

FOR SALE — \$3,270,000
\$665.45 PSF



12035-39 JEFFERSON BLVD CULVER CITY, CA 90230

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

TABLE OF CONTENTS

01	EXECUTIVE SUMMARY	3
02	EXECUTIVE OVERVIEW	4
03	PROPERTY HIGHLIGHTS	5
04	FLOOR PLAN	6
05	PROPERTY GALLERY	7
06	SALES COMPARABLES	8
07	FINANCIALS	9
06	AREA OVERVIEW	10

EXECUTIVE SUMMARY

DAVID SHABY AND STEFAN NEUMANN OF NAI CAPITAL SOUTH BAY are pleased to exclusively present the fee simple sale of 12035–39 Jefferson Boulevard in Culver City, CA. Located directly across from Playa Vista Central Park, this ±4,914 SF two-story office building offers an exceptional owner-user opportunity in one of the Westside’s premier tech and media hubs. The property is configured as two separate suites. The ±2,457-square-foot ground floor is currently vacant—ideal for a law firm or professional office user seeking immediate occupancy. The second floor is leased to Sarlo Income Tax, which recently exercised a one-year extension and holds an additional three-year option, providing near-term cash flow and long-term flexibility.

The property features 12 on-site parking spaces (shared equally between floors), prominent pylon signage, and dual access from both the front and rear. Walkability to premier retail and dining—including Whole Foods, Blue Bottle, HomeState, and the Runway Playa Vista lifestyle center—enhances tenant and client appeal. The location also offers convenient access to the 405 and 90 Freeways and is surrounded by major corporate campuses including Apple, Google, Meta, YouTube, and SONY.

This offering represents a rare chance to own and operate in a high-growth, amenity-rich submarket. The adjacent building at 12041–43 Jefferson Boulevard is also available via NAI and may be acquired separately or as part of a larger portfolio.



EXECUTIVE OVERVIEW

Property Description

Located directly across from Playa Vista Central Park, this ±4,914 SF two-story office building offers an exceptional owner-user opportunity in one of the Westside's premier tech and media hubs. The ground floor (±2,457 SF) is currently vacant—ideal for a law firm or professional office. The second floor is leased to Sarlo Income Tax, which recently exercised a one-year option with one three-year option remaining, offering immediate income with future flexibility.

- Surrounded by top-tier neighbors: Apple, Google, Meta, YouTube, Samsung, Verizon, NIKE, Activision, Microsoft, IMAX, SONY, IPG, Carvana
- Walkable to Blue Bottle, HomeState, Tocaya, Whole Foods, and Runway Playa Vista
- Immediate access to the 405 & 90 Freeways



Property Highlights

Premier Owner-User Opportunity

±4,914 SF two-story office building ideal for professional services, creative firms, or boutique owner-users in the heart of Culver City's booming tech and media district.

Strategic Layout with In-Place Income

Ground floor (±2,457 SF) delivered vacant—ideal for immediate occupancy; second floor leased to Sarlo Income Tax, which recently exercised a one-year option with one remaining three-year option, providing near-term cash flow and long-term flexibility.

Desirable Westside Location Across from Playa Vista Central Park

Located directly across from the heart of Playa Vista's amenity core, offering a blend of green space, walkability, and access to LA's leading innovation ecosystem.

Robust Surrounding Tenant Base

Minutes from the campuses of Google, Meta, Apple, YouTube, and SONY—positioning the property within one of Los Angeles' most coveted office submarkets.

Walkable Lifestyle Amenities

Immediate access to Whole Foods, Blue Bottle, HomeState, Tocaya, Runway Playa Vista, and other high-end retail and dining destinations.

Excellent Connectivity

Quick access to the 405 and 90 Freeways.

Functional Building Features

- Lot Size: 4,762 SF
- Parking: 12 on-site spaces (shared 50/50)
- Front and rear access points for flexible circulation
- Prominent pylon signage for strong street visibility

Additional Investment Opportunity

Adjacent office building at 12041–43 Jefferson Boulevard is also being marketed and may be acquired separately or together to create a multi-building campus or investment portfolio.



BUILDING SIZE

4,914 SF



LOT SIZE

4,762 SF



YEAR BUILT

1970



PARKING

12 Spaces



ZONING

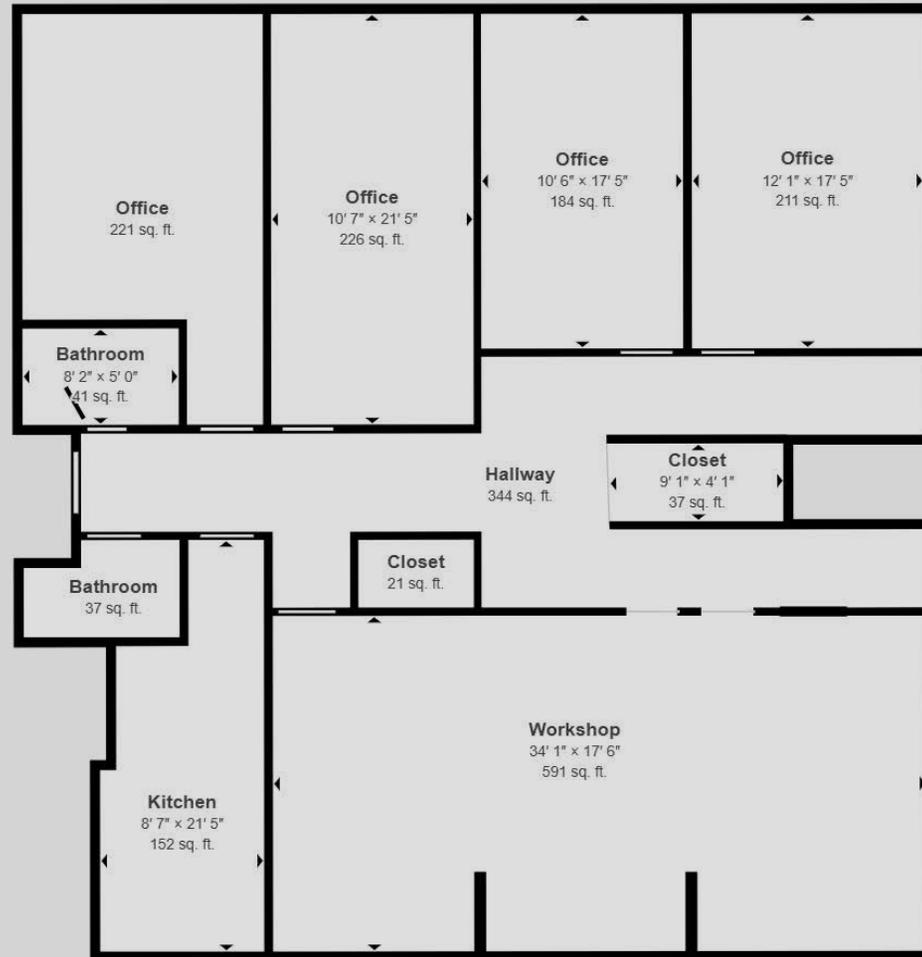
LA C2-1



APN/LOT NUM.

422-000-8052 / FR 350 & 351

FLOOR PLAN



GALLERY



COMPARABLES



5465 S Centinela Ave
Los Angeles

Sale Date:	6/18/25
Sale Price:	\$2,800,000.00
Price/SF:	\$959.89
Building Type:	Office
Year Built:	2014
RBA:	2917
Land Area:	8276
Zoning:	LA-C3



11134-11136 Washington Blvd
Culver City

Sale Date:	2/21/25
Sale Price:	\$2,635,000.00
Price/SF:	\$702.67
Building Type:	Office
Year Built:	1978
RBA:	3750
Land Area:	5502
Zoning:	C3, Culver City



11291-11295 Washington Blvd
Culver City

Sale Date:	1/14/25
Sale Price:	\$3,315,000.00
Price/SF:	\$650.00
Building Type:	Office
Year Built:	1965
RBA:	5100
Land Area:	"
	4996*
Zoning:	C3, Culver City



12756-12758 W Washington Blvd
Culver City

Sale Date:	11/12/24
Sale Price:	\$2,300,000.00
Price/SF:	\$682.49
Building Type:	Office
Year Built:	1957
RBA:	3370
Land Area:	6098
Zoning:	C3, Culver City



3459 Motor Ave
Los Angeles

Sale Date:	8/13/24
Sale Price:	\$1,920,000.00
Price/SF:	\$732.27
Building Type:	Office
Year Built:	1950
RBA:	2622
Land Area:	3049
Zoning:	LAC2



701 W Manchester Blvd
Inglewood

Sale Date:	7/12/24
Sale Price:	\$3,300,000.00
Price/SF:	\$544.73
Building Type:	Office
Year Built:	1966
RBA:	6058
Land Area:	13939
Zoning:	MUC



7131 W Manchester Ave
Los Angeles

Sale Date:	6/20/24
Sale Price:	\$3,740,000.00
Price/SF:	\$575.38
Building Type:	Office
Year Built:	1960
RBA:	6500
Land Area:	5004
Zoning:	LA C2-1



13321 Beach Ave
Marina Del Rey

Sale Date:	10/3/23
Sale Price:	\$4,900,000
Price/SF:	\$636.36
Building Type:	Office
Year Built:	1986
RBA:	7700
Land Area:	9148
Zoning:	LACM(GM)

FINANCIALS

Proposed SBA 504 Loan Structure
12035-39 Jefferson Blvd

Purchase Price	\$3,270,000
Building Acquisition	\$3,270,000
Building Renovations	\$0
SBA / CDC FEES **	\$30,902
Total Project Cost	\$3,300,902

Finance Structure

SOURCE OF FUNDS	%	LOAN AMOUNT	RATE	AMORT. (YRS)	MONTHLY PAYMENT	ANNUAL PAYMENT
Traditional Loan (1st)	50%	\$1,635,000	5.80%	30	\$9,593	\$116,250
SBA 504 Loan (2nd)	40%	\$1,338,902	6.37%	25	\$8,932	\$108,448
Borrower Equity	10%	\$327,000				
Total	100%	\$3,300,902			\$18,525	\$224,699

Ownership Costs

	MONTHLY COSTS	ANNUAL COSTS
Monthly Payment	\$18,525	\$224,699
Monthly Taxes	\$4,063	\$48,750
Insurance	\$1,499	\$17,985
Total Ownership Costs	\$24,087	\$291,434

Ownership Interest

	MONTHLY COSTS	ANNUAL COSTS
Monthly Depreciation Estimate	\$2,079	\$24,944
Property Tax Benefit	\$1,114	\$13,371
Interest Deduction	\$3,077	\$36,921
Average Appreciation (3%)	\$8,175	\$98,100
Tenant Rental Income	\$5,225	\$62,700
Total Ownership Benefits	\$19,670	\$236,036

TOTAL EFFECTIVE MONTHLY COST (Ownership Costs - Ownership Benefits)	\$4,417	\$55,398
TOTAL EFFECTIVE MONTHLY COST PSF	\$1.80 PSF	\$22.55 PSF



AREA OVERVIEW

Playa Vista Area

Playa Vista is a premier live-work-play community on the Westside of Los Angeles, known as the heart of “Silicon Beach.” Originally the site of Howard Hughes’ aviation empire, the area has transformed into a dynamic hub for technology, media, and creative industries. Major companies such as Google, Yahoo, and Facebook anchor the neighborhood, drawn by its modern infrastructure, proximity to LAX, and vibrant talent pool.

The commercial real estate landscape is strong, with over 570,000 square feet of office space across Class A campuses like The Bluffs, The Reserve, and ilo at Playa Vista. The area continues to attract institutional capital and top-tier tenants looking for modern space in a walkable, amenity-rich environment.

Playa Vista’s residential community is affluent and highly educated, with over 86% of adults holding a bachelor’s degree or higher. The neighborhood offers contemporary apartments, parks, retail, dining, and top-rated schools like Playa Vista Elementary, all designed around convenience and connectivity.

With its combination of innovation, lifestyle, and strategic location, Playa Vista is one of Los Angeles’ most desirable submarkets for investment, business, and living. It exemplifies the future of urban development—technology-forward, community-oriented, and highly livable.

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Listing Brokers

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