

T A K S A
INVESTMENT GROUP

SIGNIFICANT
Price Improvement

12592

WASHINGTON PLACE

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

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RE/MAX
COMMERCIAL®

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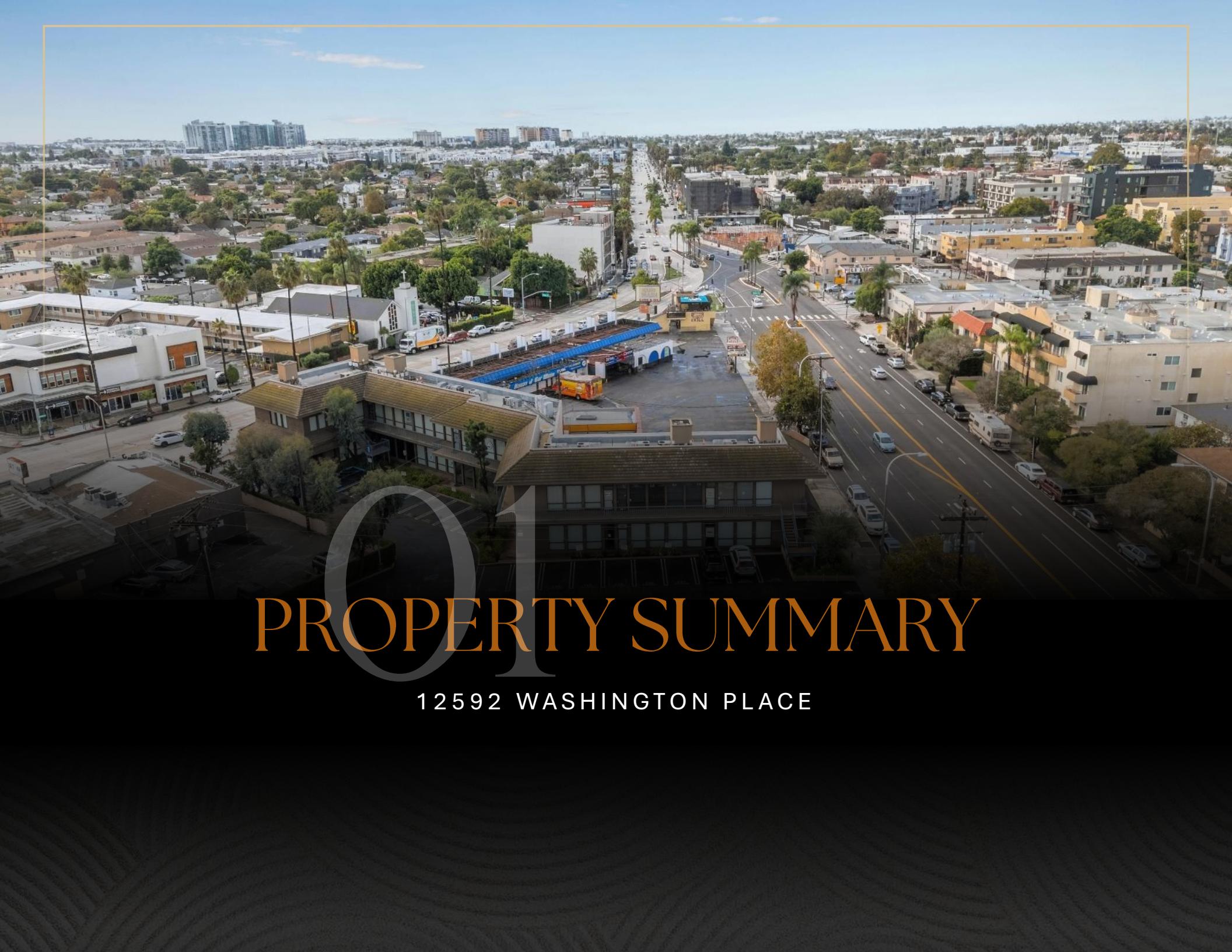
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Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the 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.

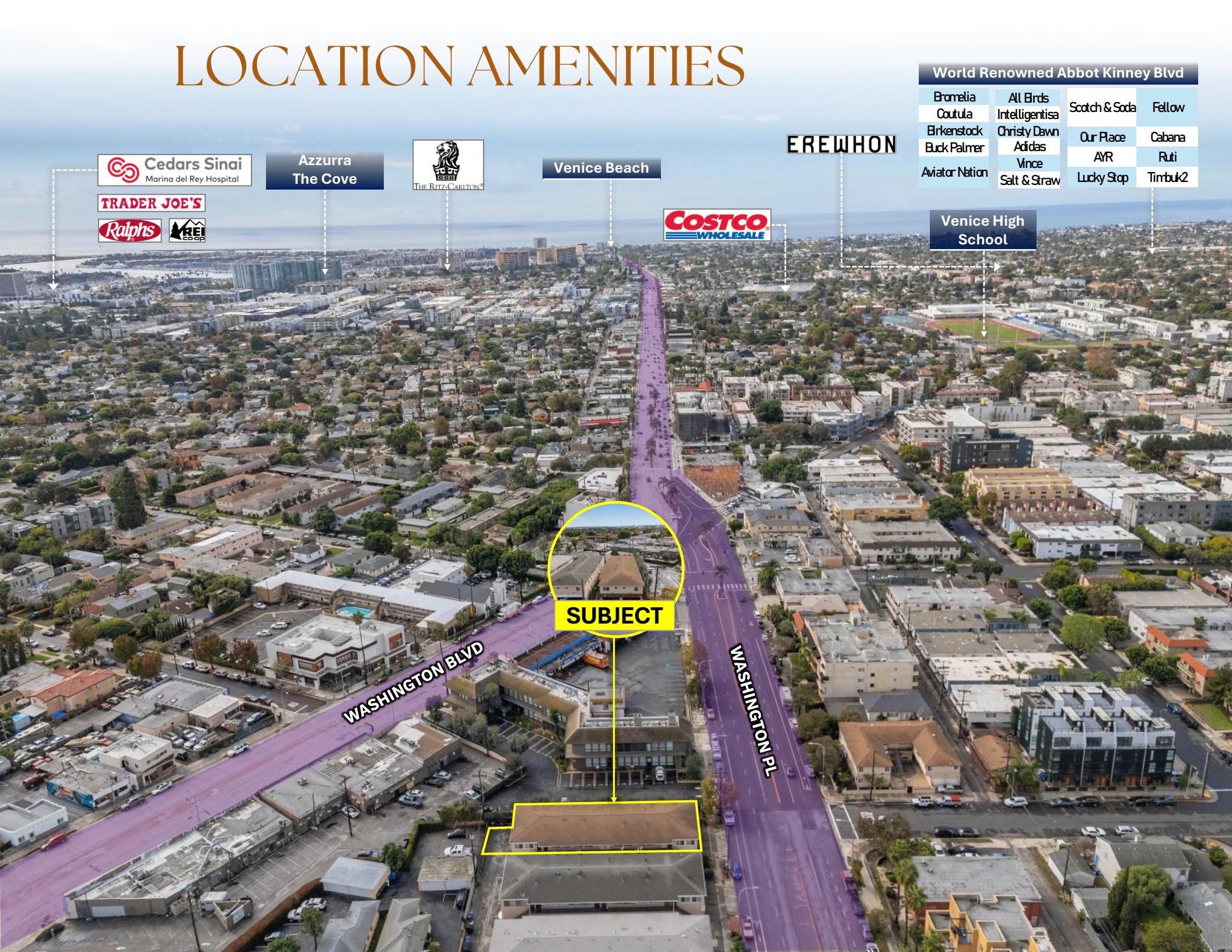
This is a rare chance to acquire a potentially vacant, well-located 10-unit property in one of the Westside's most resilient and supply-constrained submarkets. A true value-add, generational opportunity.



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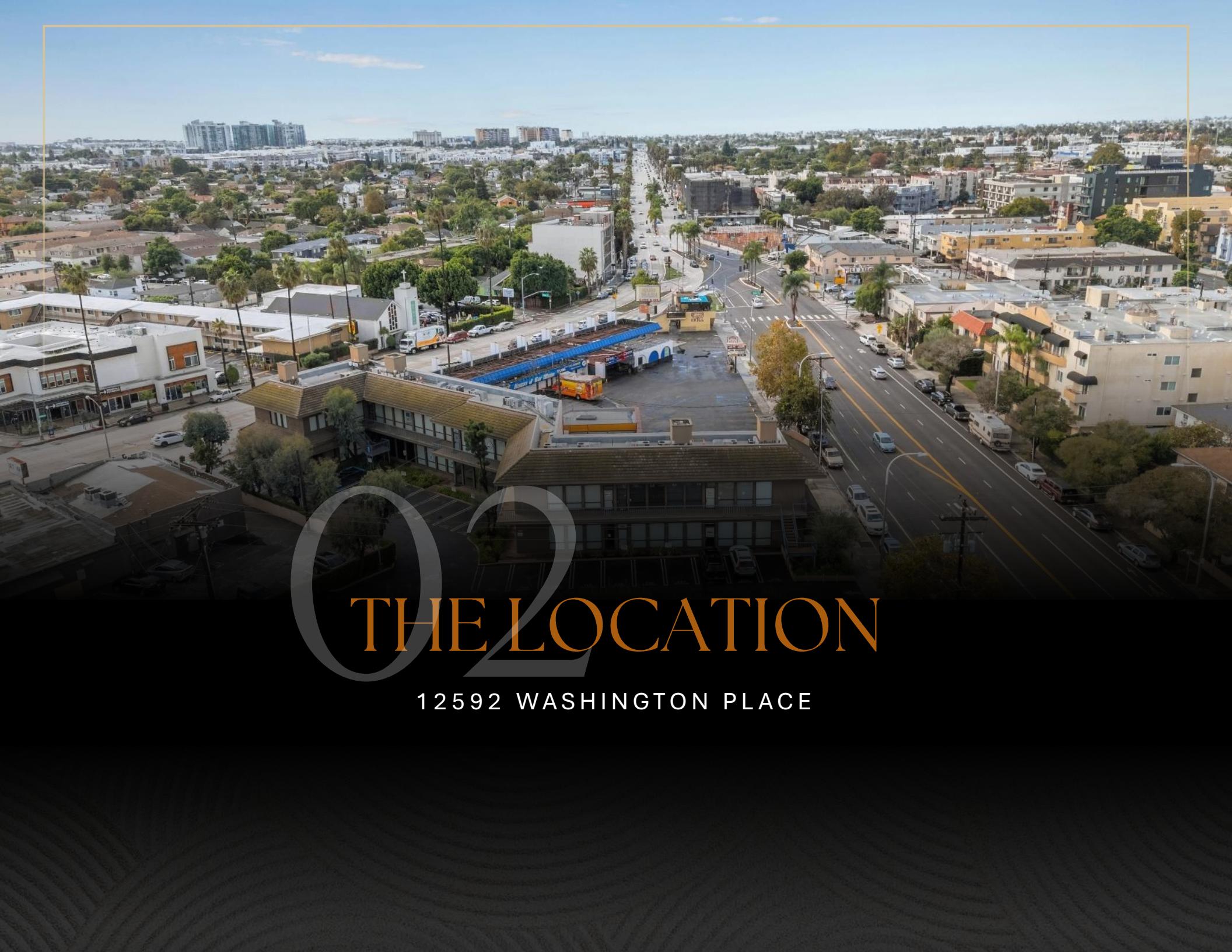
LOCATION AMENITIES





INTERIOR LAYOUT





THE LOCATION

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PRIME CULVER CITY

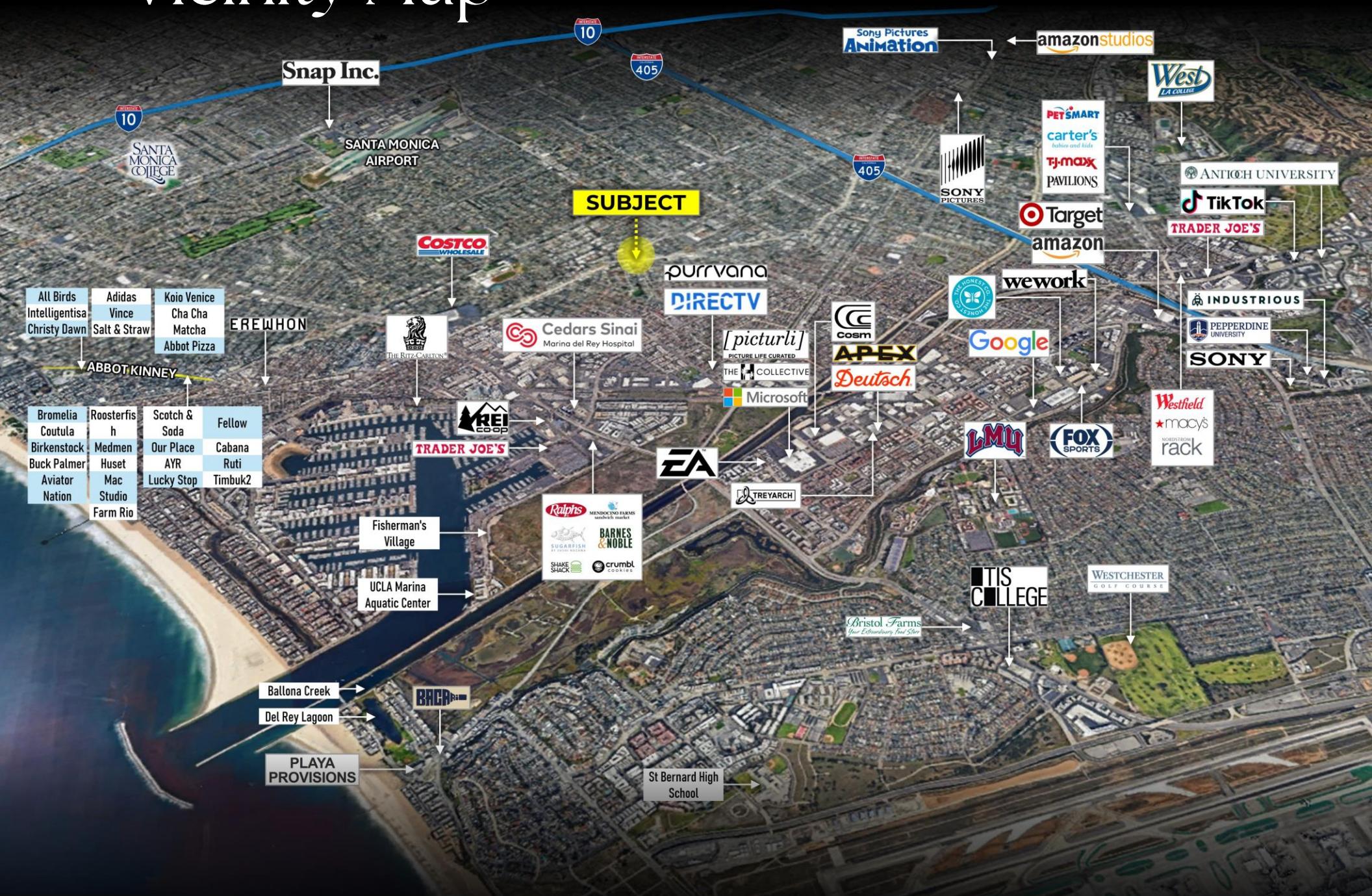
UPSCALE ENVIRONMENT ▪ EXCEPTIONAL DESTINATION



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.



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.



HELM'S
BAKERY
DISTRICT



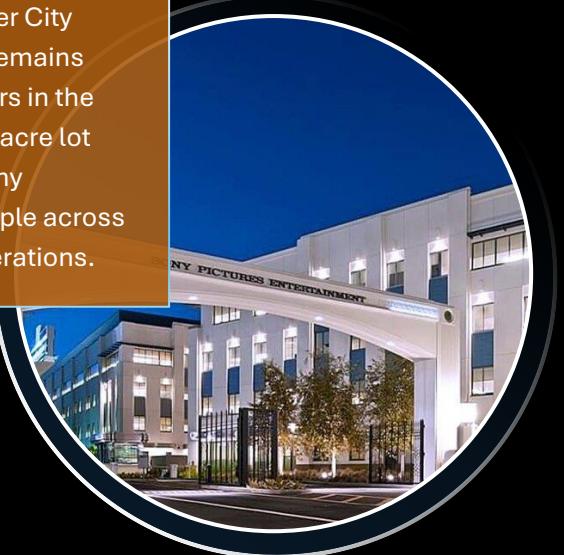
Economic Anchors



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

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