

FOR SALE — \$1,800,000
\$774.19 PSF

12041-43 JEFFERSON BLVD
LOS ANGELES, CA 90048

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES · WORLDWIDE

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01

EXECUTIVE SUMMARY

DAVID SHABY AND STEFAN NEUMANN OF NAI CAPITAL SOUTH BAY are pleased to exclusively present the fee simple sale of 12041–43 Jefferson Boulevard in Culver City, CA. Located directly across from Playa Vista Central Park, this ±2,325 SF two-story office building offers an exceptional owner-user opportunity in one of the Westside's premier tech and media hubs. The property is currently configured as two separate suites, providing future flexibility for an operator to occupy the entire building or lease out one of the suites.

This offering represents a rare chance to own and operate in a high-growth, amenity-rich submarket. The adjacent building at 12035–39 Jefferson Boulevard is also available via NAI and may be acquired separately or as part of a larger portfolio.



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PROPERTY OVERVIEW

The property features 6 on-site parking spaces (shared equally between floors), prominent pylon signage, and dual access from both the front and rear. Walkability to premier retail and dining—including Whole Foods, Blue Bottle, HomeState, and the Runway Playa Vista lifestyle center—enhances tenant and client appeal. The location also offers convenient access to the 405 and 90 Freeways and is surrounded by major corporate campuses including Apple, Google, Meta, YouTube, and SONY.

The property and its large pylon signage is highly visible from Jefferson Blvd which has over 32,000 vehicles pass the site daily. The site is very accessible from densely populated and popular residential communities such as Playa Vista, Culver City, Playa Del Rey, Marina Del Rey, and Venice.

- Surrounded by top-tier neighbors: Apple, Google, Meta, YouTube, Samsung, Verizon, NIKE, Activision, Microsoft, IMAX, SONY, IPG, Carvana
- Walkable to Blue Bottle, HomeState, Tocaya, Whole Foods, and Runway Playa Vista
- Immediate access to the 405 & 90 Freeways



03

PROPERTY HIGHLIGHTS

Premier Owner-User Opportunity

±2,325 SF two-story office building ideal for professional services, creative firms, or boutique owner-users in the heart of Playa Vista's booming tech and media district.

Strategic Layout with In-Place Income

The property is currently leased to Month-To-Month tenants, allowing a future operator the option of using the entire building, or leasing half to a tenant. The building is ideal for a tech company, law firm, retail uses, or professional office.

Desirable Westside Location Across from Playa Vista Central Park

Located directly across from the heart of Playa Vista's amenity core, offering a blend of green space, walkability, and access to LA's leading innovation ecosystem.

Robust Surrounding Tenant Base

Minutes from the campuses of Google, Meta, Apple, YouTube, and SONY—positioning the property within one of Los Angeles' most coveted office submarkets.

Walkable Lifestyle Amenities

Immediate access to Whole Foods, Blue Bottle, HomeState, Tocaya, Runway Playa Vista, and other high-end retail and dining destinations.

Excellent Connectivity

Quick access to the 405 and 90 Freeways.

Functional Building Features

- Lot Size: 2,380 SF
- Parking: 6 on-site spaces (shared 50/50)
- Front and rear access points for flexible circulation
- Prominent pylon signage for strong street visibility

Additional Investment Opportunity

Adjacent office building at 12035–39 Jefferson Boulevard is also being marketed and may be acquired separately or together to create a multi-building campus or investment portfolio.



BUILDING SIZE

2,325 SF



LOT SIZE

2,381 SF



YEAR BUILT

1970



PARKING

6 Spaces



ZONING

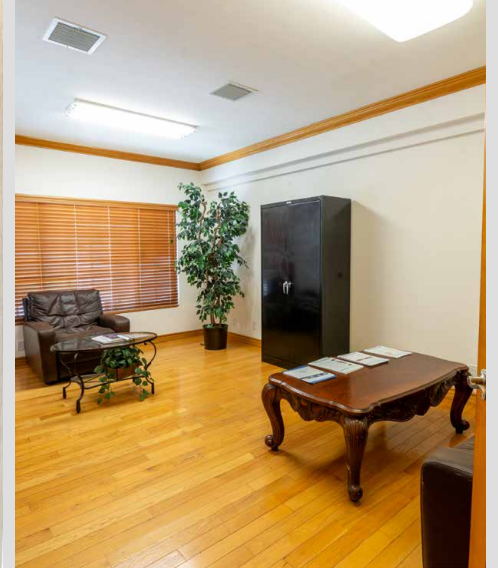
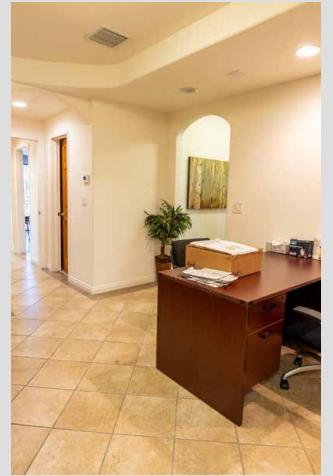
LA C2-1



APN

422-000-8051 / FR 349

04 GALLERY



05

SALES COMPARABLES



5465 S Centinela Ave
Los Angeles

Sale Date:	6/18/25
Sale Price:	\$2,800,000.00
Price/SF:	\$959.89
Building Type:	Office
Year Built:	2014
RBA:	2917
Land Area:	8276
Zoning:	LA-C3



11134-11136 Washington
Culver City

Sale Date:	2/21/25
Sale Price:	\$2,635,000.00
Price/SF:	\$702.67
Building Type:	Office
Year Built:	1978
RBA:	3750
Land Area:	5502
Zoning:	C3, Culver City



11291-11295 Washington Blvd
Culver City

Sale Date:	1/14/25
Sale Price:	\$3,315,000.00
Price/SF:	\$650.00
Building Type:	Office
Year Built:	1965
RBA:	5100
Land Area:	4996
Zoning:	C3, Culver City



12756-12758 W Washington Blvd
Culver City

Sale Date:	11/12/24
Sale Price:	\$2,300,000.00
Price/SF:	\$682.49
Building Type:	Office
Year Built:	1957
RBA:	3370
Land Area:	6098
Zoning:	C3, Culver City



3459 Motor Ave
Los Angeles

Sale Date:	8/13/24
Sale Price:	\$1,920,000.00
Price/SF:	\$732.27
Building Type:	Office
Year Built:	1950
RBA:	2622
Land Area:	3049
Zoning:	LAC2



701 W Manchester Blvd
Inglewood

Sale Date:	7/12/24
Sale Price:	\$3,300,000.00
Price/SF:	\$544.73
Building Type:	Office
Year Built:	1966
RBA:	6058
Land Area:	13939
Zoning:	MUC



7131 W Manchester Ave
Los Angeles

Sale Date:	6/20/24
Sale Price:	\$3,740,000.00
Price/SF:	\$575.38
Building Type:	Office
Year Built:	1960
RBA:	6500
Land Area:	5004
Zoning:	LA C2-1



13321 Beach Ave
Marina Del Rey

Sale Date:	10/3/23
Sale Price:	\$4,900,000
Price/SF:	\$636.36
Building Type:	Office
Year Built:	1986
RBA:	7700
Land Area:	9148
Zoning:	LACM(GM)

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FINANCIALS

Proposed SBA 504 Loan Structure
12041-43 Jefferson Blvd

Purchase Price	\$1,800,000
Building Acquisition	\$1,800,000
Building Renovations	\$0
SBA / CDC FEES **	\$17,010
Total Project Cost	\$1,817,010

Finance Structure

SOURCE OF FUNDS	%	LOAN AMOUNT	RATE	AMORT. (YRS)	MONTHLY PAYMENT	ANNUAL PAYMENT
Traditional Loan (1st)	50%	\$900,000	5.80%	25	\$5,689	\$69,072
SBA 504 Loan (2nd)	40%	\$737,010	6.37%	30	\$4,596	\$55,680
Borrower Equity	10%	\$180,000				
Total	100%	\$1,817,010			\$10,285	\$124,751

Ownership Costs

	MONTHLY COSTS	ANNUAL COSTS
Monthly Payment	\$10,285	\$124,751
Monthly Taxes	\$1,650	\$19,800
Insurance	\$825	\$9,900
Total Ownership Costs	\$12,760	\$154,451

Ownership Interest

	MONTHLY COSTS	ANNUAL COSTS
Monthly Depreciation Estimate	\$1,114	\$13,371
Property Tax Benefit	\$578	\$6,930
Interest Deduction	\$1,715	\$20,575
Average Appreciation (3%)	\$4,500	\$54,000
Total Ownership Benefits	\$7,906	\$94,876
TOTAL EFFECTIVE MONTHLY COST (Ownership Costs - Ownership Benefits)	\$4,853	\$59,575
TOTAL EFFECTIVE MONTHLY COST PSF	\$2.09 PSF	\$25.62 PSF



07 AREA OVERVIEW

Playa Vista is a premier live-work-play community on the Westside of Los Angeles, known as the heart of “Silicon Beach.” Originally the site of Howard Hughes’ aviation empire, the area has transformed into a dynamic hub for technology, media, and creative industries. Major companies such as Google, Yahoo, and Facebook anchor the neighborhood, drawn by its modern infrastructure, proximity to LAX, and vibrant talent pool.

The commercial real estate landscape is strong, with over 570,000 square feet of office space across Class A campuses like The Bluffs, The Reserve, and iJo at Playa Vista. The area continues to attract institutional capital and top-tier tenants looking for modern space in a walkable, amenity-rich environment.

Playa Vista’s residential community is affluent and highly educated, with over 86% of adults holding a bachelor’s degree or higher. Loyola Marymount University (LMU) is located nearby and many students live and work in Playa Vista post-graduation at major companies such as Google, Sony, IMAX, COSM, etc., or lease office space for creative pursuits. The neighborhood offers contemporary apartments, parks, retail, dining, and top-rated schools like Playa Vista Elementary, all designed around convenience and connectivity.

With its combination of innovation, lifestyle, and strategic location, Playa Vista is one of Los Angeles’ most desirable submarkets for investment, business, and living. It exemplifies the future of urban development—technology-forward, community-oriented, and highly livable.

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LISTING BROKERS

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