

Marcus & Millichap
THE BRODY GROUP



11970 ANETA STREET
Culver City, CA 90230

RARE CORNER-LOT FOURPLEX ■ HEART OF CULVER CITY

11970 ANETA STREET CULVER CITY, CA 90230

Marcus & Millichap
THE BRODY GROUP

www.Brody-Group.com



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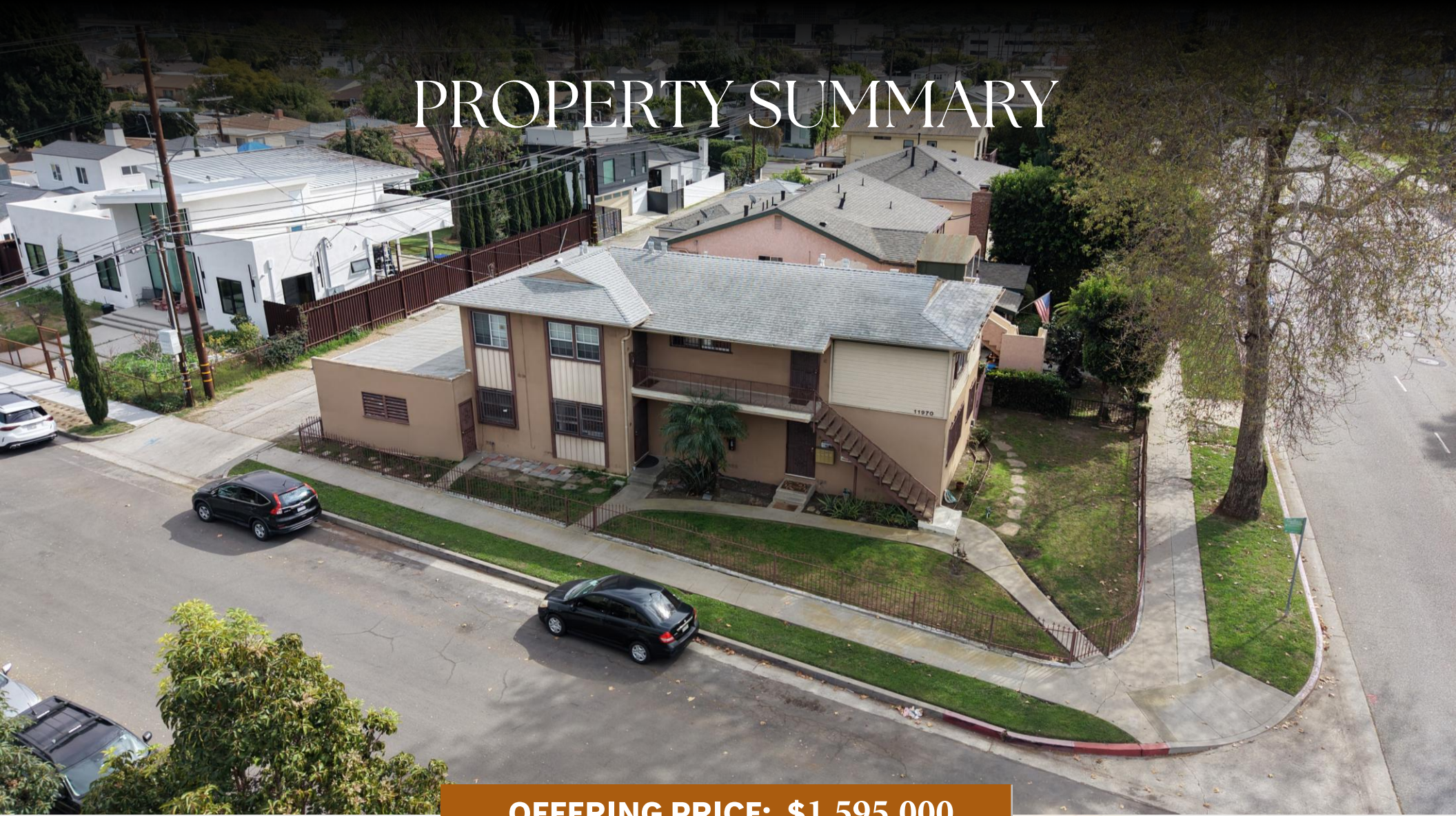
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Executive Summary

PROPERTY SUMMARY



OFFERING PRICE: \$1,595,000

4
UNITS

2,740
GROSS SF

5,038
LOT SF

1955
YEAR BUILT

4220-018-038
PARCEL #

EXECUTIVE SUMMARY

The Brody Group of Marcus & Millichap is very pleased to exclusively offer for sale 11970 Aneta Street, a rare corner-lot fourplex in the heart of Culver City offered at \$1,595,000. This boutique Westside asset features an exceptional unit mix of one 2 BD/2BA, one 2BD/1BA and two well-appointed 1BD/1BA residences, delivering broad tenant appeal in one of Los Angeles' most sought-after rental markets.

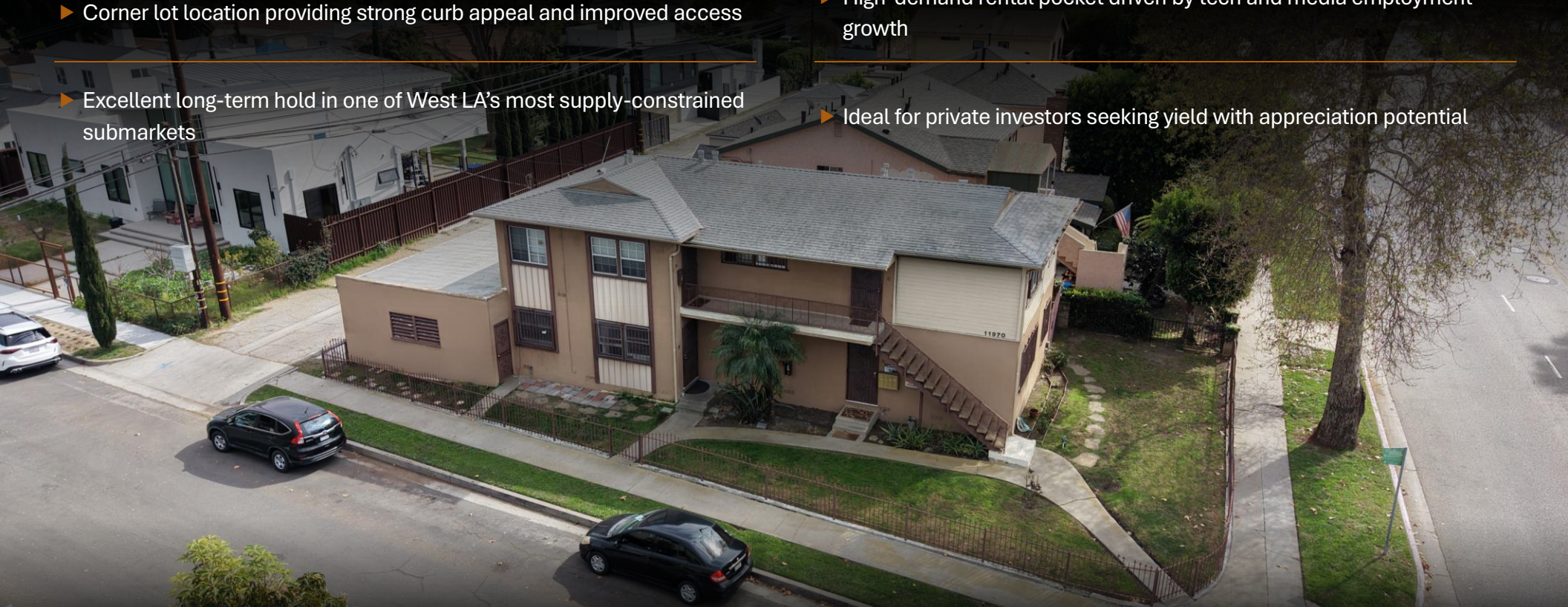
Positioned on a prominent corner parcel, the property benefits from abundant natural light, enhanced privacy, and strong curb appeal. Investors are presented with significant income upside potential through strategic interior upgrades and rental repositioning. Additionally, the asset offers the opportunity to add an ADU via garage conversion (buyer to verify), creating a compelling pathway to increase long-term cash flow and value.

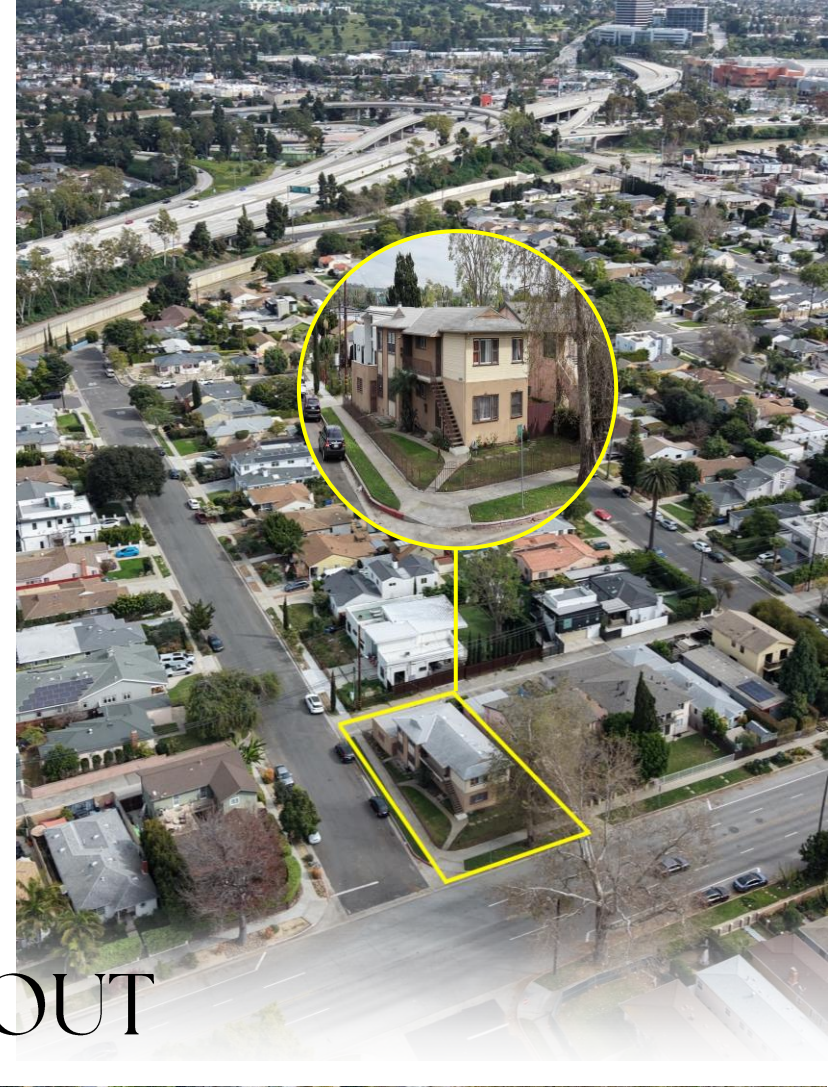
Ideally situated between the beach communities of Playa del Rey and Marina del Rey, residents enjoy convenient access to coastal recreation, waterfront dining, and marina amenities while remaining minutes from Downtown Culver City's acclaimed restaurants, boutique retail, and entertainment scene. The location provides a highly walkable, lifestyle-driven setting with seamless connectivity to major Westside employment hubs, beaches, and outdoor destinations a key driver of sustained rental demand. A premier acquisition opportunity for investors seeking a refined, value-add multifamily asset in a top-tier Westside submarket.



Investment Highlights

- ▶ 4-Unit Multi-Family Asset in Prime Culver City Location
- ▶ Offered at \$1,595,000 - Under \$400k Per Unit
- ▶ Desirable unit mix: Two-Bedroom / Two-Bath unit | Two Bedroom/One Bath unit | One-Bedroom / One-Bath units
- ▶ Strong in-place income with significant rental upside potential
- ▶ Opportunity to increase NOI through strategic renovations and lease-up
- ▶ ADU potential by converting one of the existing garages (buyer to verify)
- ▶ Corner lot location providing strong curb appeal and improved access
- ▶ High-demand rental pocket driven by tech and media employment growth
- ▶ Excellent long-term hold in one of West LA's most supply-constrained submarkets
- ▶ Ideal for private investors seeking yield with appreciation potential





PROPERTY LAYOUT



11970 ANETA STREET

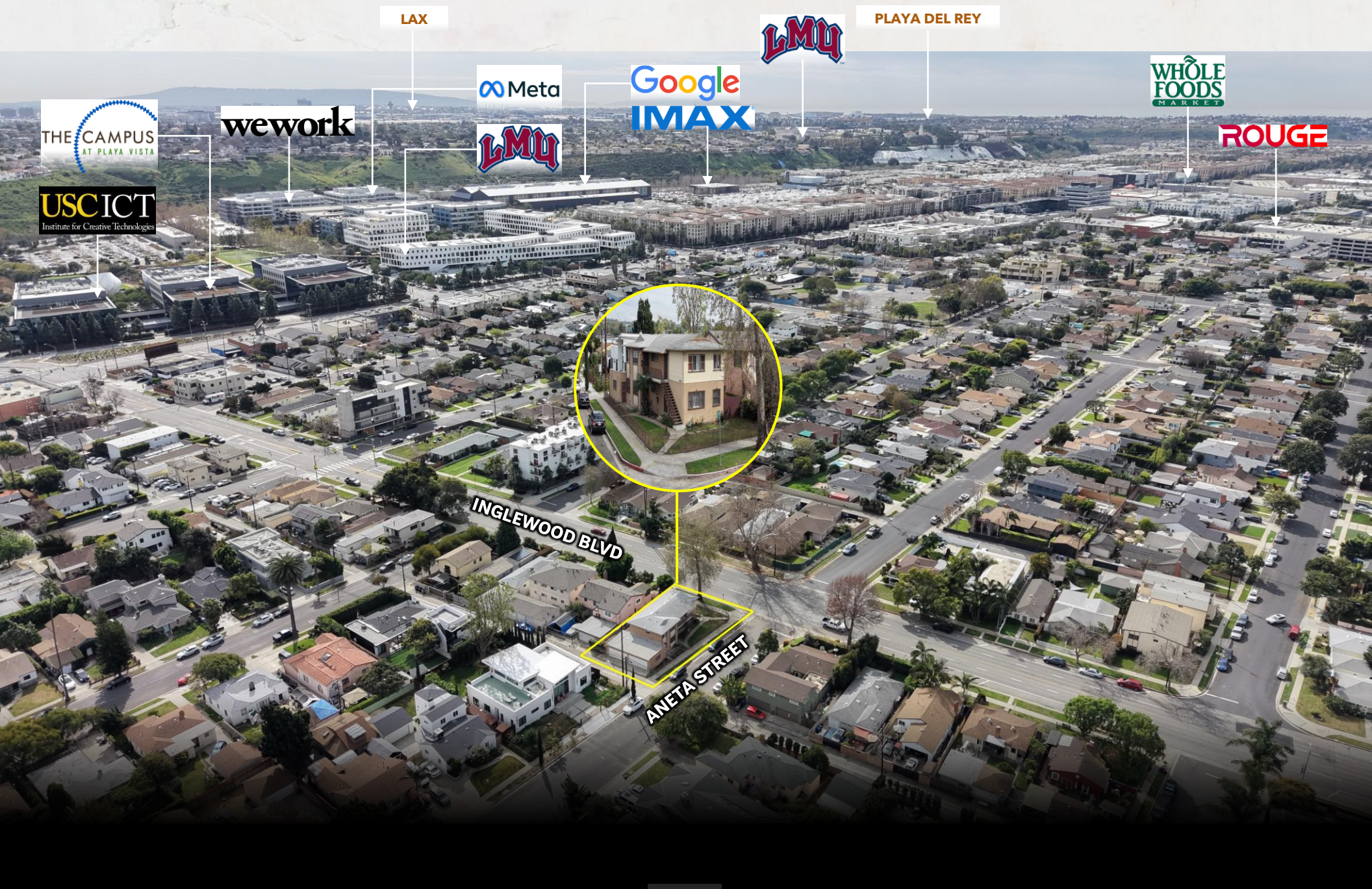
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4 UNITS IN CULVER CITY

RENT ROLL

UNIT	TYPE	CURRENT	MARKET	MOVE-IN
A	2+2	\$1,909.36	\$2,800.00	07/16/2002
B	1+1	\$1,726.09	\$2,400.00	06/28/2014
C	1+1	\$1,574.04	\$2,400.00	09/04/2001
D	2+1	\$2,054.19	\$2,600.00	05/01/2005
		\$7,263.68	\$10,200.00	

PREMIER LOCATION



11970 ANETA STREET

9

4 UNITS IN CULVER CITY



O2

The Location

PREMIER LOCATION

UPSCALE ENVIRONMENT ■ EXCEPTIONAL DESTINATION



11970 Aneta Street benefits from immediate proximity to the powerful employment engine of Culver City and the greater Silicon Beach corridor one of the nation's fastest-growing concentrations of technology, media, and creative industry employers. Just minutes away, Sony Pictures Entertainment anchors Culver City's global media presence, complemented by major nearby campuses for Amazon MGM Studios and Apple Inc. , which continue to expand their Westside footprint.

The property is also ideally positioned near the innovation hub of Playa Vista widely recognized as the epicenter of Silicon Beach. Major technology and digital media employers in this corridor include Google, YouTube, and Hulu, along with a dense ecosystem of startups and creative firms throughout the Marina del Rey and Playa Vista tech campuses. This concentration of high-paying creative and technology jobs is a primary driver of sustained rental demand and long-term appreciation across the submarket.

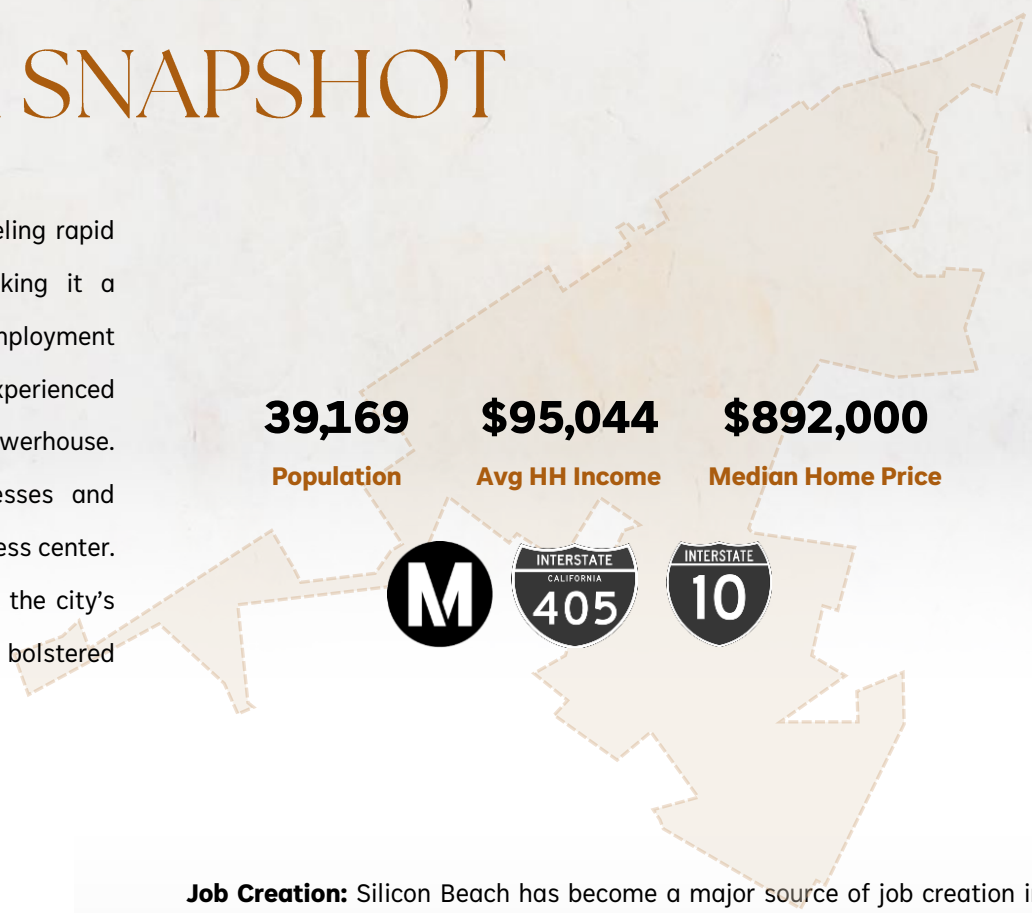
Residents enjoy a highly walkable, amenity-rich environment with convenient pedestrian access to Downtown Culver City's celebrated dining, retail, and entertainment district. Acclaimed destinations such as Father's Office, AKASHA, and Margot create a vibrant social scene that enhances tenant appeal. Nearby cultural landmarks including The Culver Hotel and Kirk Douglas Theatre further reinforce the neighborhood's urban energy.

Vicinity Map



AREA SNAPSHOT

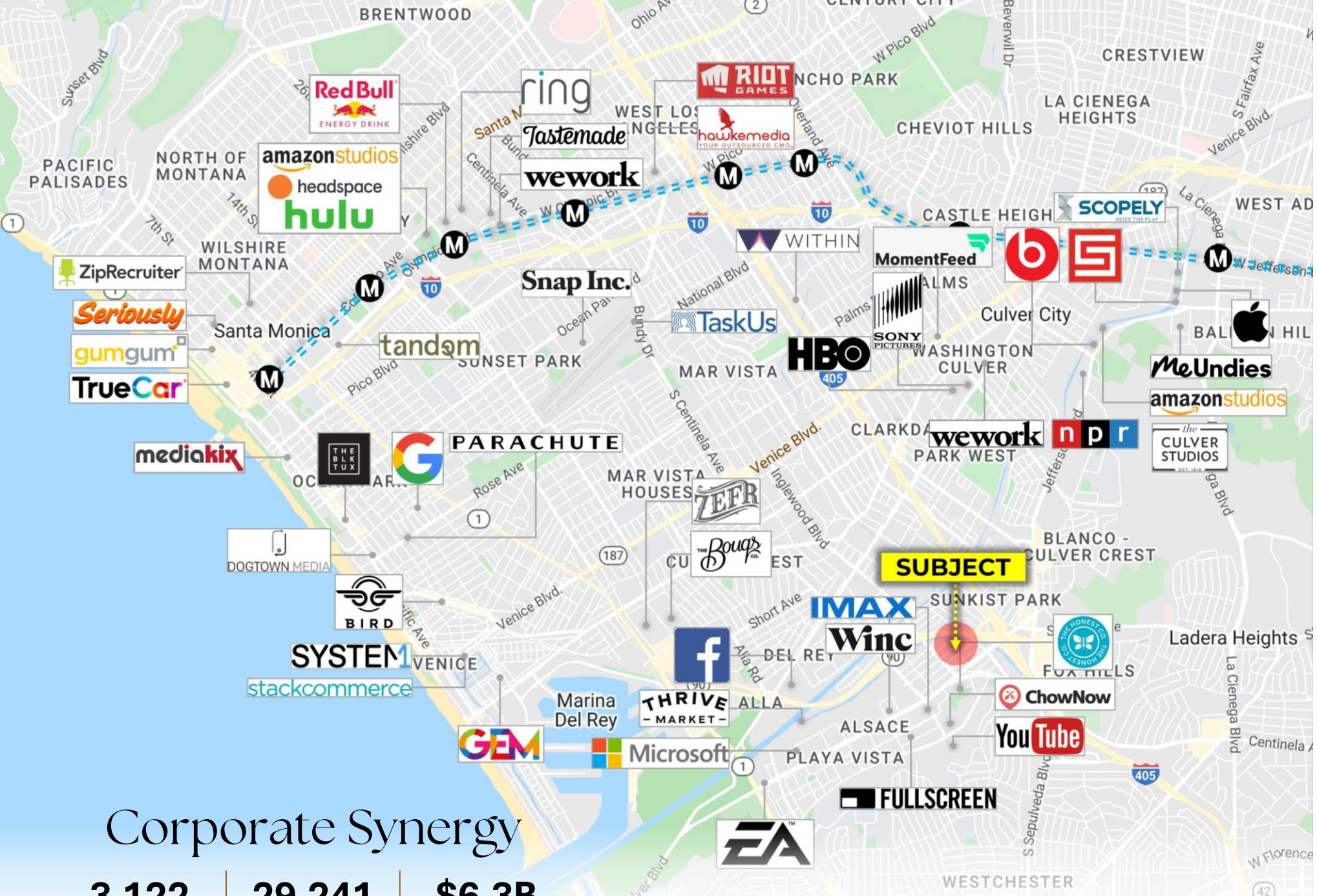
Culver City's prime location has magnetized various businesses, fueling rapid economic growth and creating abundant job opportunities, making it a desirable professional hub. The thriving economy offers diverse employment prospects, attracting many skill sets. The city's economy has experienced significant 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.



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.





Corporate Synergy

3,122

Area Business

29,241

People Employed

\$6.3B

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












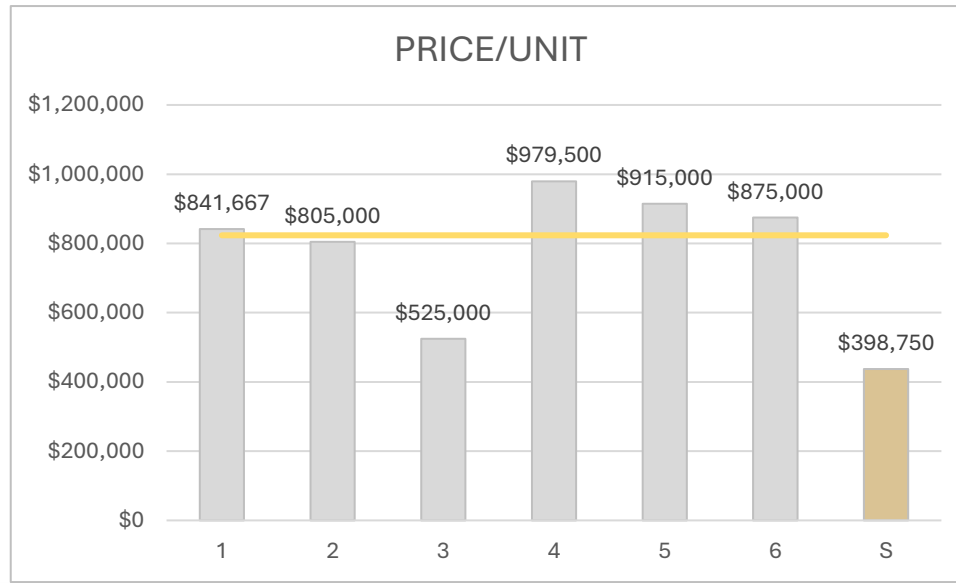
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Market Comparables

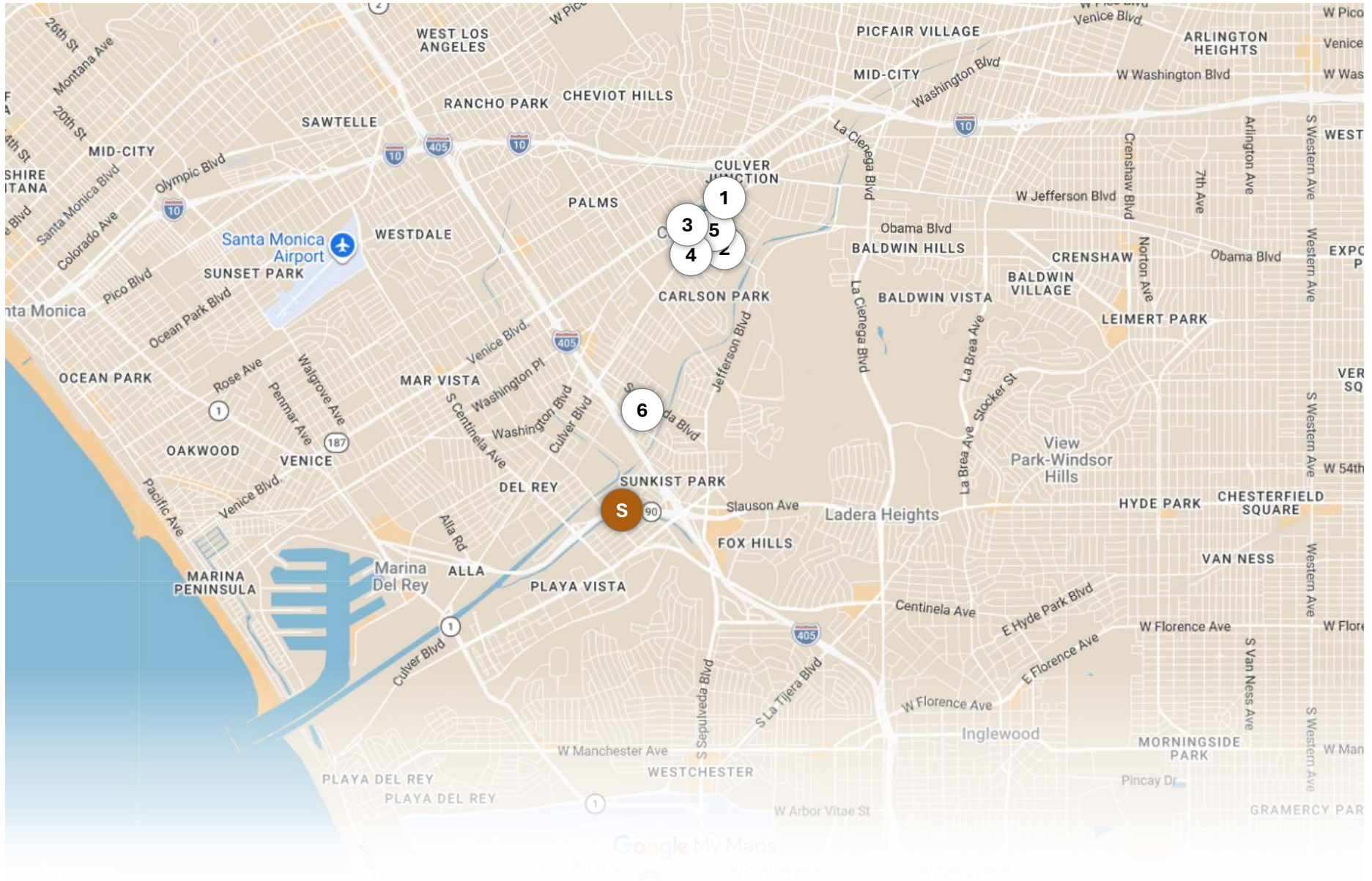
SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF
	1 4080 Lafayette Pl Culver City, CA 90232	3	1923	1,528	1,111	3 - 1+1 2 - 1+1	11/21/2025	\$2,525,000	\$841,667	\$1,652.49
	2 4172 Madison Ave Culver City, CA 90232	3	1946	2,980	6,752	1 - 1+1 1 - 2+1 1 - 5+2	10/2/2025	\$2,415,000	\$805,000	\$810.40
	3 4023 Lincoln Ave Culver City, CA 90232	4	1958	4,260	6,751	4 - 2+1	6/17/2025	\$2,100,000	\$525,000	\$492.96
	4 4113 Lincoln Ave Culver City, CA 90232	2	1954	2,335	6,752	1 - 3+2 1 - 2+2	5/7/1905	\$1,959,000	\$979,500	\$838.97
	5 4048 Madison Ave Culver City, CA 90232	2	-	2,108	6,705	1 - 3+1 1 - 1+1	12/18/2025	\$1,830,000	\$915,000	\$868.12
	6 11323 Utopia Ave Culver City, CA 90230	2	2002	2,544	7,491	1 - 3+2 1 - 1+1	5/2/2025	\$1,750,000	\$875,000	\$687.89
AVERAGES		3	1957	2,626	5,927				\$823,528	\$891.81
	S Subject 11970 Aneta Street Culver City, CA 90230	4	1955	2,740	5,038	1 - 2+2 1 - 2+1 2 - 1+1	On Market	\$1,595,000	\$ 398,750	\$582

SALES COMPARABLES



SALES COMPARABLES



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4 UNITS IN CULVER CITY

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For additional information or to schedule a tour, contact:

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