



323 CULVER BLVD  
PLAYA DEL REY, CA 90293



# TABLE OF CONTENTS

4

## PROPERTY SUMMARY

Overview  
Investment Highlights  
Location Highlights

8

## FINANCIALS

Rent Roll  
Overview & Assumptions  
Cash Flow Projections

11

## DEMOGRAPHICS

Area Demographics  
Projected Growth

14

## PLAYA DEL REY

About PLAYA DEL REY

## EXCLUSIVELY PRESENTED BY:

### BRETT ZEBROWSKI

Broker- Owner

Mobile: 3106787158

brett@palmrealtyboutique.com

License #: 01313739

### PALM REALTY BOUTIQUE

1419 Highland Ave  
Manhattan Beach, CA 90266

Office: 3106787158  
[www.TrustIntegrityResults.com](http://www.TrustIntegrityResults.com)



Built By: [www.crebuilder.com](http://www.crebuilder.com)







# INVESTMENT SUMMARY

Trophy Property! Just Remodeled, this amazing 6 Unit jewel is the one you have been waiting to find. Overlooking the Ballona Wetlands, this magnificent property features two buildings and is perfect for an investor, owner/user or even a live/work scenario. The property just received a complete overhaul and looks and feels like new. Enjoy life in the peaceful community of Playa del Rey, situated next to the thriving tech community known as Silicon Beach. Steps from restaurants, cafes, shops and the beach, this location is only three blocks to the sand. Playa del Rey is considered part of LA's "Silicon Beach" which is home to many tech companies such as Google, Yahoo!, Facebook and more. Hurry, this will not last!

Mixed Use (2 Retail Storefronts + 2 Offices + 2 Residential Units)

The Property's LAC4 zoning allows for limitless use & development potential.



## PROPERTY SUMMARY

Offering Price	\$4,500,000.00
Building SqFt	4,451 SqFt
Year Built	2020
Lot Size (acres)	0.11
Parcel ID	4116-009-003
Zoning Type	Mixed Use (Comm/Res)
County	Los Angeles
Frontage	50.00 Ft
Coordinates	33.960205,-118.447235
Traffic Count	34,000.00
Cooling Type	A/C

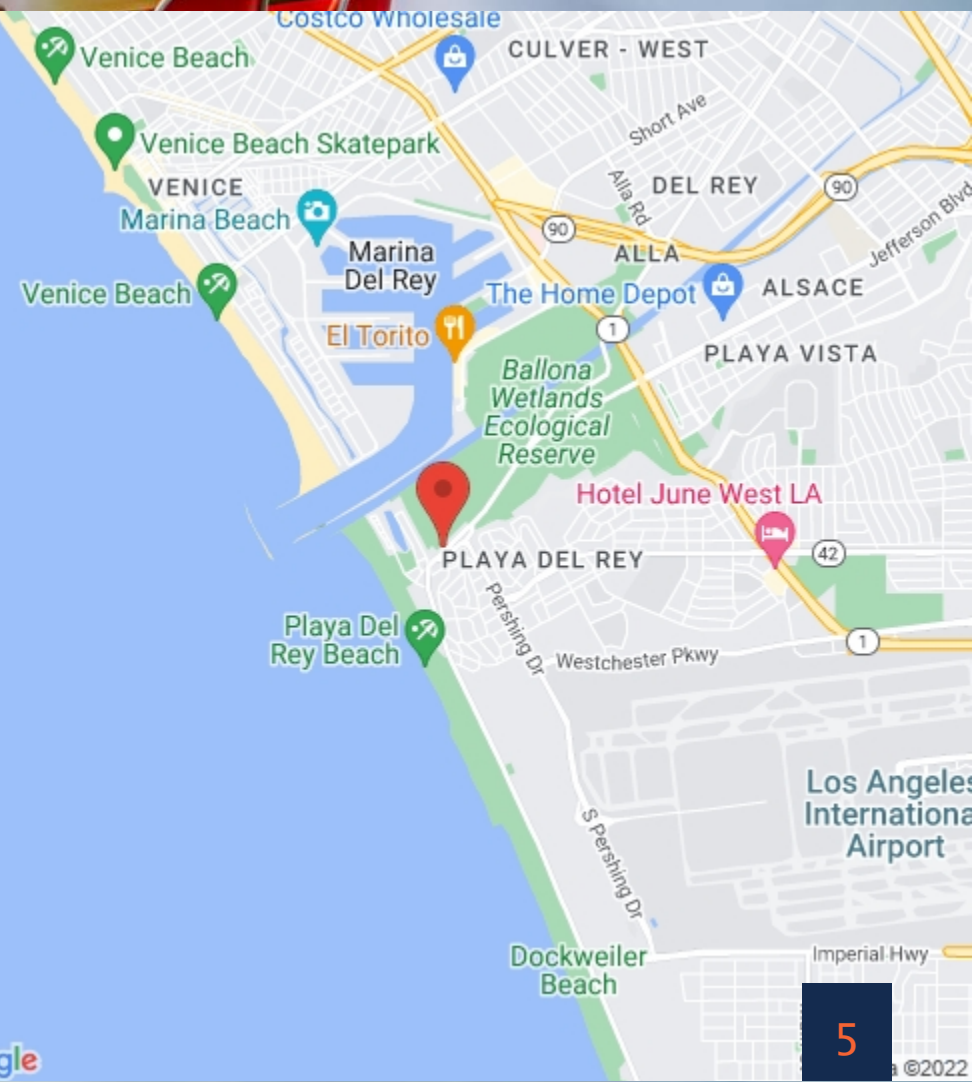






## INVESTMENT HIGHLIGHTS

- 6 Units: Mixed Use (4 Retail/Office Storefronts + 2 Residential Units)
- Front building is 1-story, encompassing 1,385 Sq Ft
- It is divided into two retail/office units (694 Sq Ft & 691 Sq Ft)
- Rear building is 2-story, encompassing 3,066 Sq Ft
- Two retail/office units on the first floor (650 Sq Ft & 698 Sq Ft)
- Two 1 bedroom/ 1 bathroom apartments on second floor (Both 859 Sq Ft)
- Total Sq Ft of both buildings is 4,451 (per seller)
- 5,000 Sq Ft Lot (assessor)
- The Property's LAC4 zoning allows for limitless use & development potential.
- <https://ffca.hd.pics/325-Culver-Blvd> (marketing website)









# LOCATION HIGHLIGHTS

- Excellent Visibility from Culver Blvd and Surrounding Businesses.
- Located on Culver Blvd, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in California.
- Major local employers include: Google, Yahoo! and Facebook.
- Dominant retail corridor.
- One of the strongest and most desirable retail trade areas within Playa Del Rey.
- Excellent access, frontage and visibility.
- Excellent Visibility and Access.





# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
1	Palm Realty Boutique (Front Building)	693	\$36,000.00	\$51.95	Other Income – \$0.00	05/25/2020	05/25/2025
2	Palm Realty Boutique (Front Building)	693	\$36,000.00	\$51.95	Other Income – \$0.00	05/25/2020	05/25/2025
3	Palm Realty Boutique (Ground Floor Rear Building)	650	\$36,000.00	\$55.38	Other Income – \$0.00	06/02/2022	06/02/2022
4	Vacant Retail/Office (Ground Floor Rear Building))	650	\$36,000.00	\$55.38	Other Income – \$0.00	06/02/2022	06/02/2022
5	Vacation Rental Apartment (VRBO) Top Floor Rear	859	\$78,000.00	\$90.80	Other Income – \$0.00	06/02/2022	06/02/2022
6	Tenant (Rent Control Apartment) Top Floor Rear	859	\$13,800.00	\$16.07	Other Income – \$0.00	06/02/2022	06/02/2022
Total Occupied		4404	\$235,800.00				
TOTAL		4404	\$235,800.00		\$0.00		



# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

Pricing	\$4,500,000.00
Price PSF	\$1,022.73
Year 1 NOI	\$86,400.00
Year 1 Cap Rate	1.92%
Year 1 Leveraged Cash / Cash Return	1.92%

## GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	05/25/2022
Income Growth Rate	0.00%
Market Rent/SF	\$0.00

## EXIT





# CASH FLOW PROJECTIONS

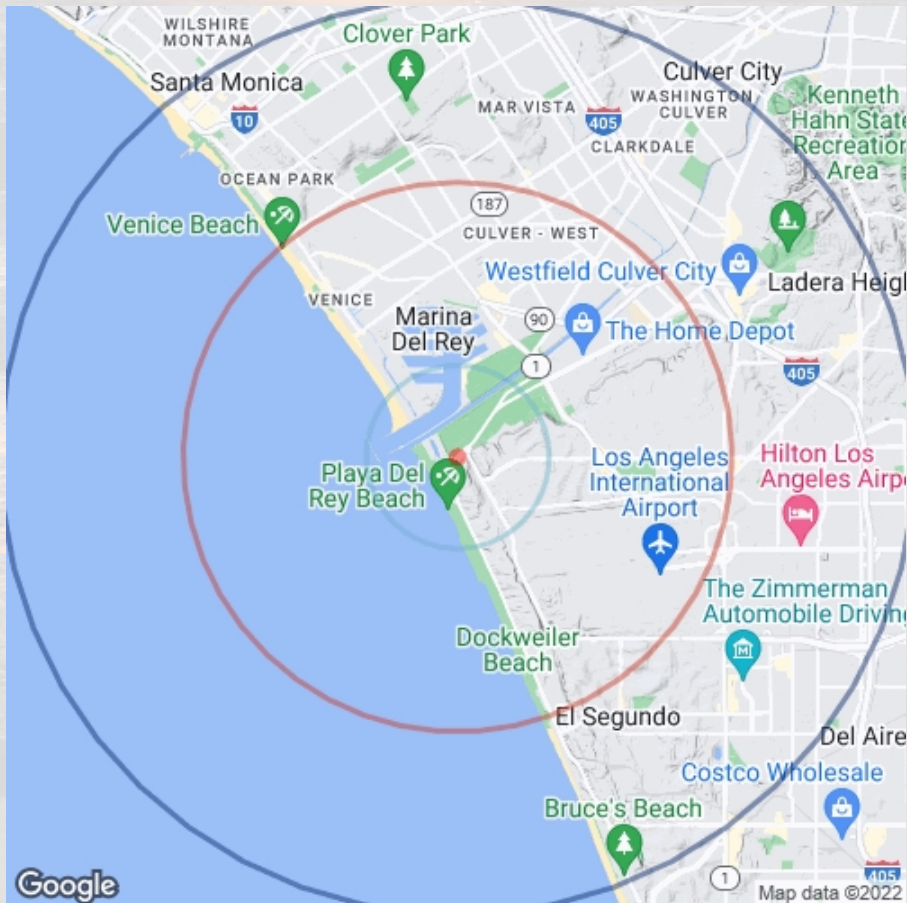
	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$231,600.00	\$231,600.00
ABSORPTION & TURNOVER VACANCY	\$(145,200.00)	\$(145,200.00)
SCHEDULED BASE RENTAL REVENUE	\$86,400.00	\$86,400.00
TOTAL POTENTIAL GROSS REVENUE	\$86,400.00	\$86,400.00
EFFECTIVE GROSS REVENUE	\$86,400.00	\$86,400.00
NET OPERATING INCOME	\$86,400.00	\$86,400.00
CAP RATE		1.92%



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,988	105,684	327,487
2010 Population	14,821	116,570	336,453
2021 Population	15,151	127,295	353,843
2026 Population	15,184	131,668	362,173
2010–2021 Growth Rate	0.2 %	0.79 %	0.45 %
2021 Daytime Population	13,088	173,844	473,380

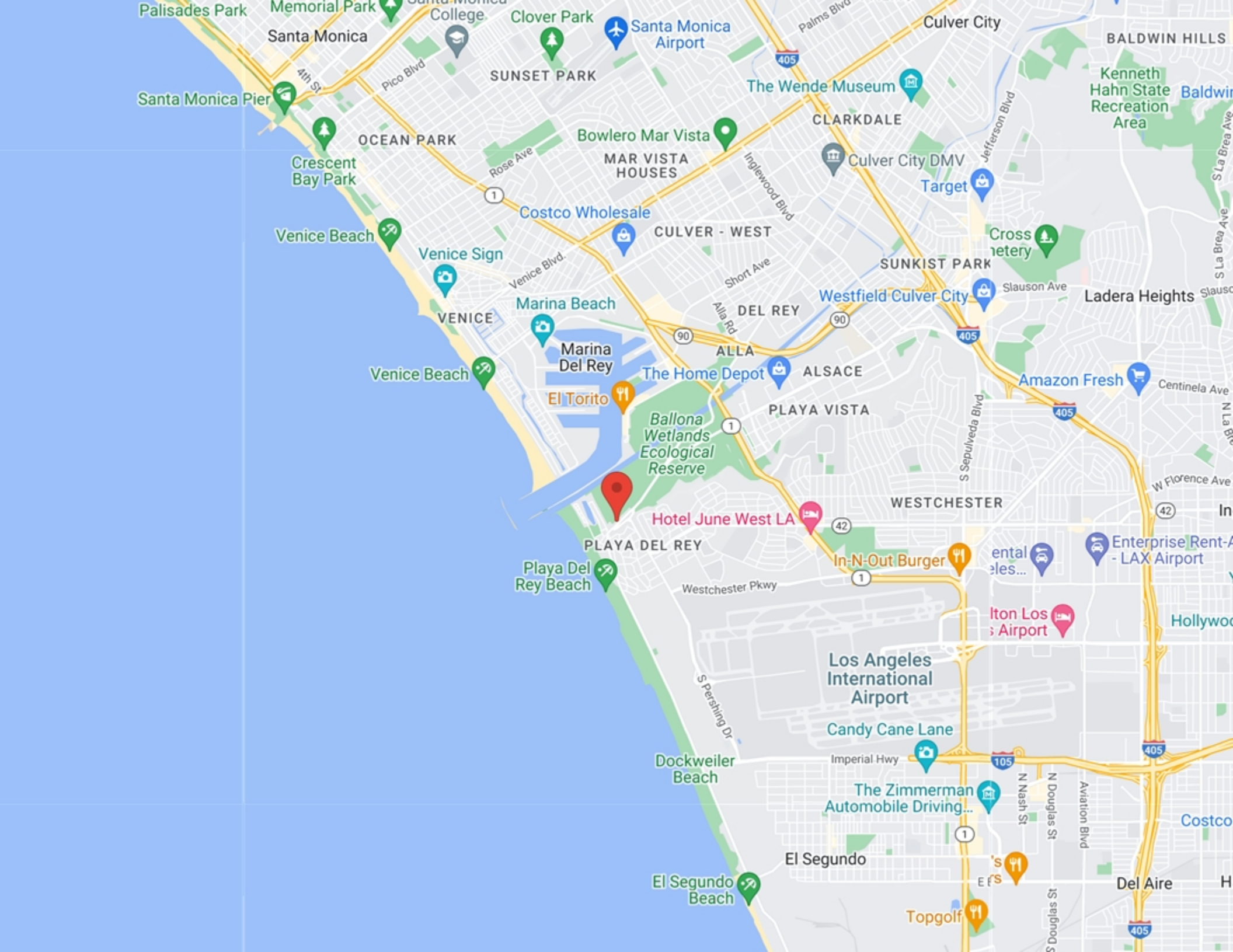
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	371	3,995	11,691
\$15000–24999	269	2,504	7,826
\$25000–34999	321	2,967	8,707
\$35000–49999	501	3,429	11,541
\$50000–74999	1,052	6,849	20,654
\$75000–99999	679	6,773	19,319
\$100000–149999	1,876	11,593	29,424
\$150000–199999	1,121	7,663	18,469
\$200000 or greater	2,014	14,975	31,762
Median HH Income	\$ 118,892	\$ 112,437	\$ 99,931
Average HH Income	\$ 168,293	\$ 161,646	\$ 141,147



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,371	49,862	146,437
2010 Total Households	8,117	55,524	151,838
2021 Total Households	8,203	60,748	159,401
2026 Total Households	8,183	62,685	162,790
2021 Average Household Size	1.85	2.03	2.17
2021 Owner Occupied Housing	3,034	23,624	57,629
2026 Owner Occupied Housing	3,032	24,370	58,501
2021 Renter Occupied Housing	5,169	37,124	101,772
2026 Renter Occupied Housing	5,151	38,315	104,288
2021 Vacant Housing	702	6,964	14,258
2021 Total Housing	8,905	67,712	173,659







## CITY OF PLAYA DEL REY

COUNTY      LOS ANGELES

## AREA

CITY      PLAYA DEL REY

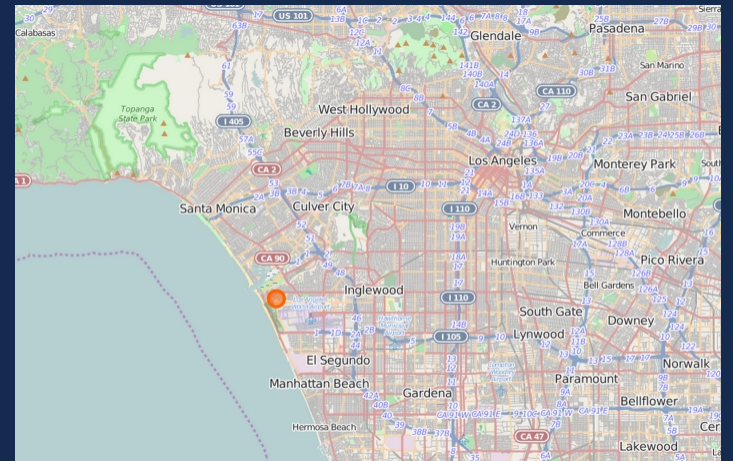
## POPULATION

POPULATION      16,230



## ABOUT PLAYA DEL REY

Playa del Rey (Spanish for "Beach of the King") is a seaside community in the Santa Monica Bay and the Westside region of Los Angeles, California. It has a ZIP code of 90293 and area codes of 310 and 424. As of 2018, the community had a population of 16,230 people.





# CONFIDENTIALITY STATEMENT

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

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to PALM REALTY BOUTIQUE. 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. PALM REALTY BOUTIQUE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, PALM REALTY BOUTIQUE has not verified, and will not verify, any of the information contained herein, nor has PALM REALTY BOUTIQUE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE PALM REALTY BOUTIQUE ADVISOR FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:

**BRETT ZEBROWSKI**

Broker- Owner

Mobile: 3106787158

[brett@palmrealtyboutique.com](mailto:brett@palmrealtyboutique.com)

License #: 01313739



**PALM REALTY BOUTIQUE**

1419 Highland Ave  
Manhattan Beach, CA 90266

Office: 3106787158  
[www.TrustIntegrityResults.com](http://www.TrustIntegrityResults.com)