

TAKSA
INVESTMENT GROUP

**SIGNIFICANT
Price Improvement**

12592 WASHINGTON PLACE

RARE FULLY VACANT 10-UNIT VALUE-ADD ■ CULVER CITY (JURISDICTION) ■ LOS ANGELES, CA 90066

12592 WASHINGTON PLACE

RARE FULLY VACANT 10-UNIT VALUE-ADD ■ CULVER CITY (JURISDICTION) ■ LOS ANGELES, CA 90066

TAKSA
INVESTMENT GROUP

Jonathan Taks, President

Mobile: (310) 968-5303 | Direct: (424) 672-8220
jon@taksainvestment.com | CalBRE #: 01366169

RE/MAX
COMMERCIAL®

The Disclaimer: RE/MAX Commercial & Investment Realty, Taks Investment Group, and broker/agent (hereinafter “RE/MAX”) are independent contractors and not employees of Owner. RE/MAX has prepared this Offering Memorandum. Neither RE/MAX nor Owner makes any warranties or representations about its contents. The information contained herein has been secured from sources RE/MAX believes to be reliable; however, buyer must verify all of the information contained herein and all facts regarding the property. The purchaser bears all risk for any inaccuracies. By receiving this Offering Memorandum, you agree as follows:

All of the information contained in this Offering Memorandum is proprietary and strictly confidential. It is provided solely for the purpose of review by a perspective purchaser and is not to be used for any other purpose or made available to any person without the express written consent of RE/MAX and Owner. You will hold it in the strictest of confidence.

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of RE/MAX or Owner. This Offering Memorandum is not to be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the property since the date of this Offering Memorandum. All references to square footage, age, rents, projected rents, zoning, number of units and similar property-specific details are approximations. The purchaser must independently verify all information regarding the property.

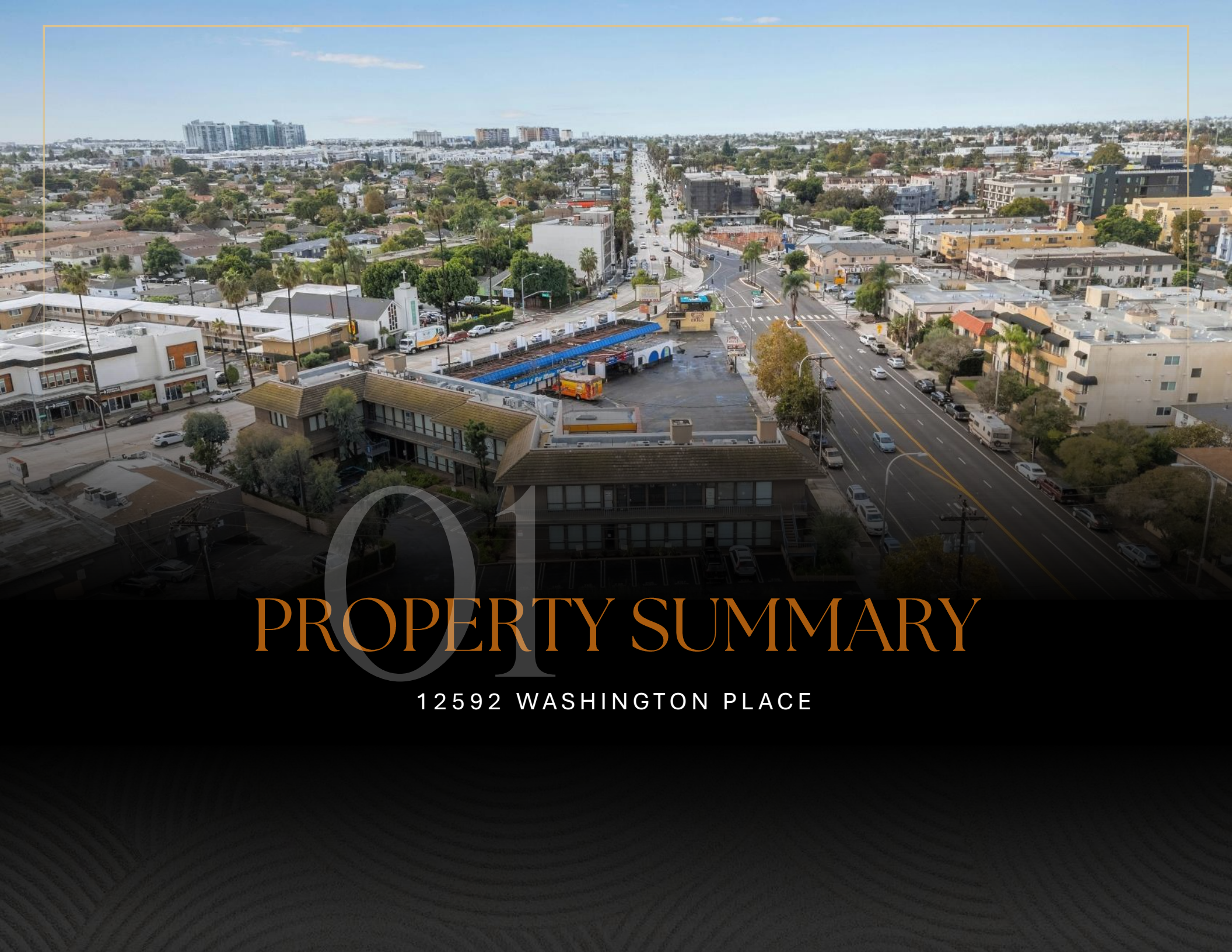
The information in this Offering Memorandum has been compiled by RE/MAX from sources deemed reliable. However, neither the information nor the reliability of RE/MAX’s sources are guaranteed by RE/MAX or Owner. RE/MAX and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum. No legal liability is assumed or shall be implied with respect to the information contained herein. RE/MAX and Owner have not verified any of the information contained herein.

Prospective purchasers are recommended to seek professional advice. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Offering Memorandum or any other information, written or verbal, from RE/MAX or Owner. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a purchaser’s active conduct of its own due diligence to determine these and other matters of significance to such purchaser. Neither RE/MAX nor Owner serves as a financial advisor to any purchaser.

All data and assumptions regarding financial performance, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to, that level. A buyer must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against RE/MAX or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.



PROPERTY SUMMARY

12592 WASHINGTON PLACE

PROPERTY SUMMARY

Location	<ul style="list-style-type: none">12592 Washington Place,Los Angeles, CA (Culver City Jurisdiction)
Price	<ul style="list-style-type: none">\$3,650,000
Building SF	<ul style="list-style-type: none">7,548
Lot SF	<ul style="list-style-type: none">7,839
Year Built	<ul style="list-style-type: none">1957
Zoning	<ul style="list-style-type: none">CC-R4YY
Unit Mix	<ul style="list-style-type: none">(6) 2-Bed / 1-Bath(4) 1-Bed / 1-Bath
Utilities	<ul style="list-style-type: none">Separately metered for gas & electricity
ADU Potential	<ul style="list-style-type: none">Potential for multiple ADUs (Buyer to verify)

THE LOCATION

Jurisdiction Benefits	Within Culver City school district & municipal services
Nearby Hubs	Sony Studios, Amazon Studios, Apple, HBO, Hayden Tract Creative Offices
Lifestyle Proximity	Minutes to Downtown Culver City dining, nightlife & culture
Competitive Advantage	Supply-constrained Westside submarket, consistently high rental demand



INVESTMENT HIGHLIGHTS

12592 WASHINGTON PLACE

- Rare 10-Unit Building that can be delivered Vacant – reposition immediately and capture full market rents
- Excellent Unit Mix – (6) 2BR/1BA units + (4) 1BR/1BA units
- Potential for Multiple ADUs (Buyer to verify) – meaningful unit count and income upside
- Block-from-Everything Location – near Downtown Culver City's top dining, nightlife, entertainment, and cultural venues
- Prime Culver City Jurisdiction – access to Culver City services, schools, and planning advantages
- Separately Metered for Gas & Electricity – reduces operating costs
- Fully Parked – highly attractive for tenants and future value
- Surrounded by Major Employment Hubs – Sony, Amazon, Apple, HBO, and creative office campuses



EXECUTIVE SUMMARY

Jonathan Taksa of The Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is proud to present an exceptionally rare 10-unit multifamily offering located at 12592 Washington Place, positioned within the highly desirable Culver City jurisdiction. Opportunities of this scale—especially those that have the potential to be delivered completely vacant—are exceedingly scarce in this submarket, making this an extraordinary acquisition for investors, owner-users, and developers alike.

The property features an outstanding unit mix of six (6) two-bedroom/one-bath units and four (4) one-bedroom/one-bath units, providing an ideal balance of spacious, highly rentable floorplans. Each unit is separately metered for gas and electricity, allowing a future owner to minimize operating expenses and enhance overall NOI. With on-site parking for each unit, strong layouts, and the ability to reposition the entire asset from day one, this is a blank canvas where an investor can implement a complete renovation strategy, achieve market rents, and maximize long-term value.

Adding to the appeal, the site offers potential to add multiple ADUs (Buyer to verify), giving investors the opportunity to meaningfully increase unit count and income. ADU upside is especially compelling within Culver City due to its supportive planning environment and consistent tenant demand.

The location is exceptional. Situated within the sought-after Culver City school district and municipal jurisdiction, the property benefits from the city's renowned services, governance, and business-friendly environment. Residents enjoy immediate access to some of the Westside's most exciting lifestyle amenities—just minutes from the dining, entertainment, and creative energy of vibrant Downtown Culver City, with its award-winning restaurants, cafés, gastropubs, theaters, and cultural institutions. The property also offers close proximity to major employment hubs including Sony Studios, Amazon Studios, Apple, HBO, and the broader Hayden Tract creative district, driving consistent rental demand year-round.

This is a rare chance to acquire a potentially vacant, well-located 10-unit property in one of the Westside's most resilient and supply-constrained submarkets. A true value-add, generational opportunity.



12592 WASHINGTON PLACE



LOCATION AMENITIES

World Renowned Abbot Kinney Blvd

Bromelia	All Birds	Scotch & Soda	Fellow
Coutula	Intelligentisa		
Birkenstock	Christy Dawn	Our Place	Cabana
Buck Palmer	Adidas	AYR	Ruti
Aviator Nation	Vince	Lucky Stop	Timbuk2
	Salt & Straw		

Venice High School

EREWHON

Venice Beach

COSTCO
WHOLESALE

Azzurra
The Cove



Cedars Sinai
Marina del Rey Hospital

TRADER JOE'S



SUBJECT

WASHINGTON BLVD

WASHINGTON PL



INTERIOR LAYOUT



An aerial photograph of a city street, likely in Los Angeles, showing a mix of residential and commercial buildings. In the foreground, a large, dark-roofed building is visible. To its right, a multi-lane road with traffic is shown. In the middle ground, a construction site with blue scaffolding is prominent. The background features a dense urban landscape with various apartment complexes and trees under a clear blue sky.

02 THE LOCATION

12592 WASHINGTON PLACE

PRIME CULVER CITY

UPSCALE ENVIRONMENT ■ EXCEPTIONAL DESTINATION



12592 WASHINGTON PLACE is strategically located in the heart of Culver City's dynamic Washington & Sepulveda commercial corridor—one of West Los Angeles' most active and rapidly evolving medical, retail, and creative office hubs. Although the property holds a Los Angeles address, it sits just steps from the Culver City border, offering the unique advantage of proximity to premier amenities and institutions that define the area. It enjoys excellent access to major transportation arteries, including the 405 and 10 Freeways, and is just minutes from the Culver City Metro E (Expo) Line, providing seamless connectivity to Downtown Los Angeles, Santa Monica, and beyond.

The property is surrounded by some of the most influential names in media and technology, including Apple, Amazon Studios, HBO, Vox Media, Sony Pictures, and the iconic Culver Studios—creating strong daytime traffic and an ecosystem of innovation that supports a high-demand, high-income customer base. This prime location offers visibility, convenience, and long-term positioning in one of LA's most sought-after investment corridors.

Vicinity Map



AREA SNAPSHOT

Culver City's prime location has magnetized various businesses, fueling rapid economic growth and creating abundant job opportunities, making it a desirable professional hub. The thriving economy offers diverse employment prospects, attracting many skill sets. The city's economy has experienced significant growth, contributing to its status as an economic powerhouse. Culver City's economy continues to flourish, drawing in businesses and professionals alike, further solidifying its position as a lucrative business center. This dynamic landscape fosters a prosperous community, reflecting the city's resilience and vibrant economy. Culver City's economic foundation is bolstered by the presence of established employers, contributing to the city's overall prosperity and development.

39,169

Population

\$95,044

Avg HH Income

\$892,000

Median Home Price



Job Creation: Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

Innovation and Entrepreneurship: The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

THRIVE
- MARKET -

IMAX



YouTube



ChowNow

Red Bull
ENERGY DRINK

hulu

**ACTIVISION
BLIZZARD**

amazonstudios

Snap Inc.



Corporate Synergy

3,122	29,241	\$6.3B
Area Business	People Employed	Annual Payroll

LOCAL ECONOMY

The Culver City office market encompasses approximately 5.74 million sq ft of office space, with nearly 60% classified as Class A, firmly establishing the area as a premium destination for high-end tenants. While average asking rents hover around \$44.89 / sq ft, Class A space commands closer to \$49 / sq ft.

On the retail and medical front, the market remains even stronger. Retail vacancy in Culver City is extremely low, at just 5.4%, demonstrating persistent demand for ground-floor and patient-driven uses.



Economic Anchors

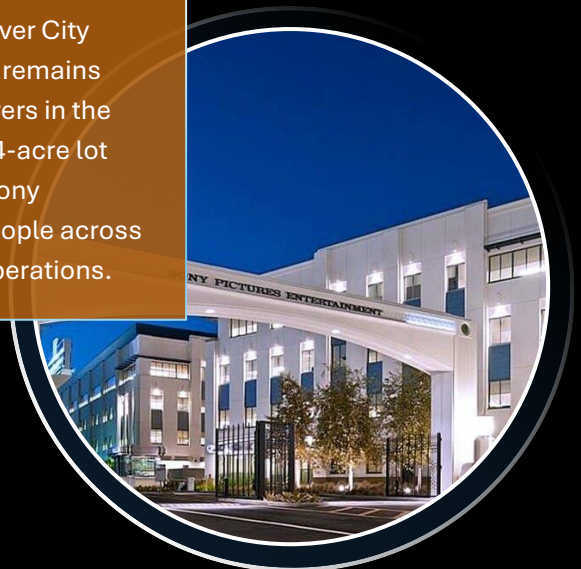


Amazon Studios

Amazon has rapidly become one of Culver City's most transformative economic anchors. In 2021, the company signed a lease for more than 530,000 square feet at the historic Culver Studios and adjacent Ivy Station developments, establishing a major West Coast headquarters for its entertainment division.

A long-standing fixture in the Culver City economy, Sony Pictures Studios remains one of the largest private employers in the region. Occupying a sprawling 44-acre lot just south of Washington Blvd, Sony employs approximately 3,000 people across film, television, and corporate operations.

Sony Pictures



12592 WASHINGTON PLACE

RARE FULLY VACANT 10-UNIT VALUE-ADD ■ CULVER CITY (JURISDICTION) ■ LOS ANGELES, CA 90066

TAKSA
INVESTMENT GROUP

Jonathan Taksa, President

Mobile: (310) 968-5303 | Direct: (424) 672-8220
jon@taksainvestment.com | CalBRE #: 01366169

RE/MAX
COMMERCIAL®

