

# 3718 Vinton Avenue



LOS ANGELES, CA 90034 ■ 8 UNITS IN DESIRABLE PALMS LOCATION

**JEFF LOUKS**

**(818) 212-2780** [Jeffrey.louks@marcusmillichap.com](mailto:Jeffrey.louks@marcusmillichap.com)  
DRE 00908473

**Marcus & Millichap**

**ELLIOT SABAG**

**(818) 212-2672** [Elliot.Sabag@marcusmillichap.com](mailto:Elliot.Sabag@marcusmillichap.com)  
DRE 01989131

# 3718 VINTON AVENUE LOS ANGELES, CA 90034

## JEFF LOUKS

Executive Managing Director Investments

**(818) 212-2780 direct**

Jeffrey.louks@marcusmillichap.com

DRE 00908473

Marcus & Millichap

## ELLIOT SABAG

Senior Associate

**(818) 212-2672 direct**

Elliot.Sabag@marcusmillichap.com

DRE 01989131

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# 01 Executive Summary

3718 VINTON AVENUE

# SUMMARY

## 3718 VINTON AVENUE

PRICING	
OFFERING PRICE	\$2,400,000
PRICE/UNIT	\$300,000
PRICE/SF	\$368.32
CURRENT GRM	12.43
MARKET GRM	9.51
CURRENT CAP RATE	4.72%
MARKET CAP RATE	6.79%

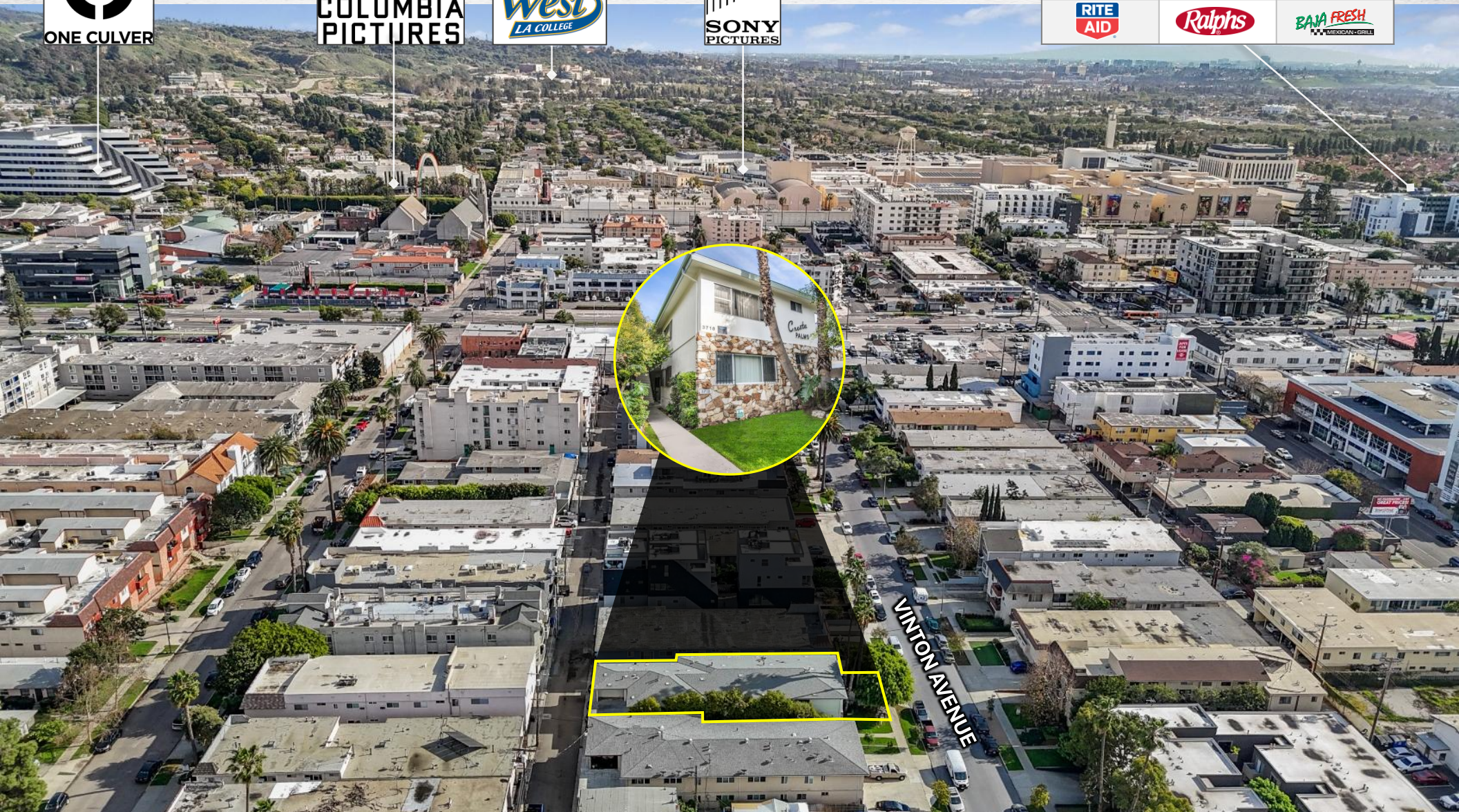
THE ASSET	
Units	8
Year Built	1958
Gross SF	6,516
Lot SF	7,501
APN	4314-005-017



# PRIME LOCATION



CULVER CENTER		



3718 VINTON AVENUE

5

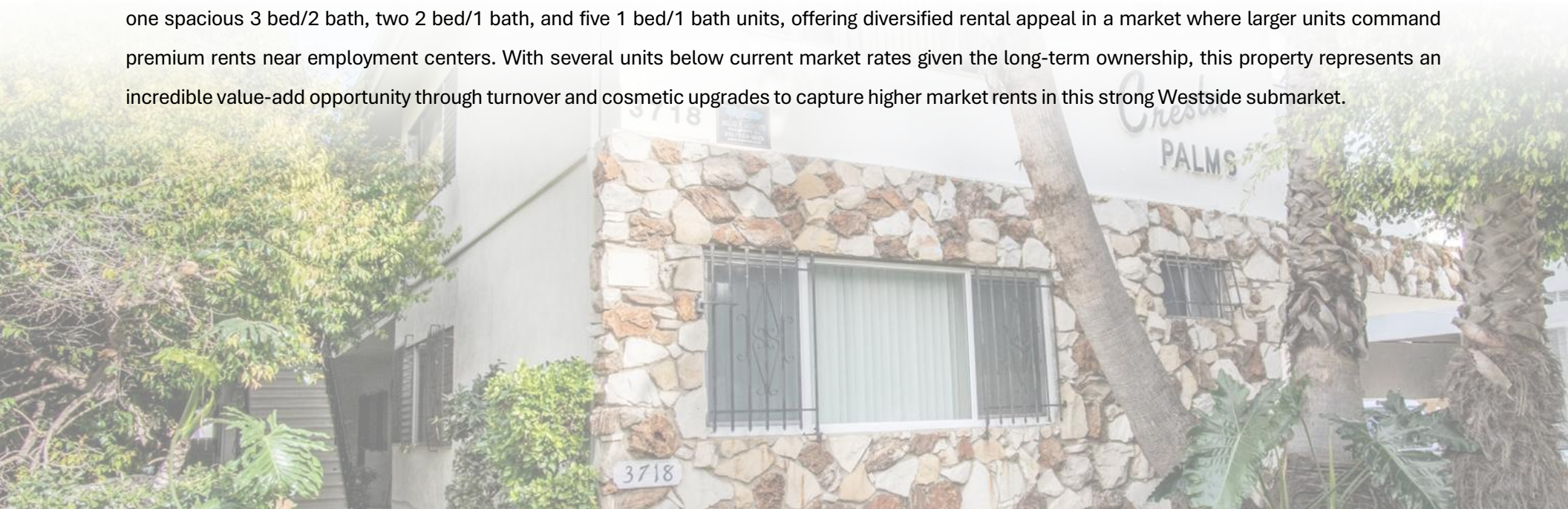
8 UNITS IN DESIRABLE PALMS LOCATION

# Property Overview

## 8 UNITS IN DESIRABLE PALMS LOCATION

We are pleased to present 3718 Vinton Ave, Los Angeles, CA 90034, an exceptional 8-unit multifamily investment opportunity in the highly desirable Palms neighborhood on the Westside of Los Angeles. Situated in a vibrant, dense urban area known for its walkability, proximity to trendy Culver City, Sony Studios (now part of the thriving creative and tech ecosystem), coffee shops, restaurants, parks, and major employment hubs, this location benefits from strong rental demand driven by young professionals, families, and proximity to attractions like the Culver City Promenade. Palms offers a mix of apartment buildings and commercial ribbons, with excellent access to freeways, public transit, and nearby institutions such as West Los Angeles College. The broader Westside multifamily market continues to show resilience, with positive appreciation forecasts for 2026 in areas like Palms and adjacent Culver City, supported by limited inventory and ongoing buyer interest in value-add assets.

Built in 1958, this 2-story building (approximately 6,500+ sq ft on a ~7,500 sq ft lot) has been owned by the same family for over 40 years and is now on the market for the first time in decades, presenting a rare chance to acquire a stabilized asset with tremendous upside potential. The unit mix includes one spacious 3 bed/2 bath, two 2 bed/1 bath, and five 1 bed/1 bath units, offering diversified rental appeal in a market where larger units command premium rents near employment centers. With several units below current market rates given the long-term ownership, this property represents an incredible value-add opportunity through turnover and cosmetic upgrades to capture higher market rents in this strong Westside submarket.





3718

3718 VINTON AVENUE  
PALM BEACH, FL 33409  
813.787.1800

Cresta  
PALMS

3718

Please Pick Up  
After Your Dog

# INVESTMENT HIGHLIGHTS

❖ Prime Palms/Westside Location — Served by I-405 and I-10 freeways. Walking distance to Metro E line. Convenient to UCLA Westwood Campus and Medical Center, USC downtown Los Angeles, Fox Studios Century City, Columbia Pictures Culver City, Amazon Studios, Culver Studios, Apple TV Plus, HBO, NPR West, Beverly Hills, Cedars-Sinai Medical Center, Santa Monica pier, Venice Beach, Playa Vista (Silicon Valley South), Loyola Marymount University, Marina del Rey, Santa Monica airport and LAX. Half a mile from Culver City Promenade and Sony Studios with easy access to shops, dining, parks and major thoroughfares.

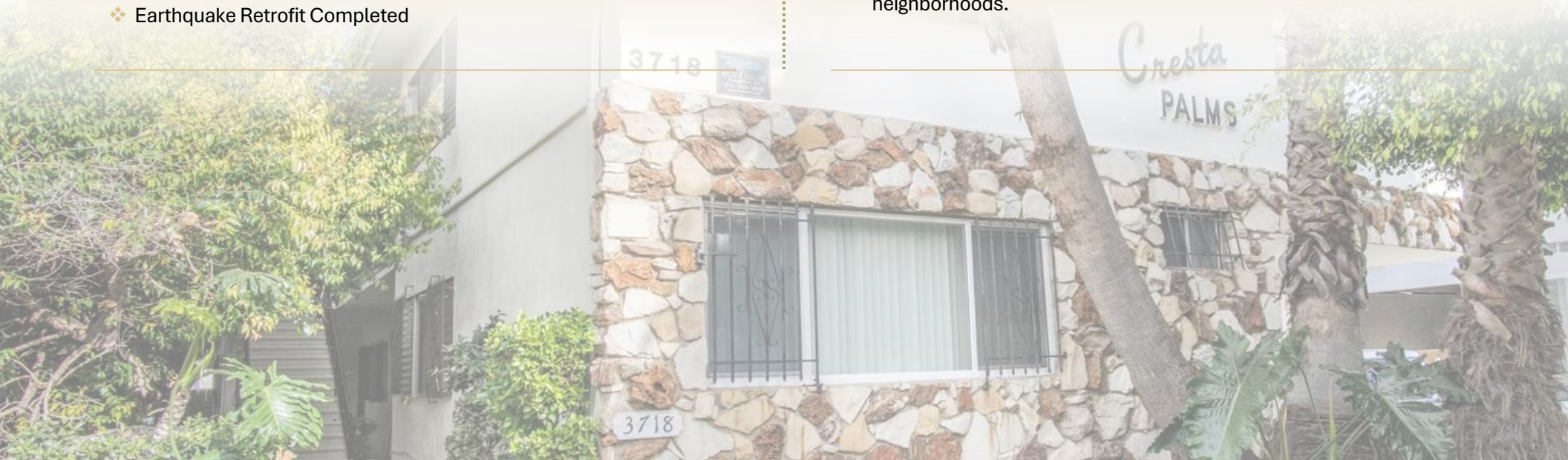
❖ Attractive Unit Mix — 1 x 3 bed/2 bath, 2 x 2 bed/1 bath, 5 x 1 bed/1 bath for broad tenant appeal and rental diversification.

❖ Earthquake Retrofit Completed

❖ 8-Unit Multifamily Building — Built in 1958, 2 stories, offering stable cash flow in a high-demand rental area.

❖ Significant Upside Potential — Long-term ownership (over 40 years) offers room to increase rents to market levels and implement value-add improvements.

❖ First Time on Market in Decades — Rare opportunity to acquire a family-held asset in one of LA's most resilient Westside neighborhoods.





3718 VINTON AVENUE

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8 UNITS IN DESIRABLE PALMS LOCATION



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Cresta Palms  
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PLEASE PICK UP  
AFTER YOUR DOG



# 02 Financial Analysis

3718 VINTON AVENUE

# FINANCIAL ANALYSIS

PRICING	
OFFERING PRICE	\$2,400,000
PRICE/UNIT	\$300,000
PRICE/SF	\$368.32
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MARKET GRM	9.51
CURRENT CAP RATE	4.72%
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THE ASSET	
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## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
1	3+2	\$3,095	\$3,095	\$4,150	\$4,150
2	2+1	\$1,672	\$3,345	\$2,650	\$5,300
5	1+1	\$1,911	\$9,554	\$2,295	\$11,475
<b>Total Scheduled Rent</b>			<b>\$15,994</b>		<b>\$20,925</b>
Laundry			\$95		\$95
Monthly Scheduled Gross Income			\$16,089		\$21,020

ANNUALIZED INCOME		Current	Market
<b>Scheduled Gross Income</b>		<b>\$193,067</b>	<b>\$252,240</b>
Less: Vacancy/Deductions	3.0%	(\$5,792)	3.0% (\$7,567)
<b>Effective Rental Income</b>		<b>\$187,275</b>	<b>\$244,673</b>

ANNUALIZED EXPENSES *		Current	Market
Taxes		\$28,800	\$28,800
Insurance		\$8,145	\$8,145
Utilities		\$11,555	\$11,555
Main. & Repairs		\$9,653	\$14,480
Off-Site Management 5%)		\$9,364	\$12,234
Landscaping (est)		\$1,200	\$1,200
Rubbish		\$3,200	\$3,200
Misc.+ Reserves		\$2,000	\$2,000
<b>ESTIMATED EXPENSES</b>		<b>\$73,917</b>	<b>\$81,614</b>
Expenses/Unit		\$9,240	\$10,202
Expenses/SF		\$11.34	\$12.53
% of EGI		39.5%	33.4%

RETURN		Current	Market
NOI		\$113,358	\$163,059

# RENT ROLL

Unit #	Type	Current Rent	Market Rent	Notes
1	1+1	\$2,295	\$2,295	Vacant
2	1+1	\$1,910	\$2,295	
3	1+1	\$1,179	\$2,295	
4	2+1	\$1,840	\$2,650	
5	3+2	\$3,095	\$4,150	
6	1+1	\$2,175	\$2,295	
7	1+1	\$1,995	\$2,295	
8	2+1	\$1,505	\$2,650	
<b>Totals:</b>		<b>\$15,994</b>	<b>\$20,925</b>	



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# Location Overview

3718 VINTON AVENUE

Palms are not  
to be cut  
or removed  
without  
written  
approval  
of the  
City of  
Palmdale

# PALMS

## Los Angeles



Palms, Los Angeles is a dynamic urban neighborhood located on L.A.'s Westside, roughly 10 miles west of Downtown and bordered by Culver City, Mar Vista, and Cheviot Hills. With excellent access to major thoroughfares like the I-10 and I-405 freeways, as well as the Metro E (Expo) Line, Palms offers convenient connections to the broader Los Angeles region, including Santa Monica, Century City, and Downtown L.A. The neighborhood blends historic residential charm with a diverse mix of retail, entertainment, and cultural amenities, making it one of the Westside's most desirable and evolving communities.

Palms offers a wealth of retail and recreational amenities. Venice Boulevard and Motor Avenue serve as commercial spines, lined with international eateries, coffee shops, markets, and neighborhood services. The vibrant Motor Avenue Farmers Market draws local residents weekly, while nearby Downtown Culver City and the Helms Bakery District provide additional dining, entertainment, and shopping destinations.

Outdoor enthusiasts enjoy the neighborhood's pocket parks, bike lanes, and close proximity to larger recreational spaces like the Culver City Stairs, Kenneth Hahn State Recreation Area, and the Ballona Creek Bike Path, offering urban escapes within minutes.

Economically, Palms benefits from its strategic location at the heart of Los Angeles' creative and tech corridors. Major employment centers in Culver City, Century City, Playa Vista ("Silicon Beach"), and Westwood are all within a short commute. The neighborhood's housing stock consists largely of low- and mid-rise apartment buildings, with newer developments increasingly offering modern amenities catering to young professionals. Although housing costs are high relative to national averages, Palms remains one of the more affordable Westside neighborhoods, making it attractive for renters seeking urban convenience without the premium prices of adjacent areas like Santa Monica or Westwood.

Looking forward, Palms is poised for continued growth and transformation. Transit-oriented developments around the Metro E Line, streetscape improvements, and a rising influx of creative industries are reshaping the neighborhood. As Los Angeles continues to emphasize urban infill, sustainability, and housing production, Palms stands out as a vibrant, well-connected community offering strong fundamentals for residents, businesses, and investors alike.



KENNETH HAHN RECREATION AREA

BALDWIN HILLS SCENIC OVERLOOK

the  
CULVER  
STUDIOS  
EST. 1919

EREWHON

EQUINOX

**3718 VINTON AVE**  
LOS ANGELES, CA 90034

PALMS ELEMENTARY SCHOOL



CULVER STATION



SPROUTS  
FARMERS MARKET



BEST  
BUY

LA FITNESS



VONS



PALMS STATION

VENICE BLVD

OVERLAND AVE

PALMS BLVD



**METRO E-LINE**

**0.60 Miles**  
to Palms  
Metro Station



**Metro**

**Westchester/Veterans**  
LAX/Metro Transit Center  
Free bus service that connects Westchester/Veterans Station and Aviation/Century Station to Aviation/LAX Station

**C & K Line Link**  
Free bus service that connects Westchester/Veterans Station and Aviation/Century Station to Aviation/LAX Station

**SEP 2024** Subject to Change

# PALMS LOS ANGELES

## DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	51,733	297,442	841,528
Median Age	38	40	40
Households	25,513	131,254	382,376
Renter Occupied Households	77%	59%	61%
Average Household Income	\$129,607	\$138,824	\$134,355
Median Household Income	\$105,758	\$111,301	\$106,449

# MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
1 Yf Art Holdings Gp LLC	10,600
2 Intrepid Inv Bankers LLC	5,126
3 Universal Services America LP-Allied Universal	5,126
4 International Medical Corps-IMC	4,500
5 Pacific Bell Telephone Company	4,444
6 Ticketmaster Entertainment LLC	4,390
7 Twentieth Cntury Fox Japan Inc	4,000
8 Fox Net Inc-20th Century Fox Studio	3,890
9 Gold Parent LP	3,400
10 Twenteth Cntury Fox Intl TV In	3,354
11 Stockbridge/Sbe Holdings LLC-SBE	3,000
12 Sony Pictures Entrmt Inc	3,000
13 Stone Canyon Industries LLC	2,708
14 Wonderful Agency	2,356
15 Career Group Inc-Fourthfloor Fashion Talent	2,100
16 University Cal Los Angeles	2,056
17 Project Skyline Intrmdate Hldg	2,020
18 Riot Games Direct Inc	2,012
19 Fox Inc	2,000
20 Kaiser Foundation Hospitals	1,806
21 Truck Underwriters Association	1,767
22 Banc of California Inc	1,700
23 Los Angeles Dept Wtr & Pwr	1,589
24 Mktg Inc	1,364
25 Livhome Inc-Arosa	1,299





**CULVER CITY**



**KENNETH HAHN REC AREA**

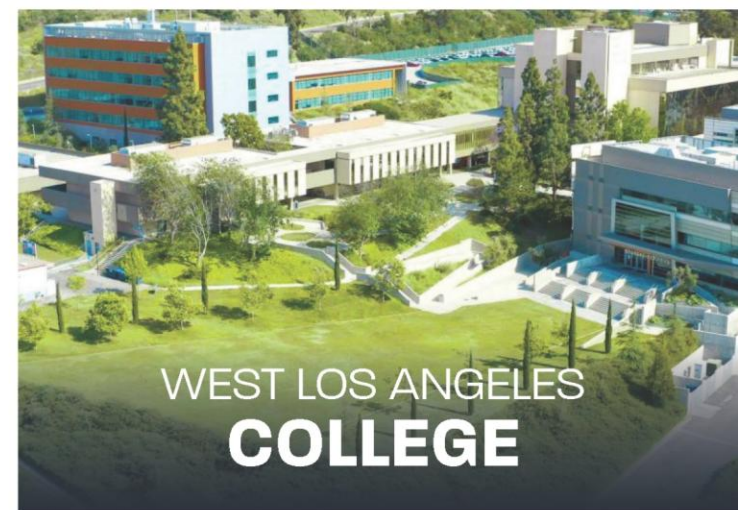


**RANCHO PARK GOLF COURSE**



**CENTURY CITY**

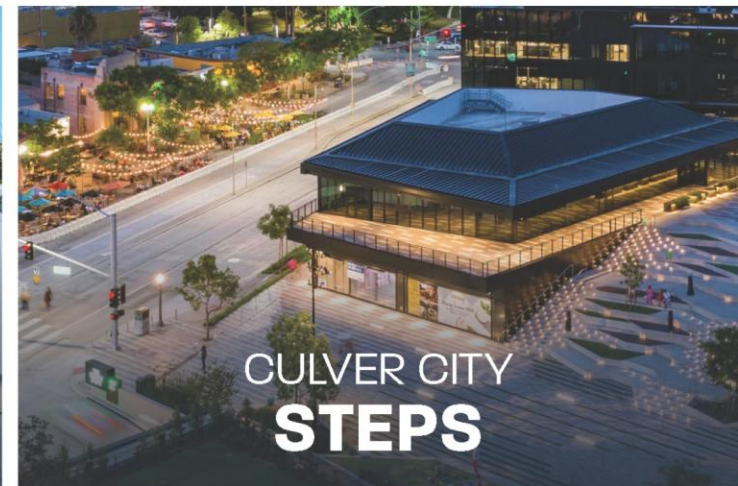
# CLOSE PROXIMITY



**WEST LOS ANGELES COLLEGE**



**SONY PICTURES STUDIOS**



**CULVER CITY STEPS**



USC  
**CAMPUS**



CEDARS  
**SINAI**



FOX  
**STUDIOS**



UCLA  
**CAMPUS**

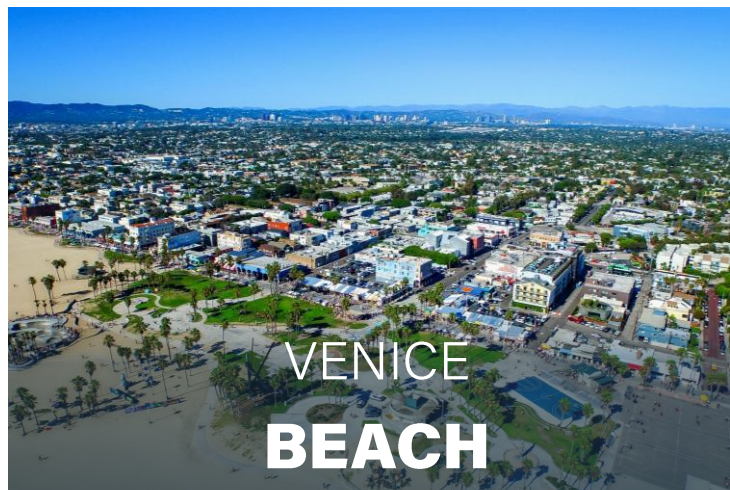
**CLOSE  
PROXIMITY**



COLUMBIA  
**STUDIOS**



SANTA  
**MONICA**



VENICE  
**BEACH**

# PALMS

## Los Angeles

Nestled between the dynamic energy of Culver City and the prestige of Beverly Hills, the 90034 zip code—home to neighborhoods like Castle Heights and Beverlywood-adjacent—offers the perfect fusion of lifestyle, location, and long-term value. Families are drawn to the area for its top-tier public and private schools, including Castle Heights Elementary, known for its high test scores and community involvement. For professionals and creatives alike, 90034 is a job magnet: the Amazon Studios headquarters, Sony Pictures, HBO, Apple TV+, and TikTok’s LA offices are all just minutes away, making commuting effortless and opportunity abundant.

### 90034 ZIP CODE CHARM

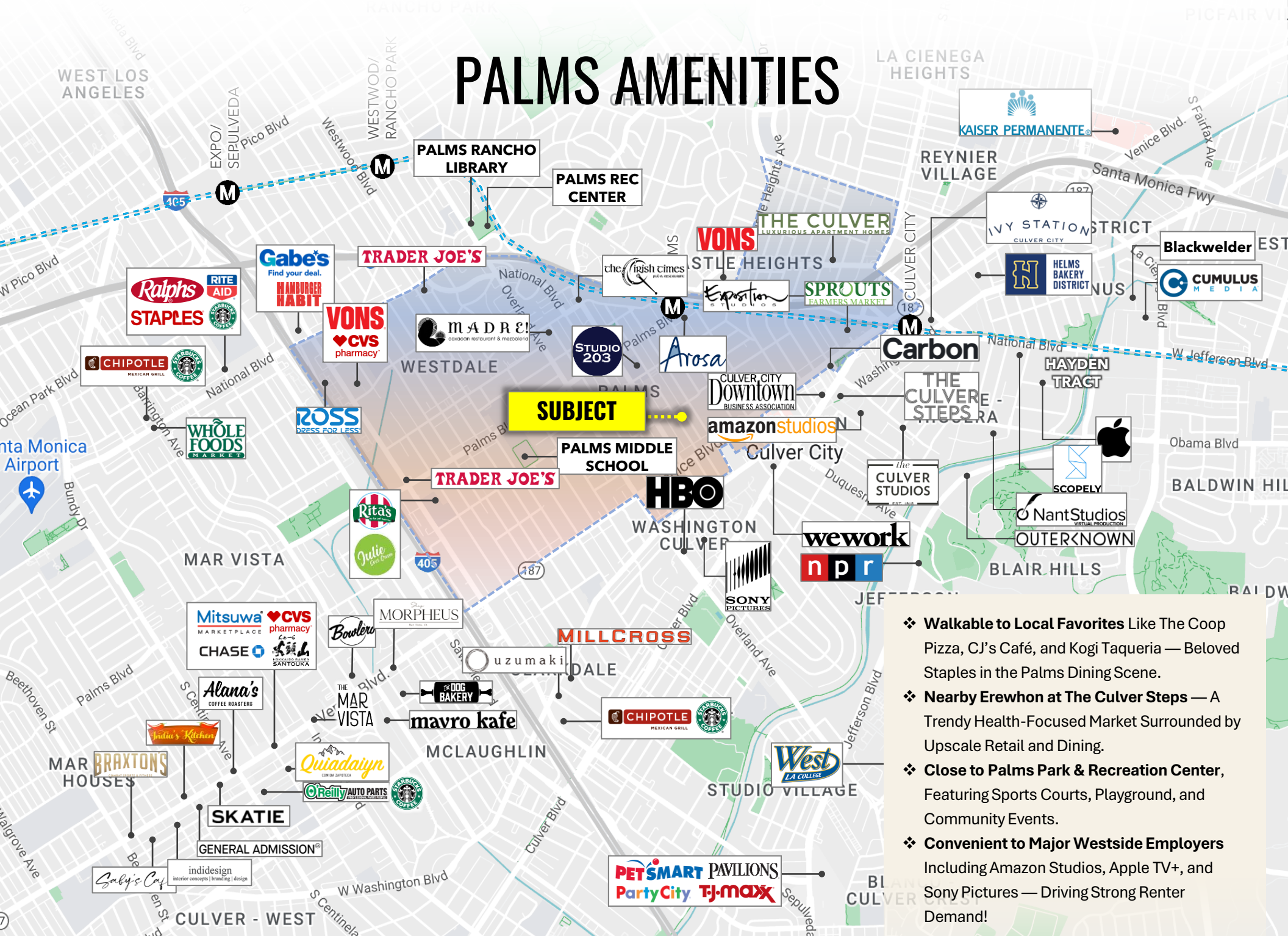
The charm of 90034 goes beyond business and schools. Every Sunday, residents enjoy the Culver City Farmers Market—just blocks away—where local produce, artisan vendors, and live music create a thriving neighborhood atmosphere. With new dining hotspots, access to the Expo Line, and a growing tech footprint, this pocket of Los Angeles offers stable returns for investors and a vibrant lifestyle for tenants. Simply put: 90034 is where convenience meets culture, and demand continues to outpace supply.



# ACCESSIBILITY



# PALMS AMENITIES



- ❖ **Walkable to Local Favorites** Like The Coop Pizza, CJ's Café, and Kogi Taqueria — Beloved Staples in the Palms Dining Scene.
- ❖ **Nearby Erewhon at The Culver Steps** — A Trendy Health-Focused Market Surrounded by Upscale Retail and Dining.
- ❖ **Close to Palms Park & Recreation Center**, Featuring Sports Courts, Playground, and Community Events.
- ❖ **Convenient to Major Westside Employers** Including Amazon Studios, Apple TV+, and Sony Pictures — Driving Strong Renter Demand!

# PRIME

## *Westside Location*

Palms is located on the Westside of Los Angeles, south of Beverly Hills, Rancho Park, and Beverlywood and just north of Culver City. Small in size it covers only a two-square mile area marked by signs on Venice, Robertson, and Palms boulevards. With 45,475 people in that small plot of land, it is currently one of the most densely populated areas in Los Angeles County.

Palms was recently declared the best neighborhood in Los Angeles for Millennials and with good reason; while ethnically diverse, nearly half of the population falls within the 19-35 age range and a high proportion identifies as single or never married. The population is educated, with about 45% of residents in possession of at least a four year degree, while many residents have masters degrees or higher. It is not unusual to see UCLA Bruins gold and blue throughout the neighborhood, as many residents are either grad students or alumni at the nearby UCLA campus.

## LOCATION HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ Palms Station of the LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space
- ❖ Its top-tier public and private schools, including Castle Heights Elementary, known for its high test scores and community involvement
- ❖ 90034 is a job magnet: the Amazon Studios headquarters, Sony Pictures, HBO, Apple TV+, and TikTok's LA offices are all just minutes away, making commuting effortless and opportunity abundant.



Adjacent Culver City



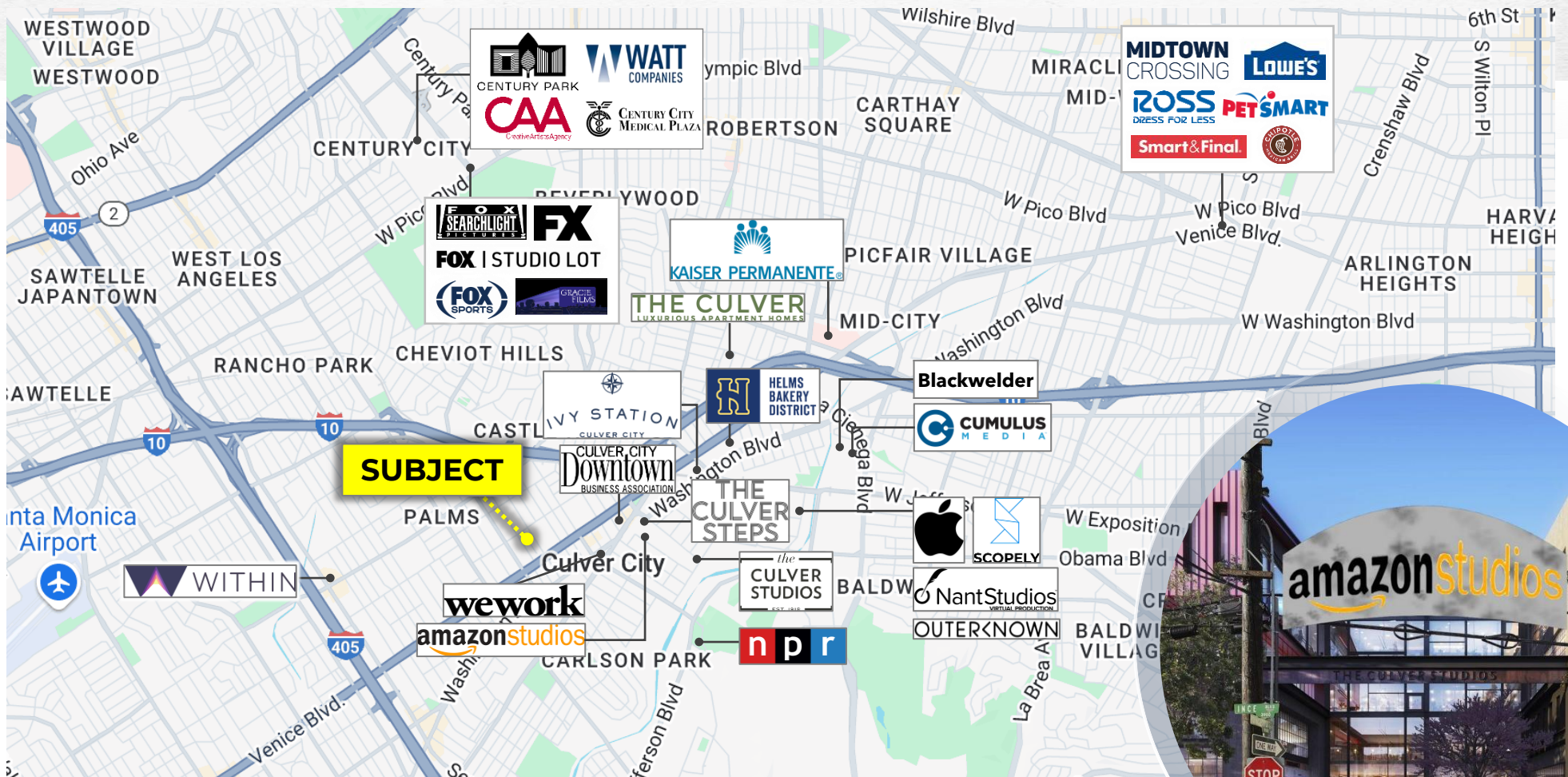
Westfield Mall



Platform Mall

# Media HOT SPOT

Adjacent Culver City and the Hayden Tract neighborhood are now home to some of the most well-known startups in the LA area. As the leading destination for short-form mobile video, TikTok offers a home for creative expression and a unique and joyful experience. Sweetgreen is on a mission to make sustainably-sourced and scratch-made food more widely available. Omaze is an online fundraising platform that gives donors the chance to win unique experiences when they donate to their favorite causes. Scopely, one of LA's most noteworthy gaming companies, recently closed a \$60 million round less than a year after securing its Series B.







3718

Cresta  
PALMS

# 04 Market Comparables

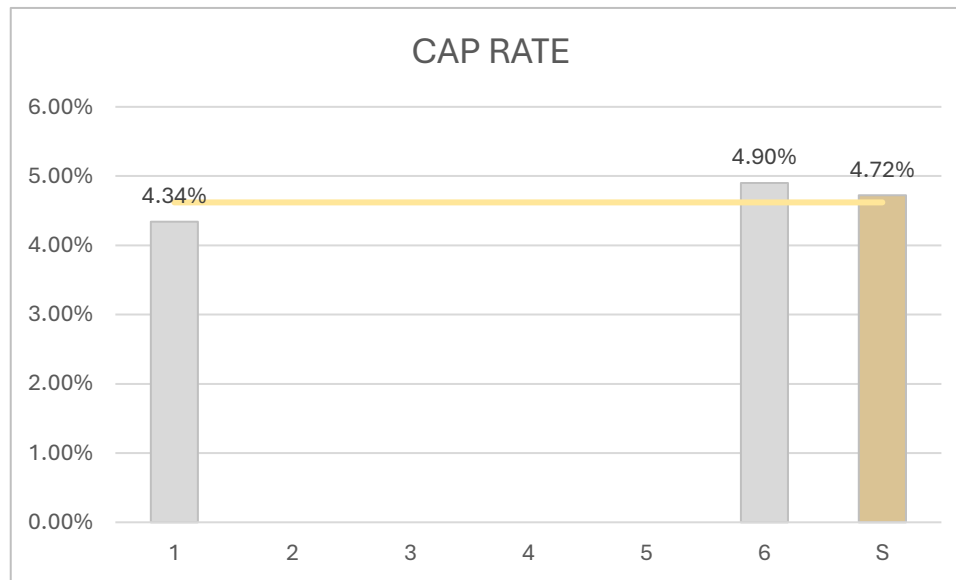
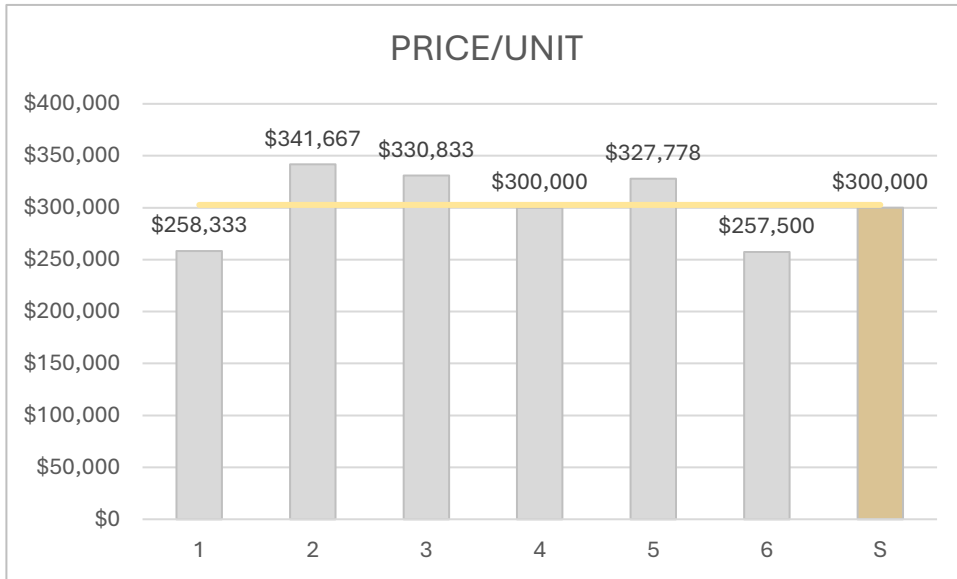
3718 VINTON AVENUE

Palms are not  
to be removed  
without  
written consent  
of the  
City of  
Pasadena

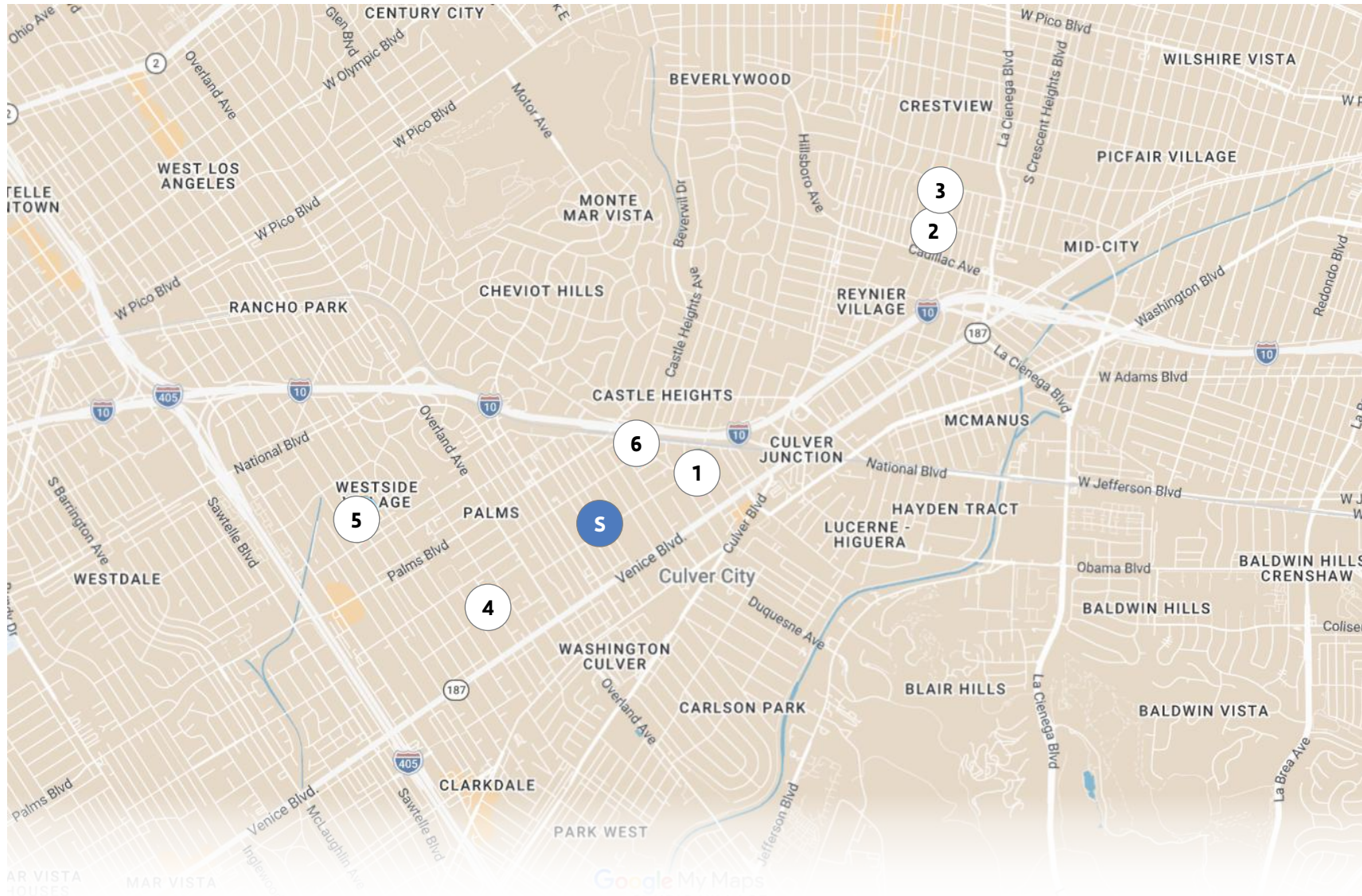
# SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>1 3735 Cardiff Ave</b> Los Angeles, CA 90034	6	1968	5,010	5 - 1+1 1 - Studio	12/21/2025	<b>\$1,550,000</b>	\$258,333	\$309.38	4.34%	12.86
	<b>2 2051 S Corning St</b> Los Angeles, CA 90034	6	1960	6,448	6 - 3+3	12/31/2025	<b>\$2,050,000</b>	\$341,667	\$317.93	-	-
	<b>3 1952 S. Holt Ave</b> Los Angeles, CA 90034	6	1963	6,442	4 - 3+2 2 - 2+1	11/3/2025	<b>\$1,985,000</b>	\$330,833	\$308.13	-	-
	<b>4 3720 Midvale Ave</b> Los Angeles, CA 90034	9	1964	7,229	4 - 2+2 5 - 1+1	10/7/2025	<b>\$2,700,000</b>	\$300,000	\$373.50	-	-
	<b>5 10961 Rose Ave</b> Los Angeles, CA 90034	9	1968	9,558	2 - 2+2 5 - 1+1 2 - Studio	9/17/2025	<b>\$2,950,000</b>	\$327,778	\$308.64	-	-
	<b>6 3624 Hughes Ave</b> Los Angeles, CA 90034	6	1954	4,112	1 - 2+1 5 - 1+1	8/11/2025	<b>\$1,545,000</b>	\$257,500	\$375.73	4.90%	-
<b>AVERAGES</b>		<b>7</b>	<b>1963</b>	<b>6,467</b>				<b>\$302,685</b>	<b>\$332.22</b>	<b>4.62%</b>	<b>12.86</b>
	<b>S Subject</b> <b>3718 Vinton Avenue</b> Los Angeles, CA 90034	8	1958	6,516	1 - 3+2 2 - 2+1 5 - 1+1	On Market	<b>\$2,400,000</b>	\$300,000	\$368.32	4.72%	12.43








# SALES COMPARABLES



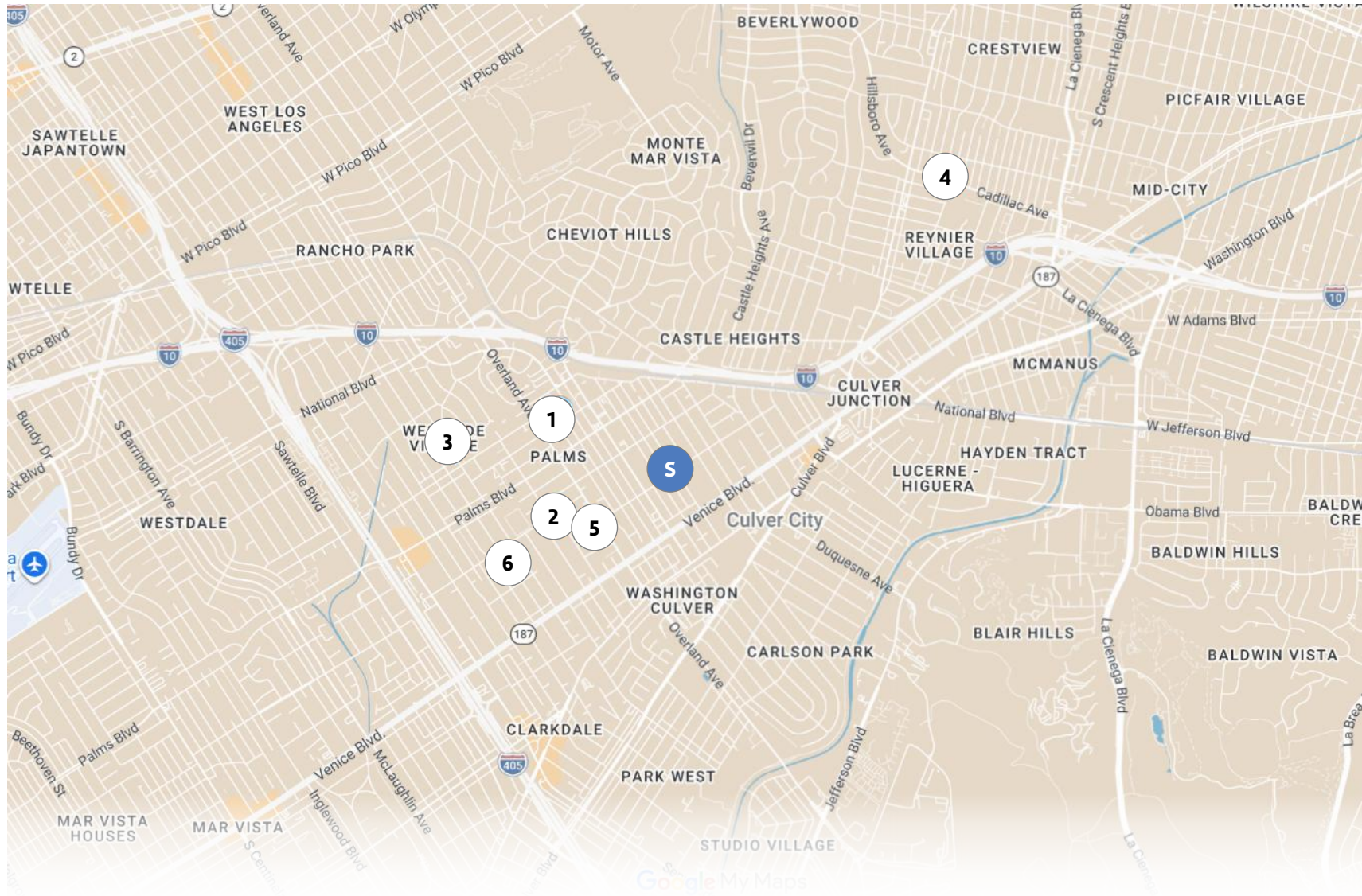
# SALES COMPARABLES



# RENT COMPARABLES

		ONE BEDROOM		TWO BEDROOM		THREE BEDROOM	
	ADDRESS	TYPE	RENT	TYPE	RENT	TYPE	RENT
1	 <b>3419 Keystone Ave</b> Los Angeles, CA	1 Bed	\$2,299				
2	 <b>3648 Westwood Blvd</b> Los Angeles, CA	1 Bed	\$2,295				
3	 <b>10909 Rose Ave</b> Los Angeles, CA			2 Bed	\$2,750		
4	 <b>2412 Shenandoah St</b> Los Angeles, CA			2 Bed	\$2,650		
5	 <b>3727 Selby Ave</b> Los Angeles, CA					3 Bed	\$4,150
6	 <b>3670 Greenfield Ave</b> Los Angeles, CA					3 Bed	\$4,250
<b>AVERAGES</b>		<b>1 BED</b>	<b>\$2,297</b>	<b>2 BED</b>	<b>\$2,700</b>	<b>3 BED</b>	<b>\$4,200</b>
		<i>Asking Rents</i>		<i>Asking Rents</i>		<i>Asking Rents</i>	
S	 <b>Subject</b> <b>3718 Vinton Avenue</b> Los Angeles, CA 90034	1+1	\$1,911	2+1	\$1,672	3+2	\$3,095

# RENT COMPARABLES



# 3718 Vinton Avenue

**JEFF LOUKS**

Executive Managing Director Investments

**(818) 212-2780 direct**

Jeffrey.louks@marcusmillichap.com

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