



323-325 CULVER BLVD

PLAYA DEL REY, CA 90293

OFFERING MEMORANDUM | \$3,950,000

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EXCLUSIVELY PRESENTED BY

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INVESTMENT SUMMARY

Trophy Property! Just remodeled, this 6-unit jewel overlooks the Ballona Wetlands and features two buildings. The property is well suited for an investor, owner/user, or live/work scenario. The property has been repositioned with a modern black luxury exterior, updated curb appeal, and a strong commercial presence on Culver Blvd. Located in the coastal community of Playa Del Rey, the asset is close to restaurants, cafes, shops and the beach, with immediate access to Silicon Beach and the Westside tech corridor.

Mixed Use: 2 Retail Storefronts + 2 Offices + 2 Residential Units

LAC4 zoning provides flexible use and development potential.



PROPERTY SUMMARY

Offering Price	\$3,950,000
Building SqFt	4,451 SqFt
Year Built	2020
Lot Size	0.11 acres / approx. 5,000 SqFt
Parcel ID	4116-009-003
Zoning Type	Mixed Use (Comm/Res) / LAC4
County	Los Angeles
Frontage	50.00 Ft
Coordinates	33.960205, -118.447235
Traffic Count	34,000
Cooling Type	A/C



INVESTMENT HIGHLIGHTS

- 6 units: mixed use - 4 retail/office storefronts plus 2 residential units.
- Front building is 1-story, encompassing approximately 1,385 SqFt.
- Front building is divided into two retail/office units: 694 SqFt and 691 SqFt.
- Rear building is 2-story, encompassing approximately 3,066 SqFt.
- Two retail/office units on the rear first floor: 650 SqFt and 698 SqFt.
- Two 1-bedroom / 1-bath apartments on the second floor, both approximately 859 SqFt.
- Total square footage of both buildings is 4,451 SqFt per seller.
- Approximately 5,000 SqFt lot per assessor records.
- LAC4 zoning allows flexible use and development potential.



LOCATION HIGHLIGHTS

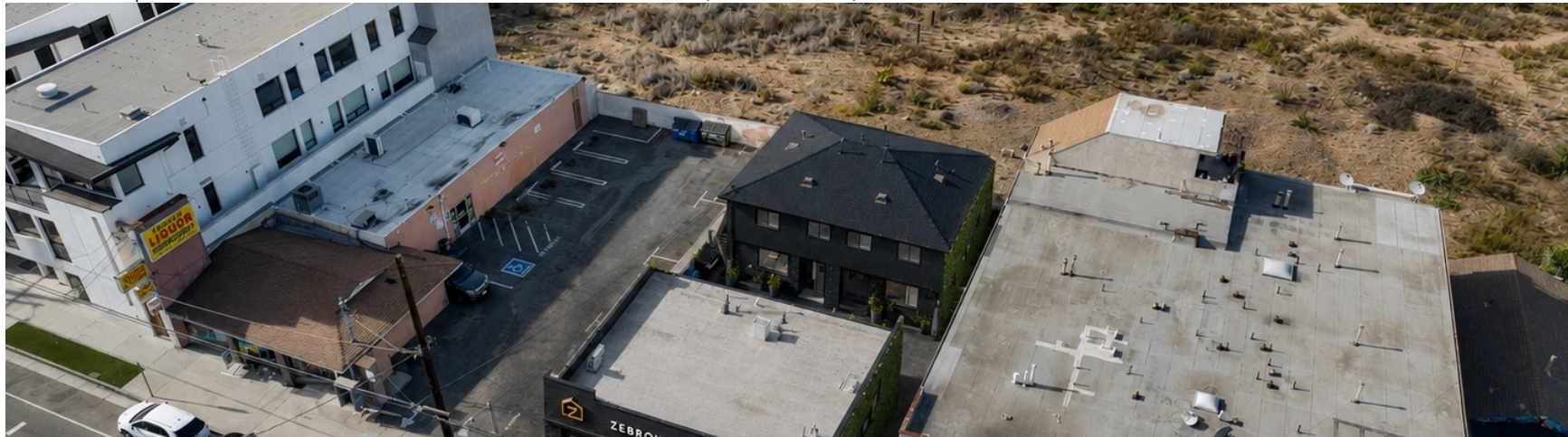
- Excellent visibility from Culver Blvd and surrounding businesses.
- Located on Culver Blvd, a major thoroughfare and premier location in the submarket.
- Positioned in the coastal Playa Del Rey / Silicon Beach corridor.
- Major nearby employers include Google, Yahoo!, Facebook and other Westside tech companies.
- Dominant retail corridor with strong frontage and access.
- One of the strongest and most desirable retail trade areas within Playa Del Rey.
- Excellent access, frontage and visibility.
- Approximately three blocks to the sand and close to restaurants, cafes and shops.



RENT ROLL

323-325 CULVER BLVD | PLAYA DEL REY, CA

Unit	Tenant Name	SqFt	Annual Rent	Annual Rent/SF	Lease From	Lease To
1	Zebrowski Group (Front Building)	693	\$36,000	\$51.95	05/25/2020	Month to Month
2	Zebrowski Group (Front Building)	693	\$36,000	\$51.95	05/25/2020	Month to Month
3	Zebrowski Group (Ground Floor Rear)	650	\$36,000	\$55.38	06/02/2022	Month to Month
4	Vacant Retail/Office (Ground Floor Rear)	650	\$36,000	\$55.38	06/02/2022	Month to Month
5	Vacation Rental Apartment (VRBO) Top Floor Rear	859	\$78,000	\$90.80	06/02/2022	Month to Month
6	Tenant (Rent Control Apartment) Top Floor Rear	859	\$13,800	\$16.07	06/02/2022	Month to Month
Total	Occupied	4,404	\$235,800			



Rent roll shown for marketing discussion only. Buyer to verify all rents, leases, square footages and applicable regulations during due diligence.

PRICING SUMMARY

Pricing	\$3,950,000
Price PSF	\$887.44
Year 1 NOI	\$86,400
Year 1 Cap Rate	2.19%
Year 1 Leveraged Cash / Cash Return	2.19%
Analysis Period	1
Analysis Start Date	05/25/2022
Income Growth Rate	0.00%
Market Rent/SF	\$0.00



Potential Gross Revenue	In Place	Year 1
Base Rental Revenue	\$231,600	\$231,600



REA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
000 Population	12,988	105,684	327,487
010 Population	14,821	116,570	336,453
021 Population	15,151	127,295	353,843
026 Population	15,184	131,668	362,173
010-2021 Growth Rate	0.20%	0.79%	0.45%
021 Daytime Population	13,088	173,844	473,380

Household Income	1 Mile	3 Mile	5 Mile
Median HH Income	\$118,892	\$112,437	\$99,931
Average HH Income	\$168,293	\$161,646	\$141,147
021 Households	8,203	60,748	159,401
026 Households	8,183	62,685	162,790
021 Avg HH Size	1.85	2.03	2.17
021 Owner Occupied	3,034	23,624	57,629
021 Renter Occupied	5,169	37,124	101,772



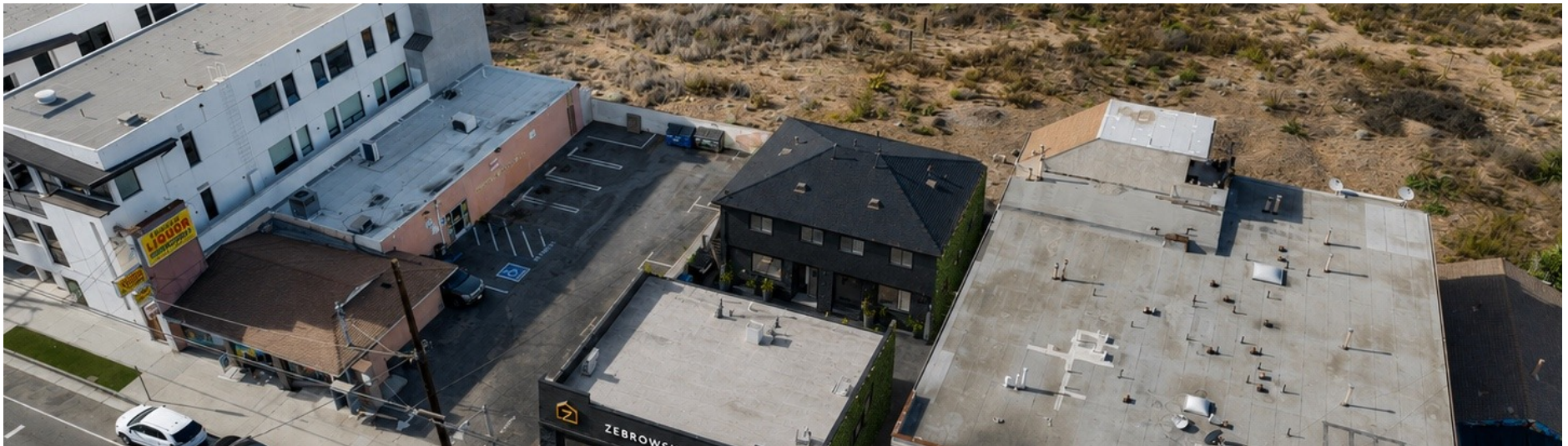
CITY OF PLAYA DEL REY

County: Los Angeles

Area: Playa Del Rey

Population: 16,230

Playa Del Rey is a seaside community in the Santa Monica Bay and the Westside region of Los Angeles, California. The community benefits from proximity to the beach, Ballona Wetlands, Marina del Rey, LAX, and the broader Silicon Beach employment base. Its coastal setting and limited inventory support strong long-term appeal for mixed-use, residential and owner/user assets.



CONFIDENTIALITY STATEMENT

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Zebrowski Group and should not be made available to any other person or entity without written consent.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Zebrowski Group and eXp Luxury Division make no warranty or representation regarding the accuracy or completeness of the information provided. All potential buyers must independently verify all information set forth herein.

Property showings are by appointment only. Please contact Brett Zebrowski for more details.

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