



KAMINSKY
REAL ESTATE GROUP

11020-11028
VENICE BLVD

exp
REALTY



11020-11028 VENICE BLVD, CULVER CITY

12 UNITS | ALL 2 BEDS | ALL 1 BATHS | ~9,884 SQFT BLDG | 9,152 SQFT LOT

ASK PRICE: \$3,550,000

PROUDLY OFFERED BY

ED KAMINSKY

310.427.2414 ek@itzsold.com

dre #00958114 itzsold.com

QUICK STATS

12 Units

24 Bedrooms

12 Bathrooms

1953

YEAR BUILT

~9,884

SQ FT

9,152

SQ FT LOT

~\$2,400

AVERAGE 2BR RENTS
IN AREA

~5.4%

CURRENT CAP

INVESTMENT HIGHLIGHTS

STRONG INCOME & UPSIDE IN A RARE CULVER CITY MULTI-UNIT INVESTORS: THIS IS ONE TO WATCH...

Prime Culver City Location

Walking distance to diverse dining, retail, and entertainment options along Venice Blvd and the greater Culver City core.

Attractive Unit Mix

12 units totaling 24 bedrooms and 12 bathrooms across ~9,884 SF, with a combination of studios and 1-bedroom apartments.

Stable Income & Upside

100 % occupancy with average in-place rent of ~\$1,100 per bed, plus value-add potential via rent growth and repositioning.

Proximity to Major Employers

Close to Sony Pictures, Amazon Studios, Apple TV+, One Culver, and Ivy Station.

Accessibility

Excellent access to the I-10, I-405, and Metro E (Expo) Line, connecting Culver City to Santa Monica and Downtown LA.

Attractive Financials

Current net income of ~\$191K with a ~5.4% cap rate on pro forma, positioning this as a strong cash-flowing multifamily asset.

*Prime Culver City location
walking distance to dining, retail,
entertainment, and major employers.*





MAJOR EMPLOYERS



Sony Pictures Studios

1.1 Miles from property

800+ employees





amazonstudios

Amazon Studios @ Culver Studios

2 Miles from property

1,100+ employees



Apple tv+

Apple TV+ @ Culver Steps

2.5 Miles from property

700+ Employees



One Culver / HBO / Verizon Media

2 miles from property

1,000+ employees



Westfield Culver City

4 Miles from property

1,500+ Employees



Property Details

Address	11020 Venice Blvd Culver City, CA 90232
Units	12
Beds	12 x 2 bed
Baths	12
Year Built	1953
SiteSize	~ 9,884 SQ FT

Real Estate Taxes

Parcel County School	4213-004-015
District Current	Los Angeles
Market Value Current	Culver City USD
Tax Rate	1.2%

Construction

Foundation	Concrete
Framing	Wood
Exterior	Stucco
Roof Type	Composition Shingle



Gross Scheduled Income

11020 and 11028 Venice Blvd Culver City, CA 90230

Unit	Bed	Bath	Current R	Annual	2025 Expenses	June	Annual
2001	2	1	\$ 2,004		Electric	\$ 200	\$ 2,400
2002	2	1	\$ 2,139		Gas	\$ 425	\$ 5,100
2003	2	1	\$ 2,030		Water	\$ 805	\$ 9,660
2004	2	1	\$ 2,287		Trash	\$ 664	\$ 7,968
2005	2	1	\$ 2,179		Insurance		\$ 17,131
2006	2	1	\$ 2,400		Tax / license		\$ 626
2801	2	1	\$ 2,092		Maintenance	\$ 1,000	\$ 12,000
2802	2	1	\$ 2,350		Management	\$ 1,200	\$ 14,400
2803	2	1	\$ 2,400		Property Tax		\$ 45,000
2804	2	1	\$ 2,116		Vacancy	5%	\$ 16,166
2805	2	1	\$ 1,979				
2806	2	1	\$ 2,317		Total Expenses		\$130,451
Garage 1			\$ 150				
Garage 2			\$ 200				
Garage 3			\$ 300				
Total Income		12	\$26,943	\$323,316		Net Income	\$192,865
Proforma Rent		\$2,400	\$28,800	\$345,600		Proforma Net	\$215,149

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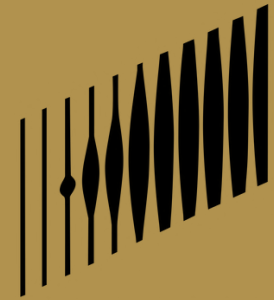
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Game Changers

for Fun, Entertainment &
Culture

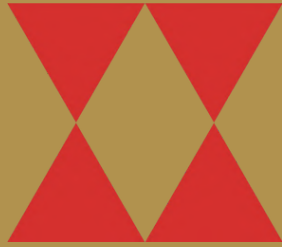


**SONY
PICTURES**

Studios Tour
Step behind the scenes of
Hollywood classics



Museum of Jurassic
Technology



The Wende Museum

CITIZEN
Public Market



KIRK
DOUGLAS
THEATRE

Culver CITY
ARTS
DISTRICT



Village Well
BOOKS & COFFEE

PHOTOS OF THE PROPERTY



PROPERTY DESCRIPTION

Investors: this is one to watch. Twelve 2 bed / 1 bath units plus three income-producing garages, totaling nearly 10,000 square feet of living space on a 9,152 sq ft lot. Two on-site laundry rooms offer added convenience (and potential income). The building has been freshly painted on the exterior and is currently generating solid income with below-market rents — average-condition 2BR units in the area are leasing for ~\$2,400/month, offering clear upside through future renovations and lease-ups.

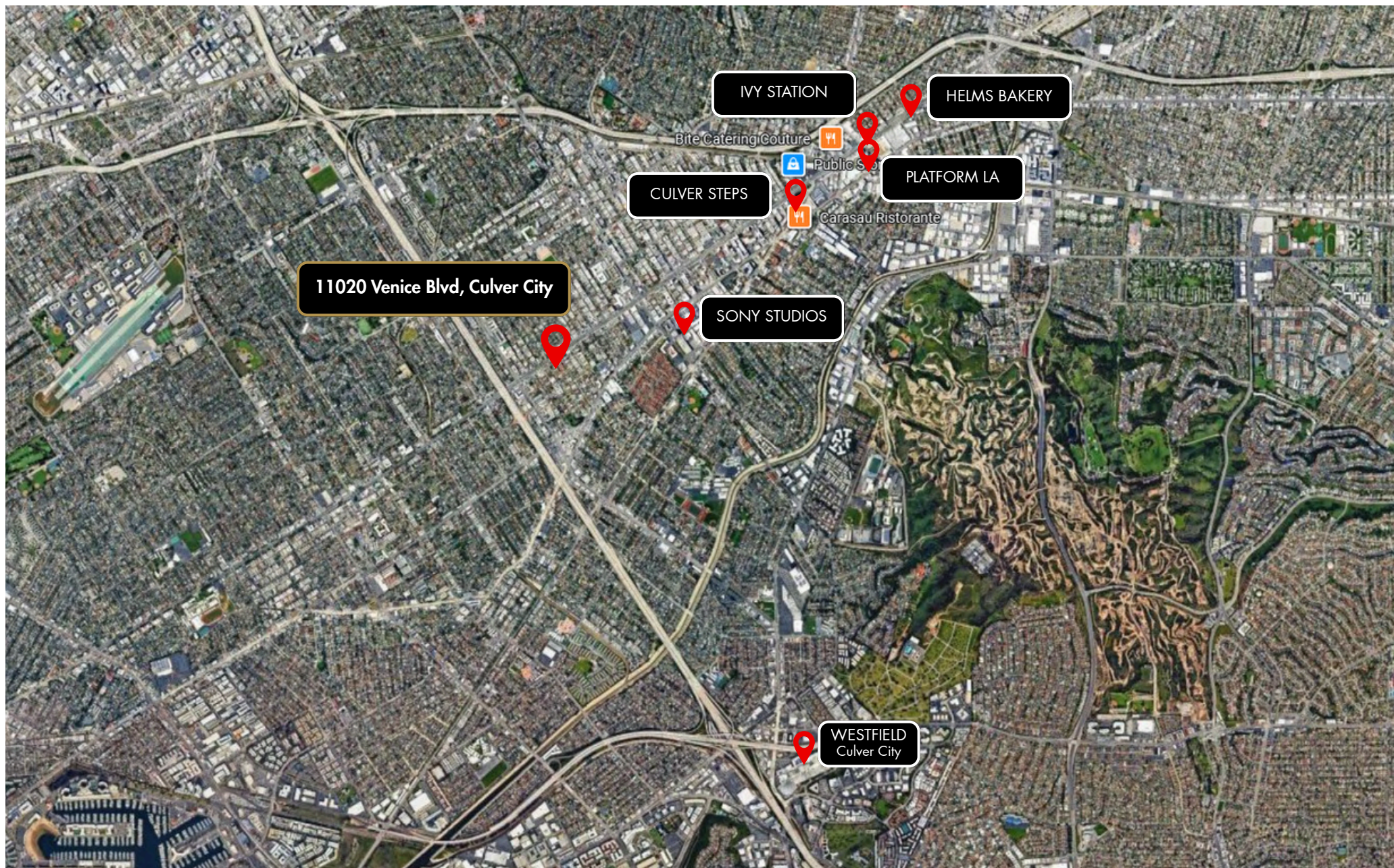
Cap rate just over 5.4% — already outperforming many nearby assets. This property offers a compelling mix of stable in-place cash flow and long-term value growth potential.

Located in Culver City proper — a submarket with historically strong tenant demand, low inventory, and consistent investor interest. Sony Pictures Studios and other major media, tech, and creative employers are nearby, along with the thriving Hayden Tract employment zone. Tenants benefit from easy access to Culver City's shopping, dining, and cultural amenities, plus proximity to Venice, Abbot Kinney, and the beach.

Culver City is consistently ranked one of the top places to live in L.A., making this an ideal hold for investors looking to capitalize on both lifestyle appeal and market fundamentals. Rare product. Real income. Strong fundamentals. Great submarket.

Don't wait — well-positioned assets like this don't trade often.





LOCAL MAP // 11020 - 11028 VENICE BLVD, CULVER CITY



CULVER CITY OVERVIEW

A Thriving Westside Hub

Culver City has transformed into one of Los Angeles' most dynamic and desirable submarkets, blending a rich entertainment legacy with a modern creative economy. Long recognized as the historic home of Sony Pictures Studios, the city has rapidly evolved into a hub for technology, media, design, and culinary innovation. With its central Westside location and walkable, transit-friendly downtown, Culver City attracts a diverse mix of residents, employers, and visitors.

Employment & Industry Growth

Anchored by major entertainment players like Sony Pictures, Amazon Studios, and Apple TV+, Culver City has become a magnet for streaming, gaming, and production companies. Class-A office campuses such as One Culver, The Culver Steps, and Ivy Station have drawn global tenants and supported a steady influx of high-skilled workers. This surge has fueled both daytime population and housing demand, enhancing property values across the city.

Lifestyle & Amenities

The city boasts a vibrant dining and retail scene, with celebrated destinations including Platform LA, the Helms Bakery District, and an ever-growing roster of acclaimed restaurants. Cultural institutions like the Kirk Douglas Theatre and the Museum of Jurassic Technology enrich the local experience, while ample parks, bike paths, and the nearby Ballona Creek Greenway support an active lifestyle.

Connectivity

Culver City offers excellent regional accessibility. The Metro E (Expo) Line provides a direct connection to Downtown Los Angeles and Santa Monica, while proximity to the I-10 and I-405 freeways ensures easy travel across the Westside and beyond. LAX is just 15 minutes away, reinforcing Culver City's appeal for both global businesses and frequent travelers.

Investment Appeal

With a diversified economy, thriving retail and entertainment core, and strategic location, Culver City continues to be one of Los Angeles' most stable and resilient investment markets. Strong tenant demand, coupled with an increasingly limited supply of prime assets, positions properties here for sustained long-term growth.



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