



13,158 SF OF CULVER CITY OFFICE/RETAIL SPACE – AVAILABLE AT \$6,495,000

11520 Jefferson Boulevard

CULVER CITY, CA 90230

CBRE

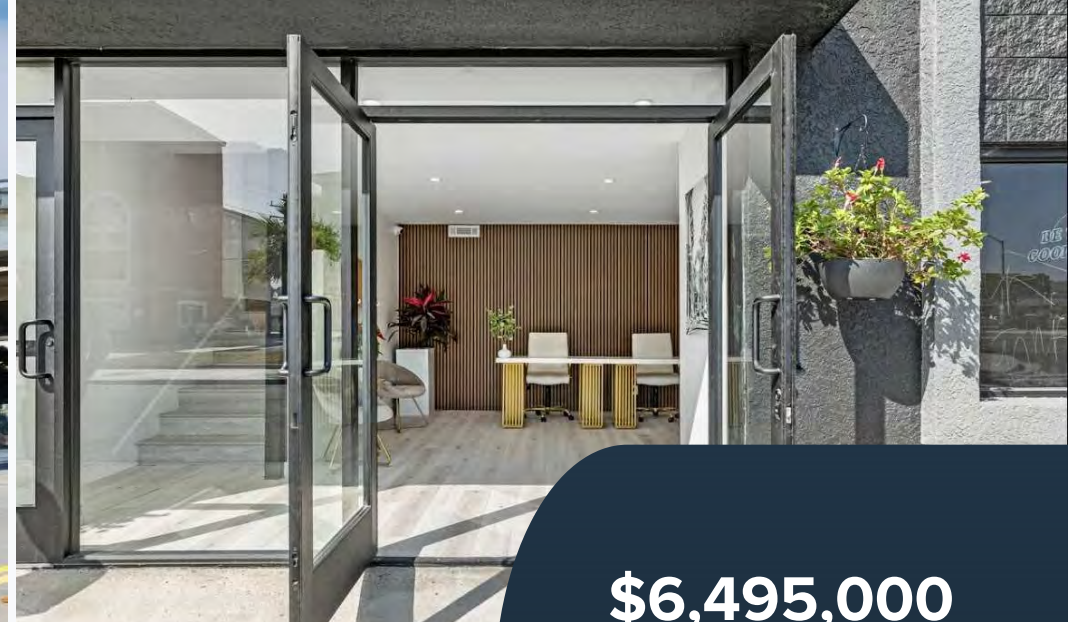
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11520 JEFFERSON BOULEVARD

Offering Summary



THIS PROPERTY PROVIDES BOTH STEADY INCOME AND FUTURE GROWTH POTENTIAL IN A PRIME WEST LA LOCATION.

Apple & Sony own in Culver. You should too. Culver City Retail/Office/Flex Investment in one of LA's hottest investment sub-markets off the 405, minutes to LAX and all of LA. Modern Space? "check". Highly Accessible? "check". Appealing to almost any user? "check".

Extensively renovated in 2024 with new "everything". 100% occupied 13,158 sq. ft. of storefront retail/office/showroom with offices above on an 8,712 sq. ft. lot. Features 24/7 access security system, high speed fiber internet available, and easy access to the 405 and 90 Freeways AND LAX, Playa Vista, Silicon Beach and Santa Monica.

First Floor features a beautiful entrance & lobby, 6,675 sq. ft. of open concept industrial/warehouse/retail space with 3 private offices, brand new kitchen, restrooms, HVAC, and garage roll-up door leading to the gated parking lot. Second Floor includes brand new lobby, kitchen, restrooms, unlimited use of our state-of-the-art conference room, and 20 offices ranging in size from 100 – 1,600 sq. ft. with the option to merge.

Similar office sale comps in Culver City average \$741/foot — subject property offered at only \$494/foot. Scheduled gross income of \$495,816! (All tenants on gross leases — actionable upside). Available at \$6,495,000.

\$6,495,000

PRICE

\$495,820

SCHEDULED GROSS INCOME

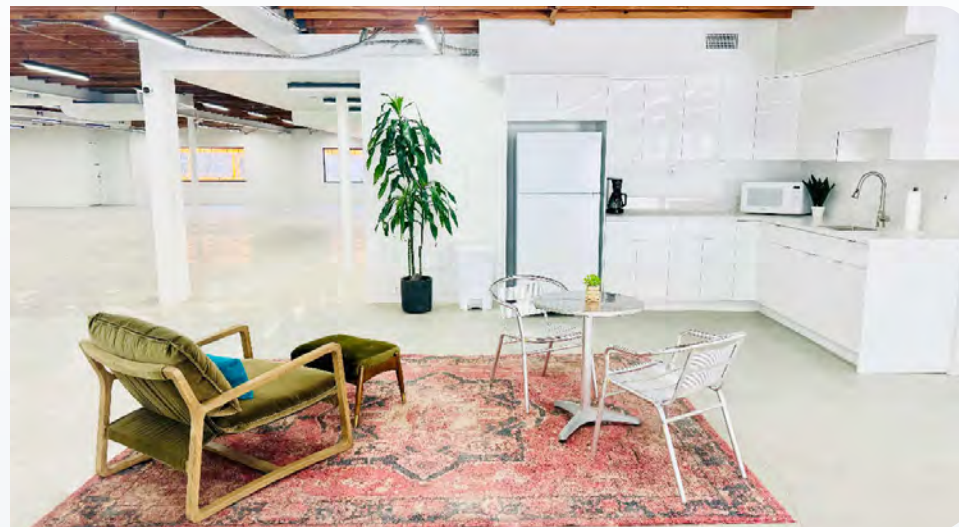
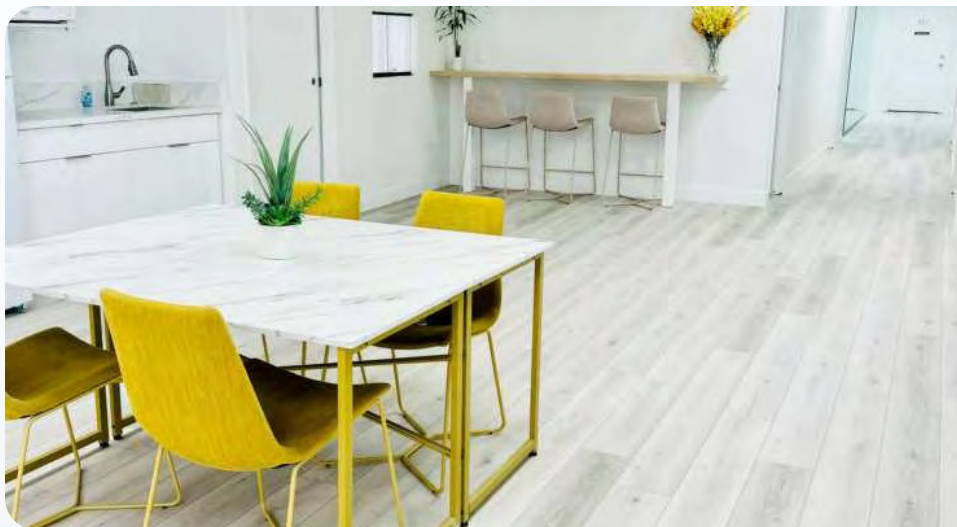
\$494

PRICE PER RSF

100%

OCCUPANCY

Property Overview



PRICING SUMMARY

Price:	\$ 6,495,000
Down Payment:	\$ 2,273,250
Loan Amount:	\$ 4,221,750
Price / Sq. Foot:	\$ 494

PROPERTY PROFILE

Property Address:	11520 Jefferson Boulevard, Culver City, CA
# of Floors:	2
Year Built/Renovated:	1971/2024
Square Footage:	13,158
Lot Size:	8,712
Construction Type:	Woodframe/Stucco
Zoning:	CCM2
Parking Type:	Gated
APN:	4216-026-028
Type:	Office/Retail

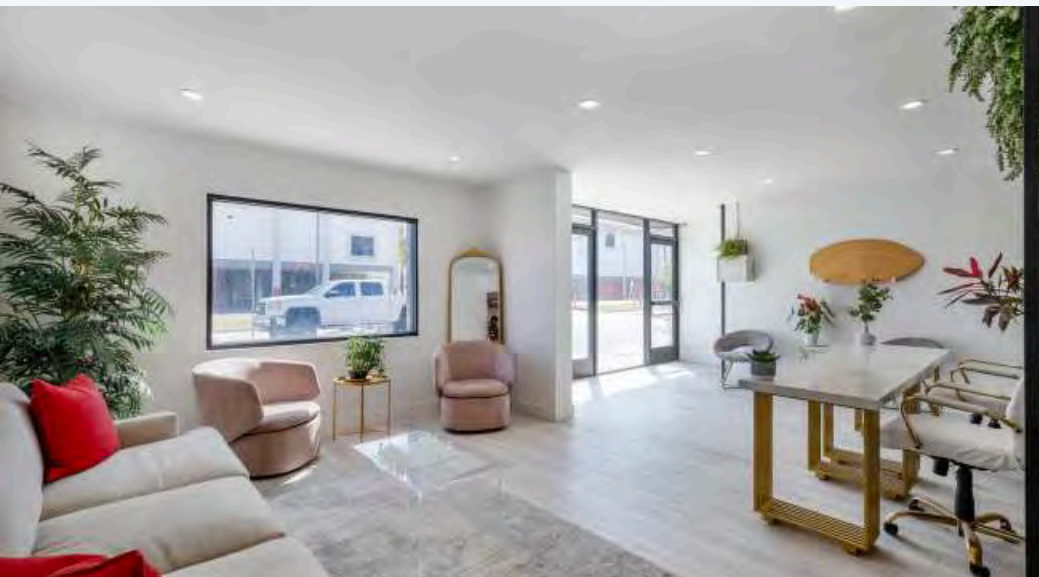
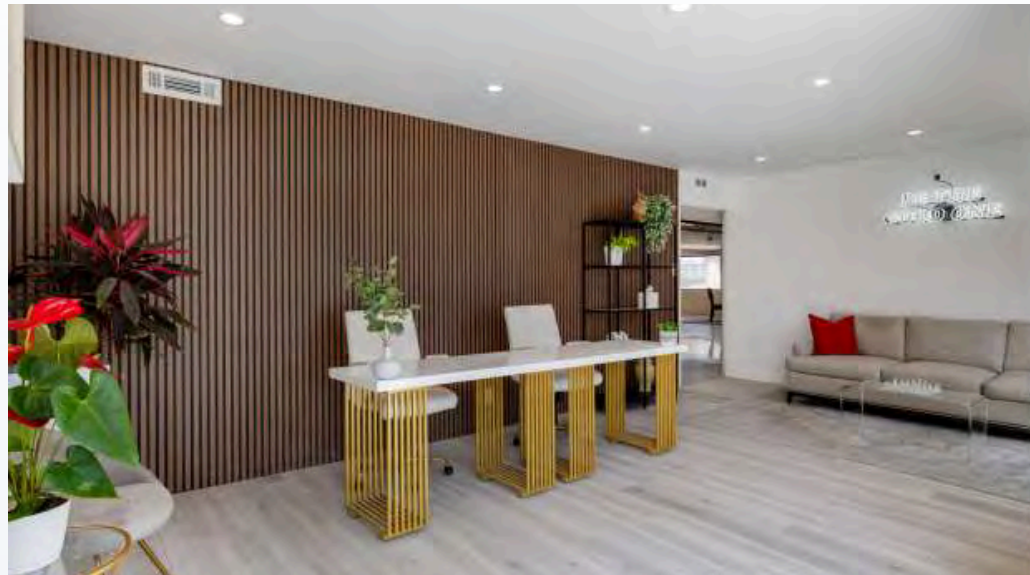
11520 JEFFERSON BOULEVARD

Property Photos



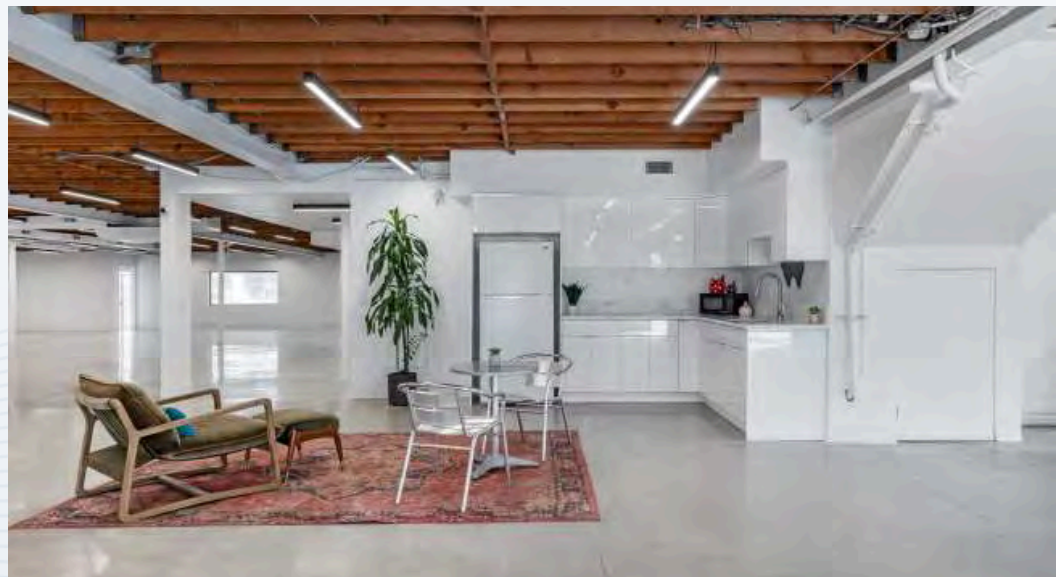
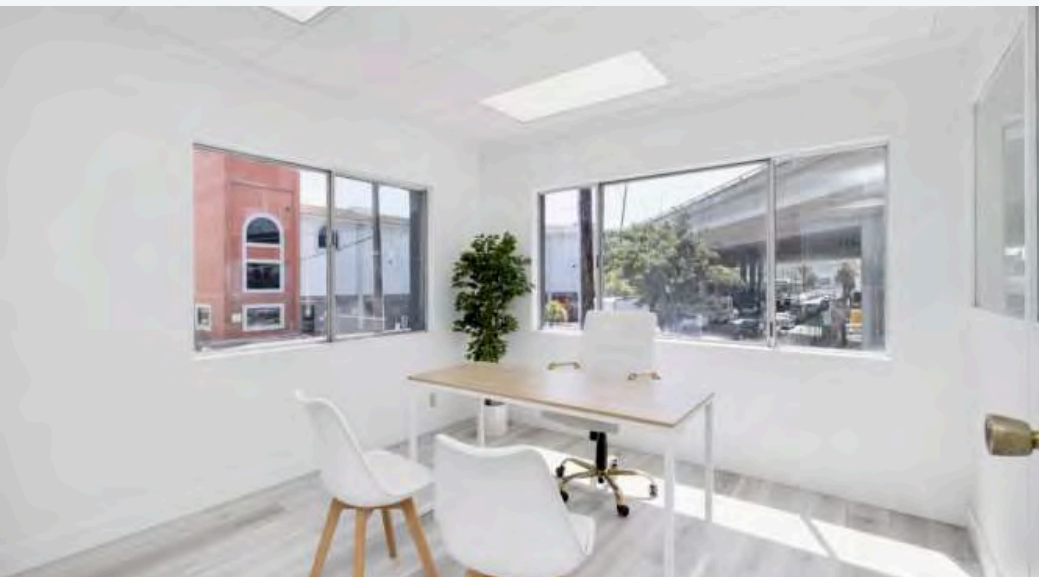
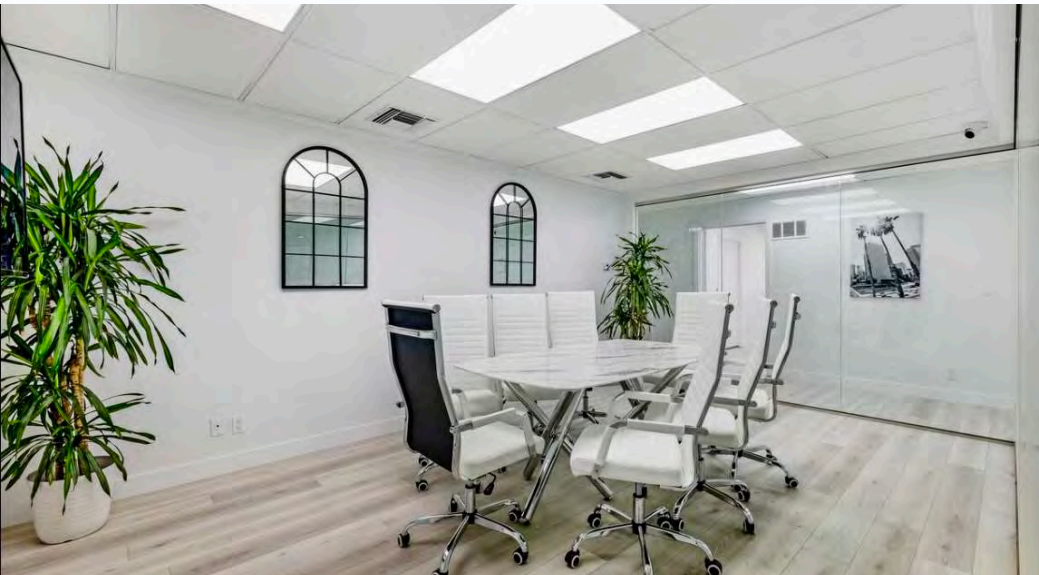
11520 JEFFERSON BOULEVARD

Property Photos



11520 JEFFERSON BOULEVARD

Property Photos



11520 JEFFERSON BOULEVARD

Investment Highlights



RECENTLY RENOVATED CREATIVE ASSET

Extensively renovated in 2024 with new interiors, HVAC, kitchens, restrooms, and modern building upgrades.



FULLY OCCUPIED INCOME-PRODUCING PROPERTY

Currently 100% occupied, providing investors with immediate cash flow and operational stability.



FLEXIBLE OFFICE / SHOWROOM CONFIGURATION

The Property features 13,158 SF of storefront retail, office, and showroom space across two floors on an 8,712 SF lot, with adaptable workspace configurations.



PRIME WEST LOS ANGELES LOCATION

Strategically located near major West LA destinations including Silicon Beach, Playa Vista, LAX, and Santa Monica, with direct freeway access and modern tenant amenities.

11520 JEFFERSON BOULEVARD

Financial Overview

PRICING SUMMARY

Price	\$ 6,495,000
Price Per Net RSF	\$ 494

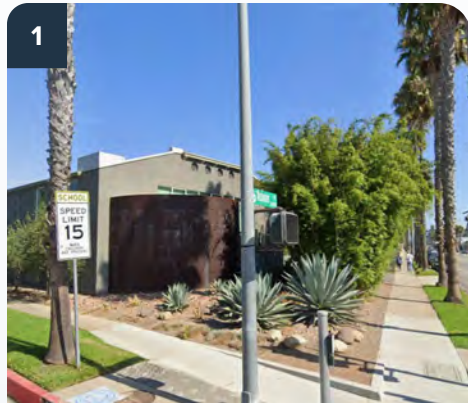
PROPERTY FINANCING

Loan Amount	\$4,221,750
Interest rate	5.75%
Term	5 Year Fixed
Index	SOFR
Loan to value	0.65

Scheduled Rent Roll

Unit	Square Footage	Tenant	Renovated/ Unrenovated	Lease Start Date	Lease End Date	Rent/SF	Scheduled Rent/Mo	Scheduled Rent/Yr
100	6,675	Redline Athletics	Renovated	6/1/2025	5/31/2030	\$2.57	\$17,185	\$206,226
200	1,700	Oasis Beauty & Wellness Collective	Renovated	9/1/2024	8/31/2027	\$3.53	\$6,000	\$72,000
202	200	T.A. Locksmith	Renovated	10/1/2025	9/30/2026	\$3.25	\$650	\$7,800
203	205	Gramajo Custom Homes	Renovated	4/15/2025	4/14/2026	\$2.99	\$613	\$7,354
204	200	Forward Real Estate	Renovated	1/1/2025	MTM	\$2.98	\$595	\$7,140
205	205	Bambi Bar	Renovated	11/1/2025	10/31/2026	\$3.88	\$795	\$9,540
206	295	Cal Supreme Auto Sales	Unrenovated	10/1/2025	9/30/2026	\$3.71	\$1,095	\$13,140
208	240	Maribel's Magic	Renovated	10/1/2025	9/30/2026	\$3.44	\$825	\$9,900
209	260	Ariana Garcia	Renovated	12/1/2025	11/30/2027	\$3.83	\$995	\$11,940
210	275	Include Me Too Please	Unrenovated	10/1/2025	9/30/2026	\$3.98	\$1,095	\$13,140
214	260	Dr. Allen Thomas	Renovated	11/12/2024	10/31/2027	\$4.60	\$1,195	\$14,340
216	345	George Prior	Unrenovated	11/1/2025	10/31/2026	\$3.17	\$1,095	\$13,140
218	250	Marie Nelson	Renovated	8/1/2025	7/31/2026	\$4.38	\$1,095	\$13,140
220	290	The Kitchen Store	Renovated	6/1/2026	5/31/2026	\$3.97	\$1,150	\$13,800
222	290	The Kitchen Store	Renovated	6/1/2026	5/31/2026	\$4.12	\$1,195	\$14,340
224	345	Trujillo & Winnick, LLP	Renovated	9/1/2025	8/31/2026	\$5.36	\$1,850	\$22,200
226	375	Polytech Consulting Inc	Unrenovated	12/1/2025	MTM	\$2.40	\$900	\$10,800
228	383	Mulligan's Painters Inc	Unrenovated	10/1/2025	9/30/2026	\$2.86	\$1,095	\$13,140
230	365	Gloria Lopez Correa - Aesthetician	Renovated	11/1/2025	10/31/2026	\$3.82	\$1,395	\$16,740
Signage	N/A	Redline Athletics	N/A	6/1/2025	5/31/2030	N/A	\$500	\$6,000
Average / Total						\$3.14	\$41,318	\$495,820

Office Lease Comparables



**10871-10885 Washington Blvd,
Culver City, CA**

Year Built/Renovated **1946**

Commencement Date **26-Jul**

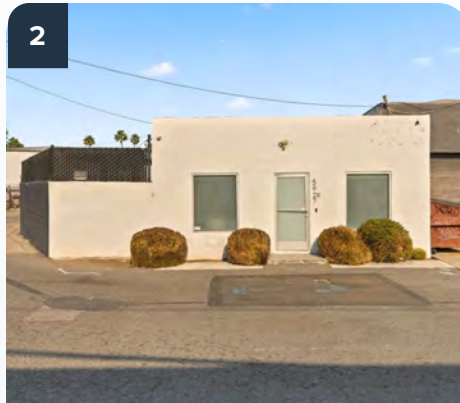
SF Leased **1,100**

Rental Amount (SF/Year) **\$32.8**

Rental Amount (SF/Month) **\$2.7**

Asking/Starting **Starting**

Lease Type **Modified Gross**



**5927 Blackwelder St, Culver
City, CA**

Year Built/Renovated **1951**

Commencement Date **26-Jun**

SF Leased **2,001**

Rental Amount (SF/Year) **\$51.0**

Rental Amount (SF/Month) **\$4.3**

Asking/Starting **Asking**

Lease Type **NNN**



**5801 Washington Blvd, Culver
City, CA**

Year Built/Renovated **1957/2008**

Commencement Date **26-Jun**

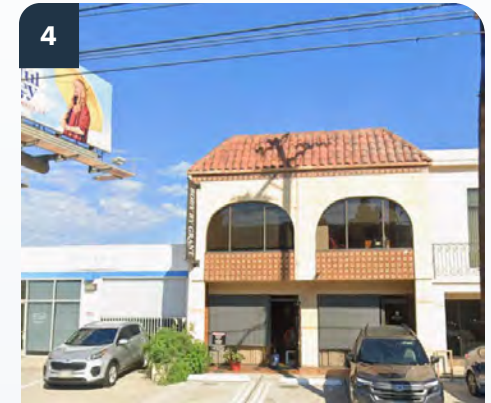
SF Leased **3,200**

Rental Amount (SF/Year) **\$35.4**

Rental Amount (SF/Month) **\$3.0**

Asking/Starting **Asking**

Lease Type **NNN**



**12105 Jefferson Blvd, Culver
City, CA**

Year Built/Renovated **1960**

Commencement Date **26-Jul**

SF Leased **600**

Rental Amount (SF/Year) **\$40.0**

Rental Amount (SF/Month) **\$3.3**

Asking/Starting **Asking**

Lease Type **Modified Gross**

Office Lease Comparables



8675 Washington Blvd, Culver City, CA

Year Built/Renovated **2001**

Commencement Date **26-Jul**

SF Leased **1,365**

Rental Amount (SF/Year) **\$55.2**

Rental Amount (SF/Month) **\$4.6**

Asking/Starting **Starting**

Lease Type **Modified Gross**



8571-8575 Washington Blvd, Culver City, CA

Year Built/Renovated **1946**

Commencement Date **26-Jun**

SF Leased **5,874**

Rental Amount (SF/Year) **\$47.4**

Rental Amount (SF/Month) **\$4.0**

Asking/Starting **Asking**

Lease Type **NNN**



13323 W Washington Blvd, Culver City, CA

Year Built/Renovated **1983**

Commencement Date **26-Jun**

SF Leased **820**

Rental Amount (SF/Year) **\$48.0**

Rental Amount (SF/Month) **\$4.0**

Asking/Starting **Asking**

Lease Type **N/A**



5920-5924 Blackwelder St, Culver City, CA

Year Built/Renovated **1952/2019**

Commencement Date **26-Jul**

SF Leased **7,016**

Rental Amount (SF/Year) **\$47.4**

Rental Amount (SF/Month) **\$4.0**

Asking/Starting **Asking**

Lease Type **NNN**

Office Lease Comparables

9



8924 Lindblade St, Culver City, CA

Year Built/Renovated

1957

Commencement Date

26-May

SF Leased

3,600

Rental Amount (SF/Year)

\$59.4

Rental Amount (SF/Month)

\$5.0

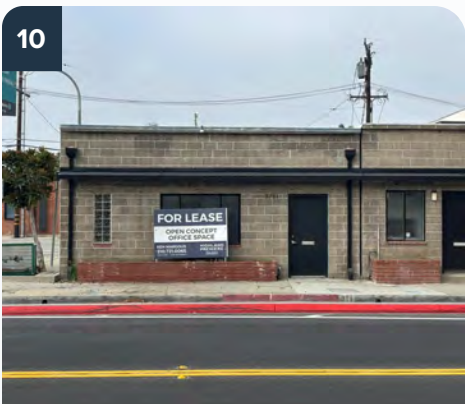
Asking/Starting

Asking

Lease Type

NNN

10



3751 Robertson Blvd, Culver City, CA

Year Built/Renovated

1949

Commencement Date

26-Apr

SF Leased

1,500

Rental Amount (SF/Year)

\$47.5

Rental Amount (SF/Month)

\$4.0

Asking/Starting

Asking

Lease Type

NNN

11



9014 Lindblade St, Culver City, CA

Year Built/Renovated

1947

Commencement Date

26-Mar

SF Leased

2,575

Rental Amount (SF/Year)

\$59.4

Rental Amount (SF/Month)

\$5.0

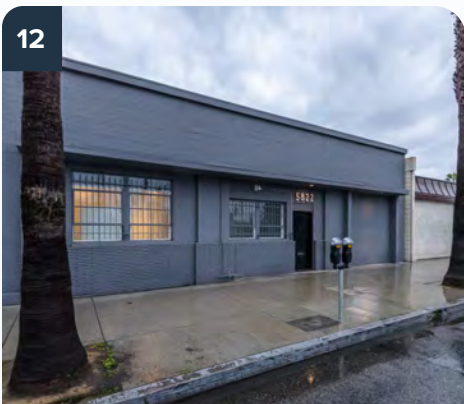
Asking/Starting

Starting

Lease Type

NNN

12



5822 Washington Blvd, Culver City, CA

Year Built/Renovated

1949

Commencement Date

26-Mar

SF Leased

4,000

Rental Amount (SF/Year)

\$34.2

Rental Amount (SF/Month)

\$2.9

Asking/Starting

Starting

Lease Type

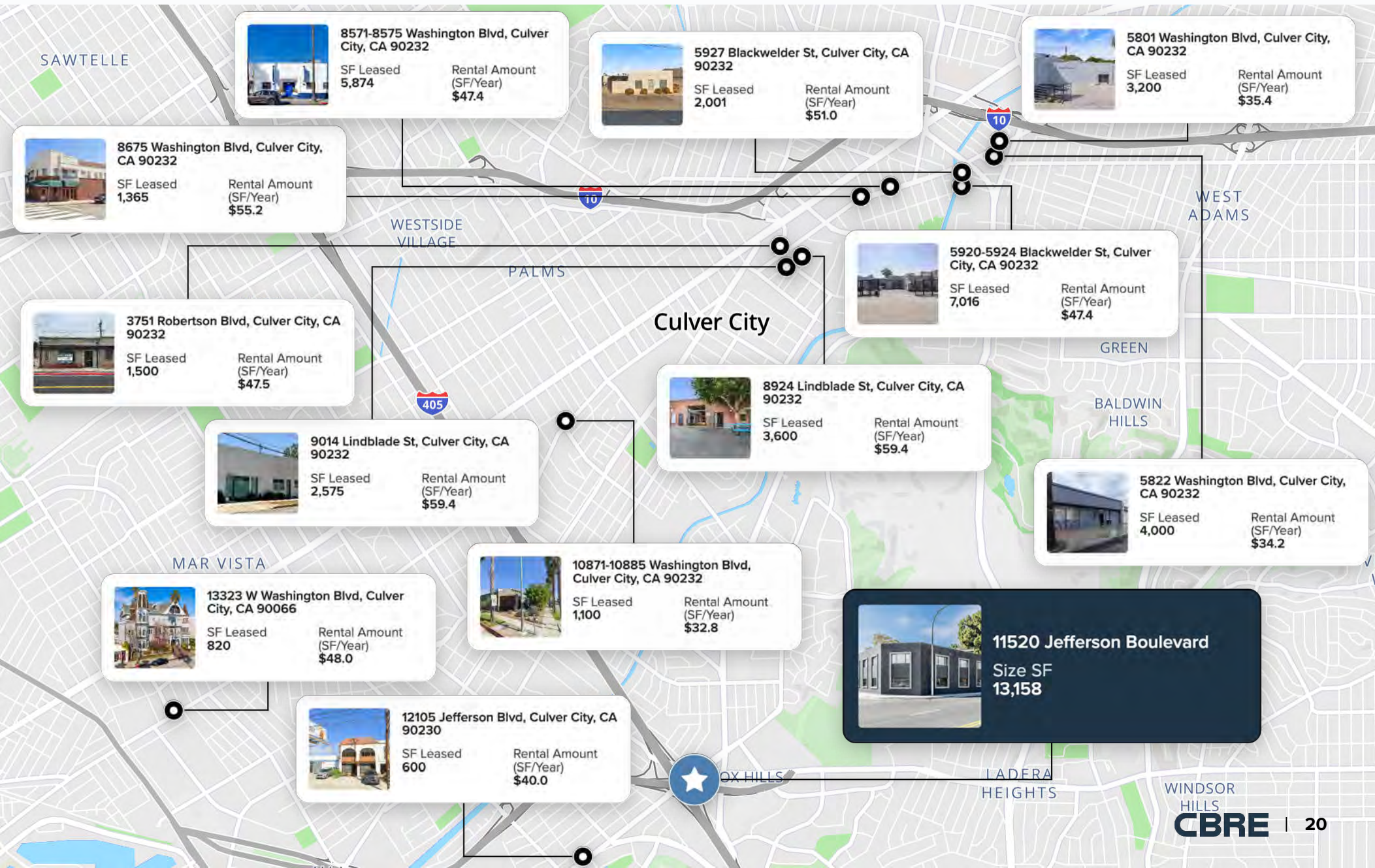
Single Net

11520 JEFFERSON BOULEVARD

Office Lease Comparables Summary

ADDRESS	USE	YEAR BUILT /RENOVATED	COMMENCEMENT DATE	SF LEASED	RENTAL AMOUNT (SF/YEAR)	RENTAL AMOUNT (SF/MONTH)	ASKING /STARTING	LEASE TYPE
10871-10885 Washington Blvd, Culver City, CA 90232	Office	1946	26-Jul	1,100	\$ 32.8	\$ 2.7	Starting	Modified Gross
5927 Blackwelder St, Culver City, CA 90232	Office	1951	26-Jun	2,001	\$ 51.0	\$ 4.3	Asking	NNN
5801 Washington Blvd, Culver City, CA 90232	Office	1957/2008	26-Jun	3,200	\$ 35.4	\$ 3.0	Asking	NNN
12105 Jefferson Blvd, Culver City, CA 90230	Office	1960	26-Jul	600	\$ 40.0	\$ 3.3	Asking	Modified Gross
8675 Washington Blvd, Culver City, CA 90232	Office	2001	26-Jul	1,365	\$ 55.2	\$ 4.6	Starting	Modified Gross
8571-8575 Washington Blvd, Culver City, CA 90232	Office	1946	26-Jun	5,874	\$ 47.4	\$ 4.0	Asking	NNN
13323 W Washington Blvd, Culver City, CA 90066	Office	1983	26-Jun	820	\$ 48.0	\$ 4.0	Asking	N/A
5920-5924 Blackwelder St, Culver City, CA 90232	Office	1952/2019	26-Jul	7,016	\$ 47.4	\$ 4.0	Asking	NNN
8924 Lindblade St, Culver City, CA 90232	Office	1957	26-May	3,600	\$ 59.4	\$ 5.0	Asking	NNN
3751 Robertson Blvd, Culver City, CA 90232	Office	1949	26-Apr	1,500	\$ 47.5	\$ 4.0	Asking	NNN
9014 Lindblade St, Culver City, CA 90232	Office	1947	26-Mar	2,575	\$ 59.4	\$ 5.0	Starting	NNN
5822 Washington Blvd, Culver City, CA 90232	Office	1949	26-Mar	4,000	\$ 34.2	\$ 2.9	Starting	Single Net
AVERAGE					\$ 46.5	\$ 3.9		

Office Lease Comparables Map



Retail Lease Comparables



Year Built/Renovated	1985	Year Built/Renovated	1937	Year Built/Renovated	1946
Commencement Date	26-Apr	Commencement Date	26-Apr	Commencement Date	26-Apr
SF Leased	1,433	SF Leased	2,230	SF Leased	1,100
Rental Amount (SF/Year)	\$37.2	Rental Amount (SF/Year)	\$34.9	Rental Amount (SF/Year)	\$41.4
Rental Amount (SF/Month)	\$3.1	Rental Amount (SF/Month)	\$2.9	Rental Amount (SF/Month)	\$3.5
Asking/Starting	Asking	Asking/Starting	Asking	Asking/Starting	Starting
Lease Type	NNN	Lease Type	Modified Gross	Lease Type	Modified Gross

Retail Lease Comparables



9517-9523 Culver Blvd, Culver City, CA



4333 Sepulveda Blvd, Culver City, CA



8634-40 Washington Blvd, Culver City, CA

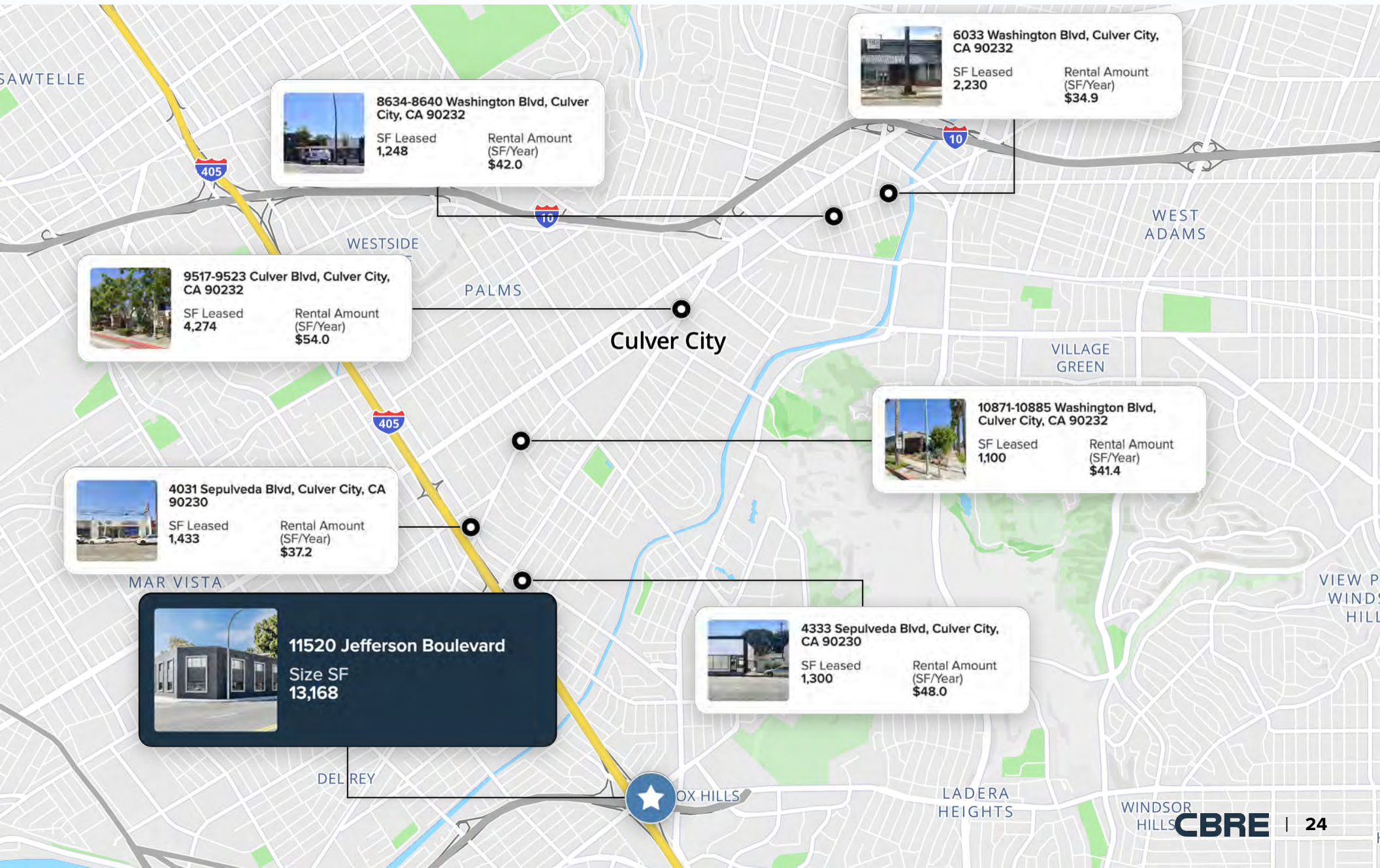
Year Built/Renovated	1921/1942	Year Built/Renovated	1948/2019	Year Built/Renovated	1923
Commencement Date	25-Dec	Commencement Date	25-Sep	Commencement Date	25-Aug
SF Leased	4,274	SF Leased	1,300	SF Leased	1,248
Rental Amount (SF/Year)	\$54.0	Rental Amount (SF/Year)	\$48.0	Rental Amount (SF/Year)	\$42.0
Rental Amount (SF/Month)	\$4.5	Rental Amount (SF/Month)	\$4.0	Rental Amount (SF/Month)	\$3.5
Asking/Starting	Starting	Asking/Starting	Asking	Asking/Starting	Starting
Lease Type	NNN	Lease Type	NNN	Lease Type	Modified Gross

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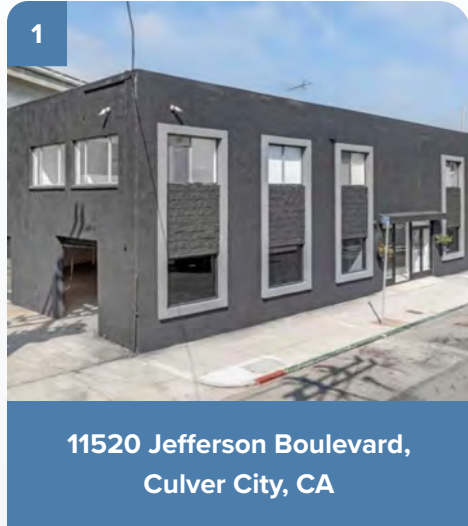
Retail Lease Comparables Summary

ADDRESS	USE	YEAR BUILT /RENOVATED	COMMENCEMENT DATE	SF LEASED	RENTAL AMOUNT (SF/YEAR)	RENTAL AMOUNT (SF/MONTH)	ASKING /STARTING	LEASE TYPE
4031 Sepulveda Blvd, Culver City, CA 90230	Retail	1985	26-Apr	1,433	\$ 37.2	\$ 3.1	Asking	NNN
6033 Washington Blvd, Culver City, CA 90232	Retail	1937	26-Apr	2,230	\$ 34.9	\$ 2.9	Asking	Modified Gross
10871-10885 Washington Blvd, Culver City, CA 90232	Retail	1946	26-Apr	1,100	\$ 41.4	\$ 3.5	Starting	Modified Gross
9517-9523 Culver Blvd, Culver City, CA 90232	Retail	1921/1942	25-Dec	4,274	\$ 54.0	\$ 4.5	Starting	NNN
4333 Sepulveda Blvd, Culver City, CA 90230	Retail	1948/2019	25-Sep	1,300	\$ 48.0	\$ 4.0	Asking	NNN
8634-8640 Washington Blvd, Culver City, CA 90232	Retail	1923	25-Aug	1,248	\$ 42.0	\$ 3.5	Starting	Modified Gross
AVERAGE					\$ 42.9	\$ 3.6		

Retail Lease Comparables Map



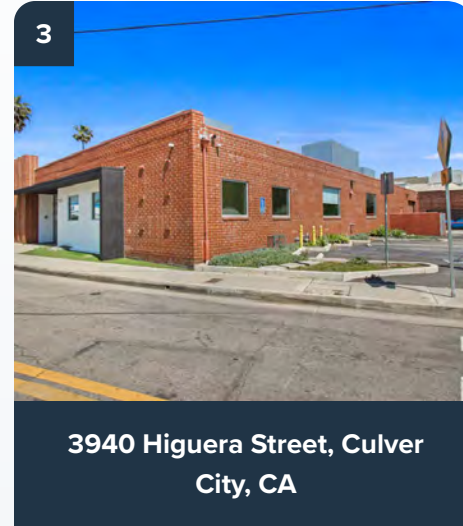
Sales Comparables



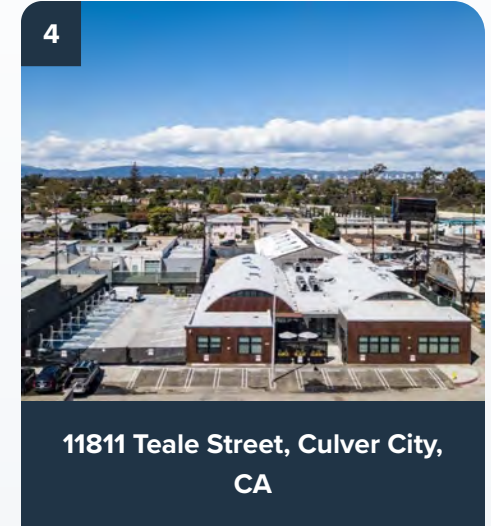
Sale Date	TBD
Purchase Price	\$6,495,000
Price Per Sqft	\$494
Year Built/Renovated	1971/2024
Building Sqft	13,158
% Leased	100%
Use Type	Office/Retail



Sale Date	12/29/2025
Purchase Price	\$7,000,000
Price Per Sqft	\$1,099
Year Built/Renovated	1921/1942
Building Sqft	6,369
% Leased	100%
Use Type	Retail



Sale Date	11/20/2025
Purchase Price	\$5,350,000
Price Per Sqft	\$622
Year Built/Renovated	1957
Building Sqft	8,600
% Leased	100%
Use Type	Office



Sale Date	7/31/2025
Purchase Price	\$11,000,000
Price Per Sqft	\$839
Year Built/Renovated	1955/2018
Building Sqft	13,110
% Leased	N/A
Use Type	Office

Sales Comparables



6006 Washington Blvd, Culver City, CA



5909 Blackwelder Street, Culver City, CA



5835 Washington Blvd, Culver City, CA

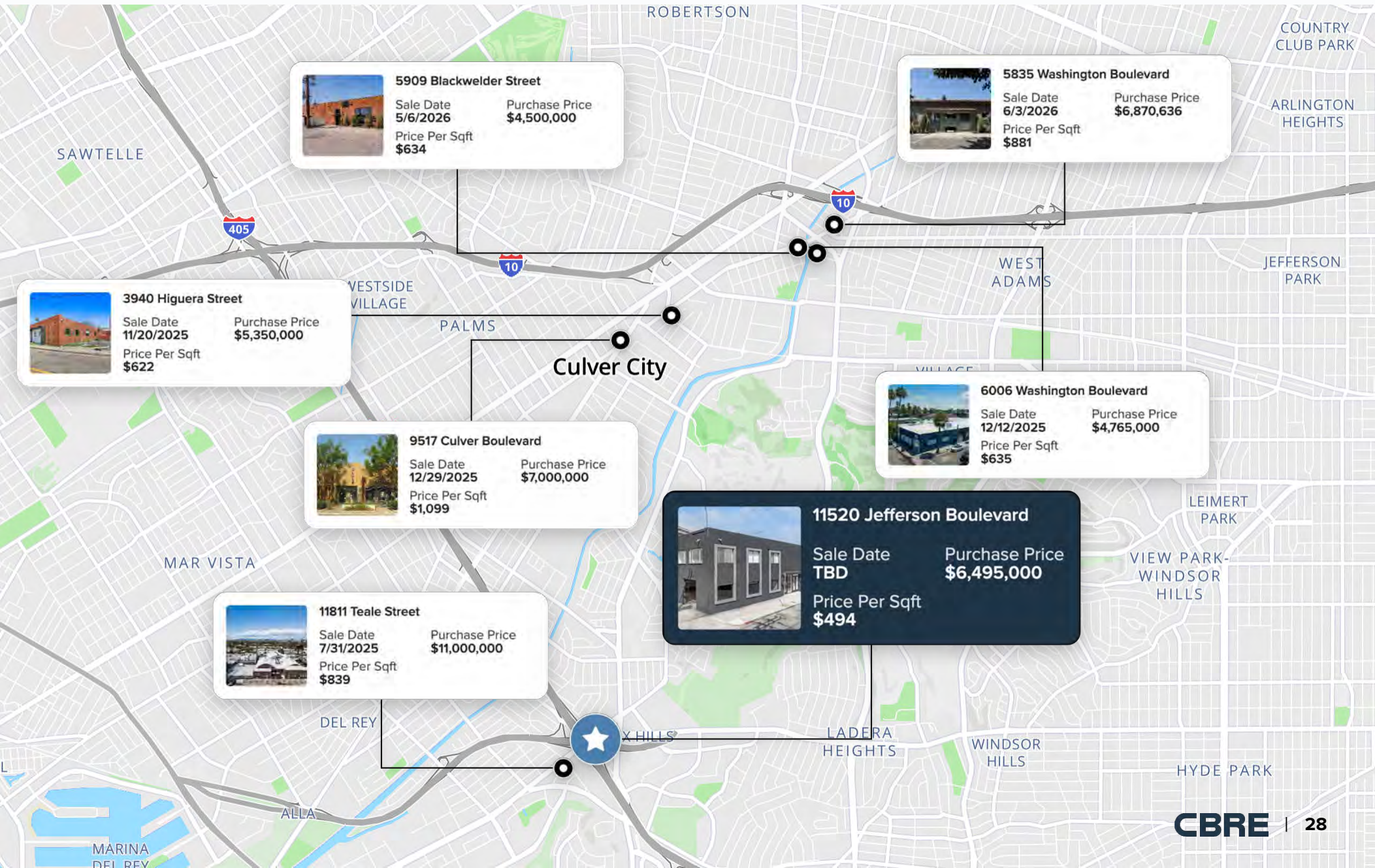
Sale Date	12/12/2025	Sale Date	5/6/2026	Sale Date	6/3/2026
Purchase Price	\$4,765,000	Purchase Price	\$4,500,000	Purchase Price	\$6,870,636
Price Per Sqft	\$635	Price Per Sqft	\$634	Price Per Sqft	\$881
Year Built/Renovated	1951	Year Built/Renovated	1963/2023	Year Built/Renovated	1928
Building Sqft	7,500	Building Sqft	7,096	Building Sqft	7,800
% Leased	0%	% Leased	0%	% Leased	100%
Use Type	Office	Use Type	Office	Use Type	Office

11520 JEFFERSON BOULEVARD

Sales Comparables Summary

ADDRESS	SALE DATE	PURCHASE PRICE	PRICE PER SQFT	YEAR BUILT/RENOVATED	BUILDING SQFT	% LEASED	USE TYPE
11520 Jefferson Blvd., Culver City, CA 90230	TBD	\$ 6,495,000	\$ 494	1971/2024	13,158	100%	Office/Retail
9517-9523 Culver Blvd, Culver City, CA 90232	12/29/2025	\$ 7,000,000	\$ 1,099	1921/1942	6,369	100%	Retail
3940 Higuera St, Culver City, CA 90232	11/20/2025	\$ 5,350,000	\$ 622	1957	8,600	100%	Office
11811-11821 Teale St, Culver City, CA 90230	7/31/2025	\$ 11,000,000	\$ 839	1955/2018	13,110	N/A	Office
6006 Washington Blvd, Culver City, CA 90232	12/12/2025	\$ 4,765,000	\$ 635	1951	7,500	0%	Office
5909 Blackwelder St, Culver City, CA 90232	5/6/2026	\$ 4,500,000	\$ 634	1963/2023	7,096	0%	Office
5835 W Washington Blvd, Culver City, CA 90232	6/3/2026	\$ 6,870,636	\$ 881	1928	7,800	100%	Office
AVERAGE			\$785				

Sales Comparables Map



Market Overview

The property at 11520 Jefferson Boulevard is located in the highly sought-after Culver City industrial and commercial submarket of West Los Angeles, a prime corridor that continues to attract corporate headquarters, media hubs, tech firms, and R&D users due to its strategic proximity to major business districts, regional freeways, and deep talent pools. Positioned directly adjacent to Silicon Beach and Playa Vista, the area offers unparalleled accessibility for tenants seeking high-image industrial, office, flex, or creative space. With major tech and media giants operating nearby, the property benefits from a dynamic commercial ecosystem that drives strong, steady tenant demand.

The West Los Angeles industrial/flex submarket has experienced tight vacancy rates and sustained rental growth, supported by limited land availability and high barriers to entry for new commercial construction. The property's strategic location along Jefferson Boulevard provides exceptional connectivity via the I-405 (San Diego Freeway) and SR-90 (Marina Freeway), enabling efficient logistics, distribution, and employee commutes to Marina del Rey, Venice, El Segundo, LAX, and Downtown LA.

Furthermore, proximity to the Culver City Metro Station and key transit routes enhances its accessibility for a modern, mobile workforce.

Supported by robust local demographics, the surrounding Culver City and West LA trade area features an educated workforce and an average household income exceeding \$115,000 within a 3-mile radius. High consumer purchasing power combined with an increasing concentration of creative and tech-focused enterprises underpins strong market fundamentals for commercial assets. Continued infrastructure investment, favorable commercial zoning, and flexible floor plate capabilities at 11520 Jefferson Boulevard offer long-term asset appreciation, stable cash flow, and significant value-add potential through modernization, adaptive reuse, or repositioning to meet the evolving needs of industrial and office tenants.



Market Highlights



PRIME LOCATION IN HIGH-DEMAND CULVER CITY

Situated in the highly coveted Culver City submarket adjacent to Playa Vista, the property benefits from seamless connectivity to West LA's premier tech and entertainment hubs. The location offers exceptional access to major thoroughfares, vibrant dining, retail, and outdoor recreational corridors such as Ballona Creek Trail.



STRONG RENT GROWTH AND OFFICE/RETAIL DEMAND

Culver City and the surrounding Silicon Beach submarkets have experienced consistent annual rent growth driven by high barriers to entry for single-family housing and a growing base of affluent tech and creative sector tenants. The property is well-positioned to capture premium rents with significant long-term upside potential.



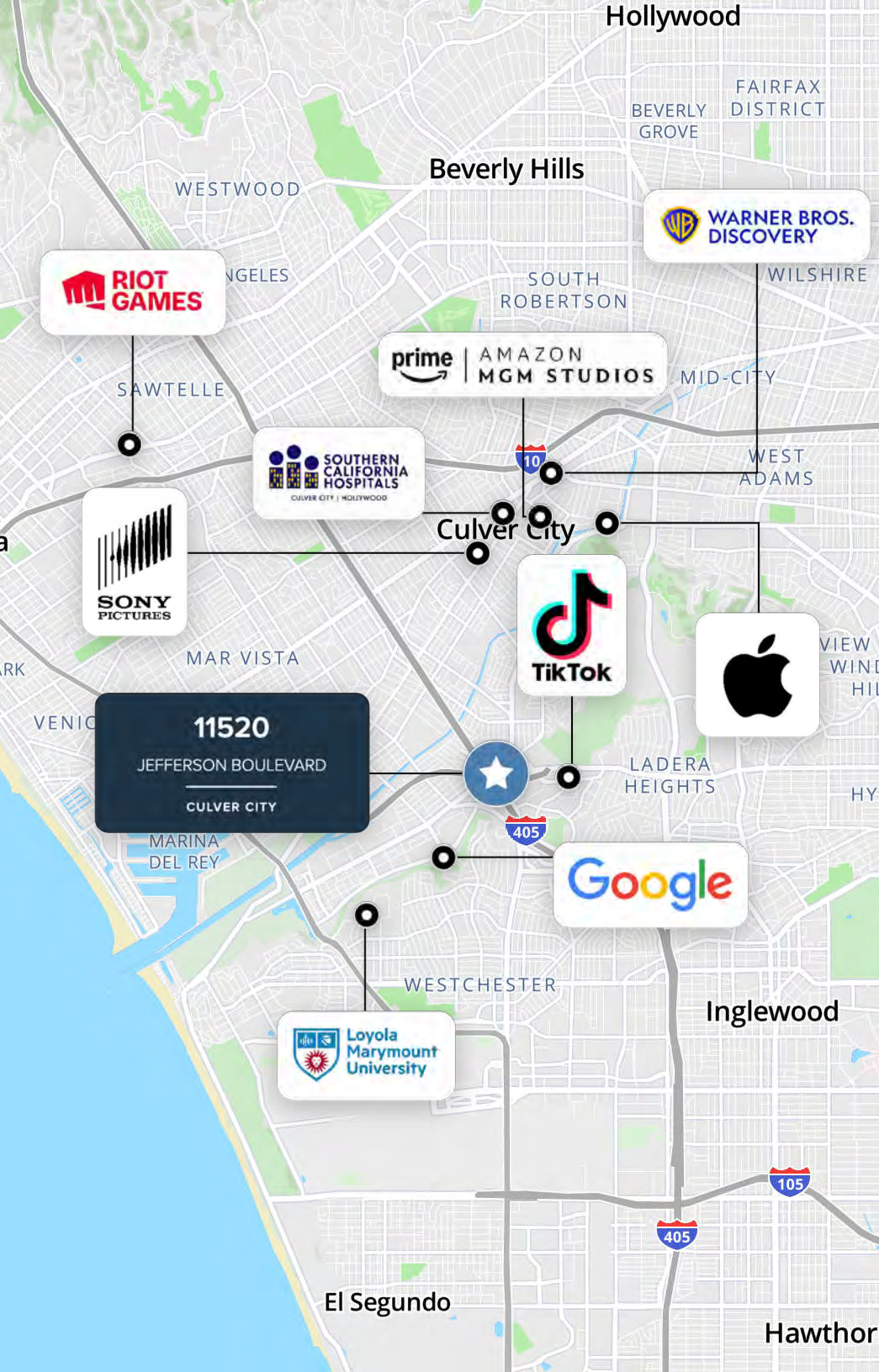
PROXIMITY TO MAJOR EMPLOYERS AND TRANSIT

Located within minutes of elite employers including Sony Pictures Studios, Apple, Amazon Studios, TikTok, EA, and LMU. Outstanding transportation access via the I-405 (San Diego Freeway) and SR-90 (Marina Freeway) enables effortless commutes to Marina del Rey, Venice, El Segundo, and LAX.



AFFLUENT DEMOGRAPHICS AND POPULATION BASE

Supported by strong demographic fundamentals, the immediate 1-mile to 3-mile radius features an average household income exceeding \$115,000 and a high concentration of educated, young working professionals. This strong demographic profile ensures sustained high occupancy and continuous growth in rental revenue.



11520 JEFFERSON BOULEVARD

Major Employers

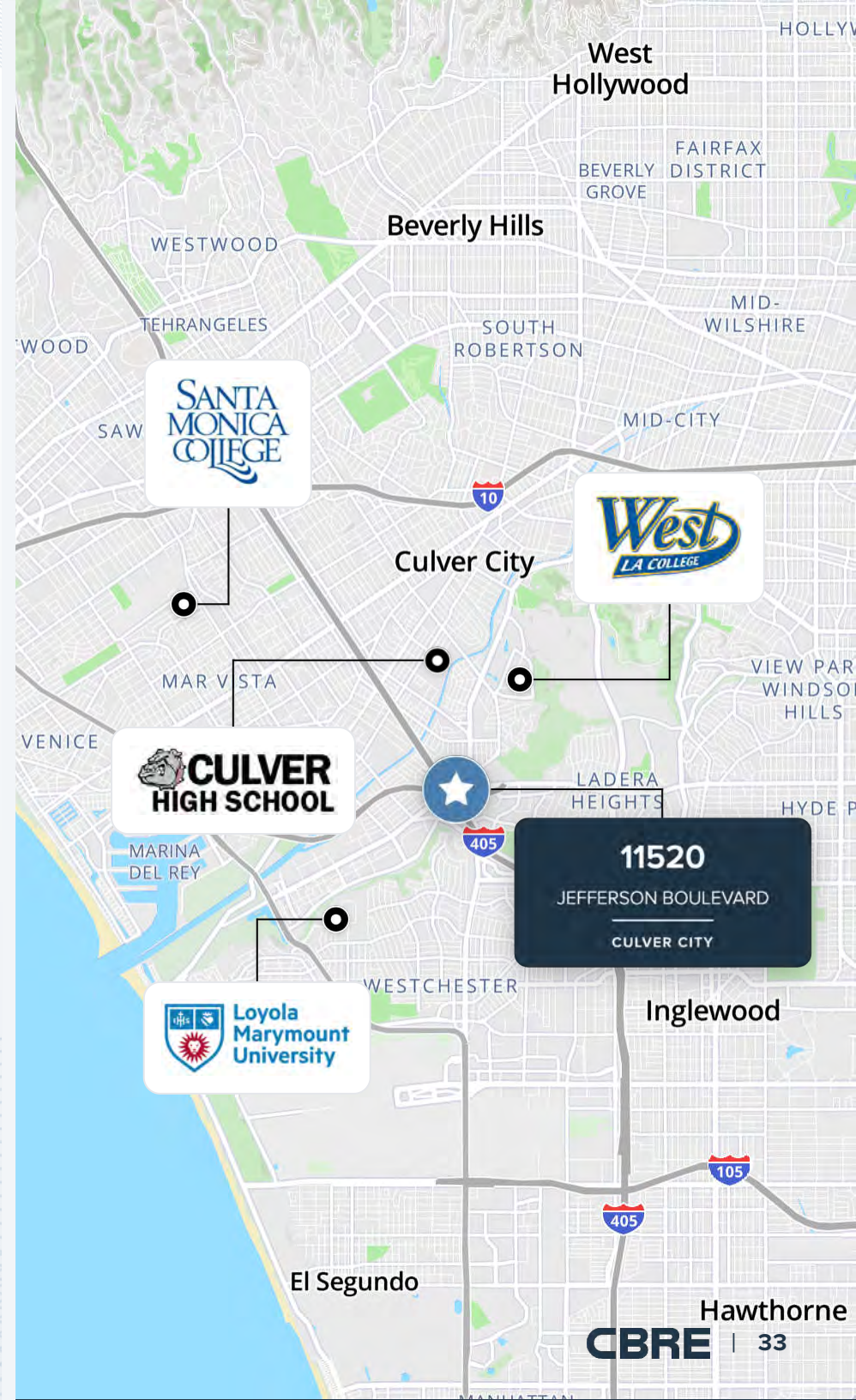
Culver City's employment base — tech, media, studios, and healthcare — anchors deep office and retail tenant demand supporting the subject's 100% occupancy and rent upside. Key employers include Sony Pictures Entertainment, Apple's Culver City campus, Amazon Studios, Google, TikTok, Riot Games, and Southern California Hospital at Culver City. With strong access to Silicon Beach employment centers, this location benefits from a diverse job market and economic stability.

EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Sony Pictures Entertainment	Media & Entertainment	3,500	2.0 mi
Apple	Technology	3,000	2.9 mi
Riot Games	Technology & Gaming	2,500	4.6 mi
Loyola Marymount University	Education	2,000	1.8 mi
Google	Technology	1,500	1.0 mi
Amazon Studios	Media & Entertainment	1,500	2.5 mi
TikTok	Technology	1,500	0.7 mi
Southern California Hospital at Culver City	Healthcare	1,000	2.4 mi
Warner Bros. Discovery (HBO)	Media & Entertainment	1,000	2.9 mi

Educational Anchors

11520 Jefferson Boulevard sits within a Westside submarket anchored by a deep bench of educational institutions serving the area. West Los Angeles College and Culver High School anchor the immediate Culver City community, while Loyola Marymount University, Pepperdine's Graziadio Business School, and Santa Monica College's Bundy Campus sit within a few miles, drawing a steady flow of students, faculty, and staff through the corridor. El Marino Elementary School and other neighborhood campuses round out the pre-K-through-graduate pipeline nearby. This concentration of schools and colleges contributes to a well-educated, stable workforce and tenant base, adding to the neighborhood's stability and appeal as a location for office and retail demand.

	NAME	ADDRESS	DISTANCE
1	Loyola Marymount University	1 Loyola Marymount University Dr, Los Angeles, CA 90045	1.8 miles
2	West Los Angeles College	9000 Overland Ave, Culver City, CA 90230	1.3 miles
3	Culver High School	4401 Elenda St, Culver City, CA 90230	1.3 miles
4	Santa Monica College Bundy Campus	3171 S Bundy Dr, Los Angeles, CA 90066	3.3 miles





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