

MAJOR PRICE REDUCTION

**FOR SALE** — ~~\$3,270,000~~  
\$2,850,000  
\$580.00 PSF



**12035-39 JEFFERSON BLVD**  
**CULVER CITY, CA 90230**

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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CULVER CITY, CA 90230

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# EXECUTIVE SUMMARY

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**DAVID SHABY OF NAI CAPITAL** is pleased to exclusively present the fee simple sale of 12035–39 Jefferson Boulevard in Culver City, CA. Located directly across from Playa Vista Central Park, this ±4,914 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 configured as two separate suites. The ±2,457-squarefoot ground floor is currently vacant—ideal for a law firm or professional office user seeking immediate occupancy. The second floor is leased to Sarlo Income Tax, which recently exercised a five-year extension, providing near-term cash flow and long-term flexibility. The property features 12 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. This offering represents a rare chance to own and operate in a high-growth, amenity-rich submarket. The adjacent building at 12041–43 Jefferson Boulevard is also available via NAI and may be acquired separately or as part of a larger portfolio.



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# EXECUTIVE OVERVIEW

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## PROPERTY DESCRIPTION

Located directly across from Playa Vista Central Park, this ±4,914 SF two-story office building offers an exceptional owner-user opportunity in one of the Westside's premier tech and media hubs. The ground floor (±2,457 SF) is currently vacant—ideal for a law firm or professional office. The second floor is leased to Sarlo Income Tax, which recently exercised a five-year lease extension at 3% annual increases, stabilizing the top-floor with a strong credit tenant.

- 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



# PROPERTY HIGHLIGHTS

## Premier Owner-User Opportunity

±4,914 SF two-story office building ideal for professional services, creative firms, or boutique owner-users in the heart of Culver City's booming tech and media district.

## Strategic Layout with In-Place Income

Ground floor (±2,457 SF) delivered vacant—ideal for immediate occupancy; second floor is leased to Sarlo Income Tax, which recently exercised a five-year lease extension at 3% annual increases, stabilizing the top-floor with a strong credit tenant.

## 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: 4,762 SF
- Parking: 12 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 12041-43 Jefferson Boulevard is also being marketed and may be acquired separately or together to create a multi-building campus or investment portfolio.



## BUILDING SIZE

4,914 SF



## LOT SIZE

4,762 SF



## YEAR BUILT

1970



## PARKING

12 Spaces



## ZONING

LA C2-1



## APN/LOT NUM.

422-000-8052 / FR 350 & 351

# FLOOR PLAN

## VACANT DOWNSTAIRS OFFICE

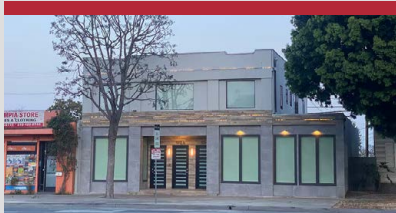


# GALLERY

## VACANT DOWNSTAIRS OFFICE



# COMPARABLES



**11312-11314, Venice Blvd**  
Culver City

<b>Sale Date:</b>	3/6/26
<b>Sale Price:</b>	\$2,605,000.00
<b>Price/SF:</b>	\$605.81
<b>Building Type:</b>	Office
<b>Year Built:</b>	1930
<b>RBA:</b>	4300
<b>Land Area:</b>	4792
<b>Zoning:</b>	C2



**11824 Jefferson Blvd**  
Los Angeles

<b>Sale Date:</b>	1/22/26
<b>Sale Price:</b>	\$2,681,500.00
<b>Price/SF:</b>	\$760.71
<b>Building Type:</b>	Industrial
<b>Year Built:</b>	1930
<b>RBA:</b>	3525
<b>Land Area:</b>	5031
<b>Zoning:</b>	M2



**11605-11609 Washington Pl**  
Los Angeles

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



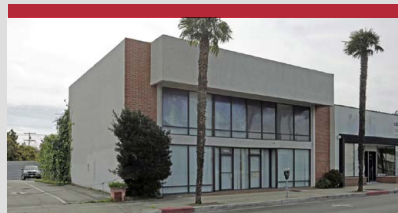
**11928 Jefferson Blvd**  
Los Angeles

<b>Sale Date:</b>	7/17/25
<b>Sale Price:</b>	\$1,490,500.00
<b>Price/SF:</b>	\$727.07
<b>Building Type:</b>	Industrial
<b>Year Built:</b>	2014
<b>RBA:</b>	2050
<b>Land Area:</b>	2566
<b>Zoning:</b>	M2



**5465 S Centinela Ave**  
Los Angeles

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



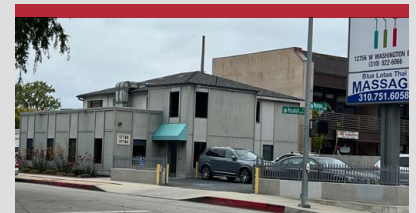
**11134-11136 Washington Blvd**  
Culver City

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



**11291-11295 Washington Blvd**  
Culver City

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



**12756-12758 W Washington Blvd**  
Culver City

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

# AREA OVERVIEW

## PLAYA VISTA AREA

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. 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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