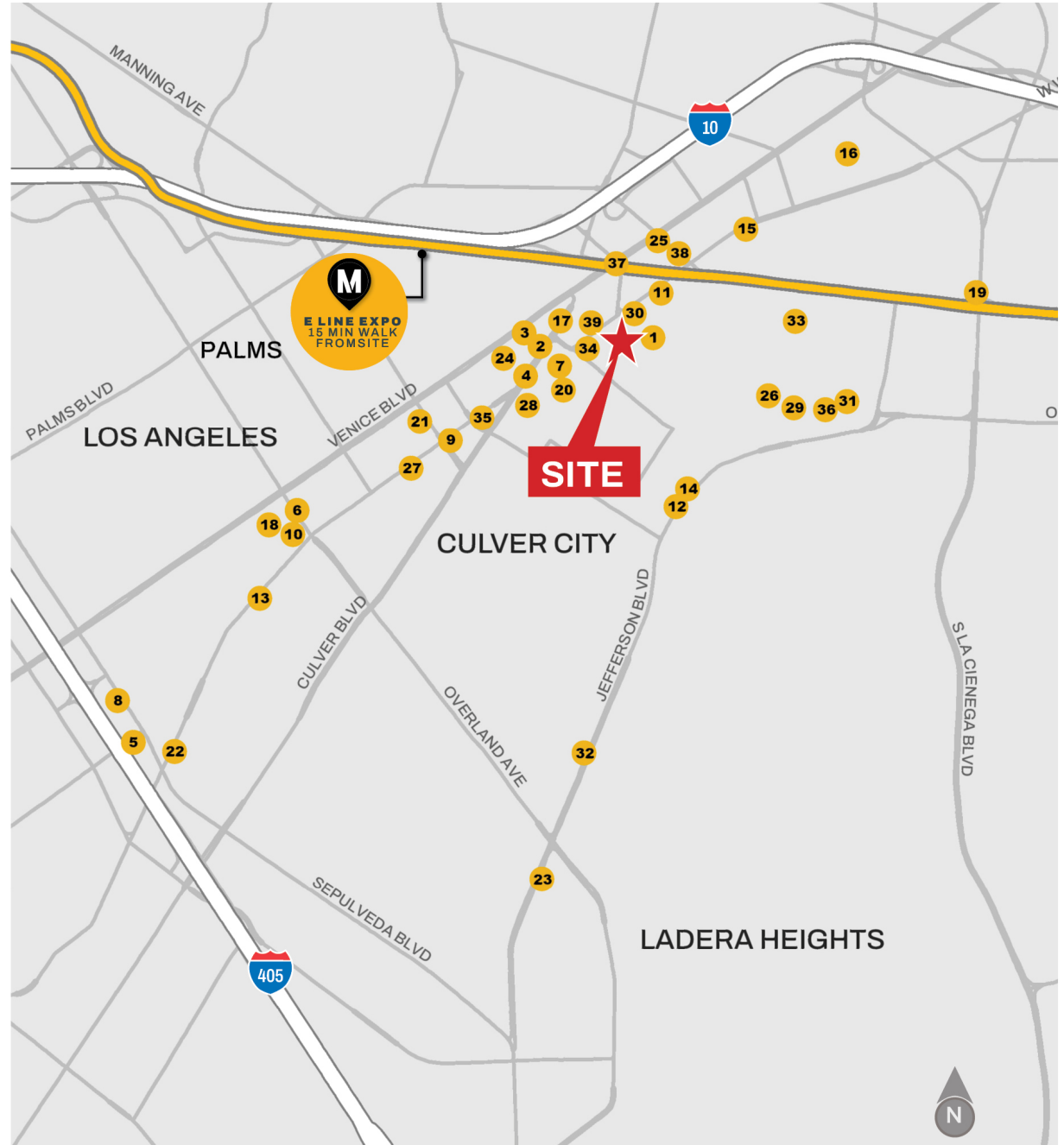
- 21** Equinox
- 22** The Body Process
- 23** Club Pilates
- 24** Mighty Pilates Culver City
- 25** Solidcore Culver City

## MEDIA

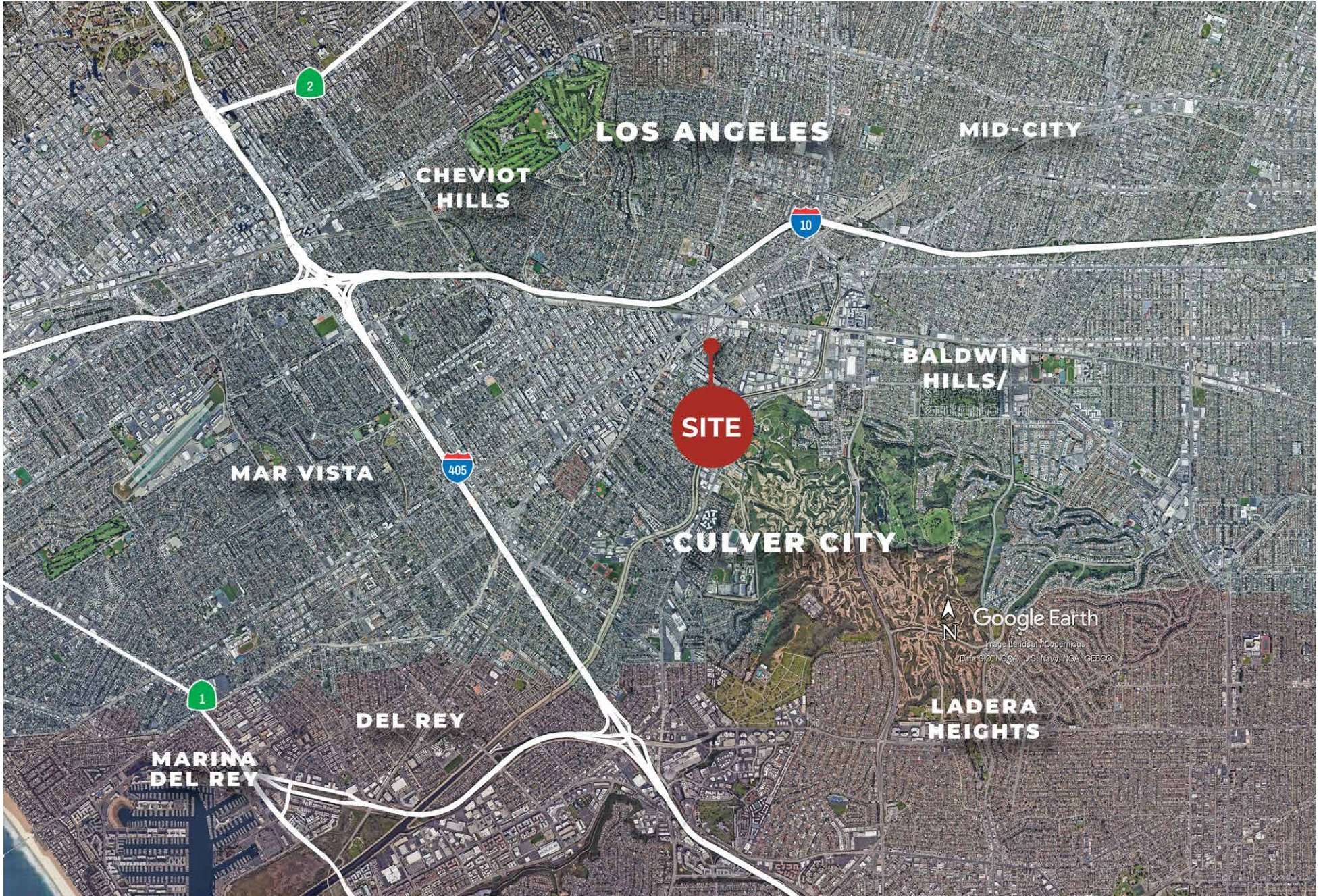
- 26** Smashbox Studios
- 27** Sony Pictures Studios
- 28** The Culver Theater
- 29** Beats Electronic
- 30** Tik Tok
- 31** SM Entertainment
- 32** VaynerMedia LA HQ
- 33** Scopely
- 34** Amazon MGM Studios
- 35** Kirk Douglas Theatre
- 36** The Culver Studios

## TRANSPORTATION

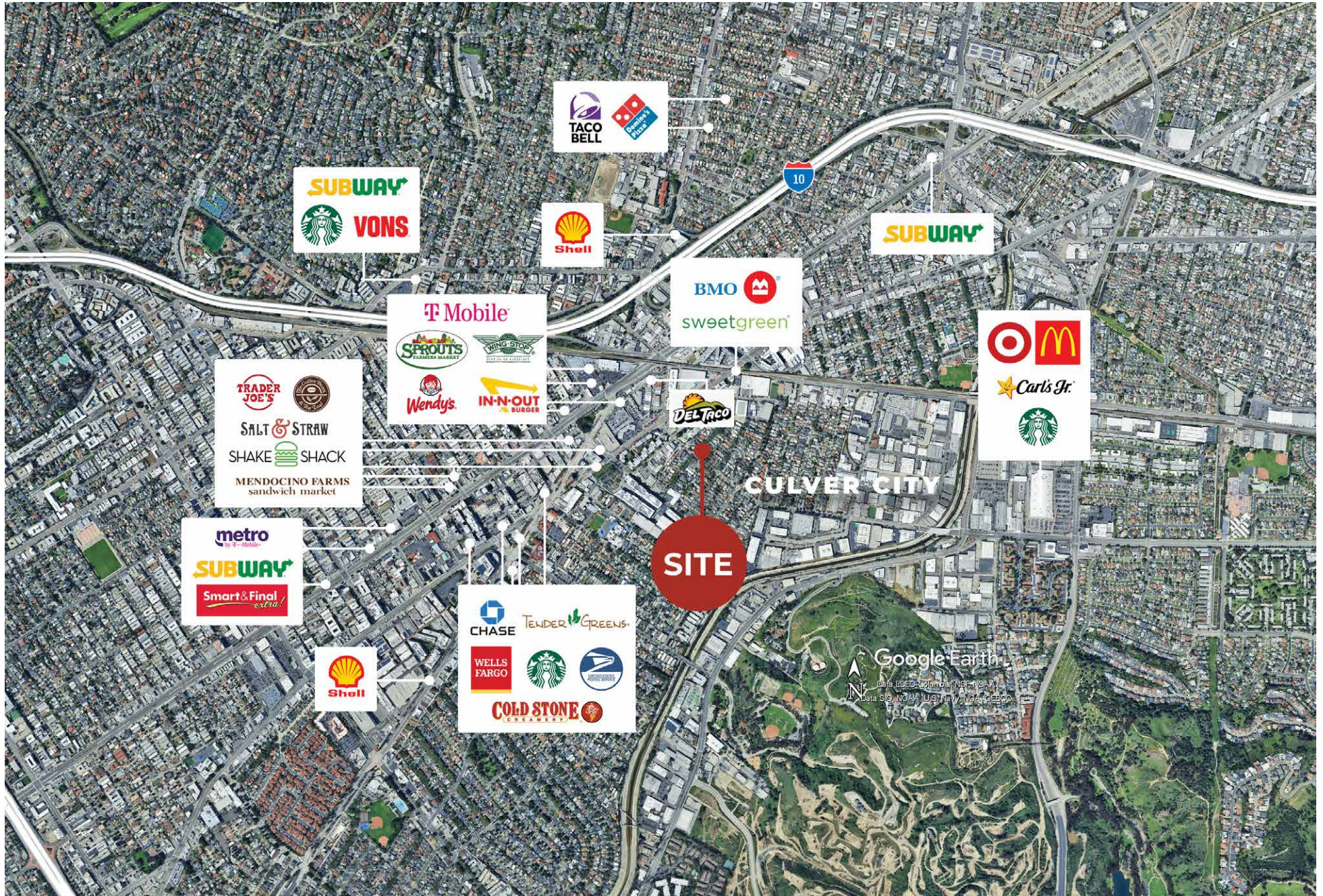
- 37** Robertson Blvd & Venice Blvd (Culver City Bus Station)
- 38** Metro Bike Hub at the Ivy Station complex
- 39** INCE Parking Structure



# REGIONAL MAP



# RETAILERS MAP



# AREA DEMOGRAPHICS

|                   | <b>1 Mile</b> | <b>3 Miles</b> |
|-------------------|---------------|----------------|
| Population        | 33,751        | 311,294        |
| Households        | 15,780        | 130,704        |
| Median Age        | 37.30         | 39.10          |
| Median HH Income  | \$99,029.00   | \$90,065       |
| Daytime Employees | 33,896        | 220,636        |

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