

# 11178 Culver Blvd. Culver City, CA 90230

MATTHEW HOULT  
ESTATES



22 Units in Culver City @ \$207K per Unit, 10.01 GRM and 6.42% CAP on Current Rents  
A Short Bike Ride from Downtown Culver City and the Heart of Mar Vista

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INTERNATIONAL REAL ESTATE

COMPASS

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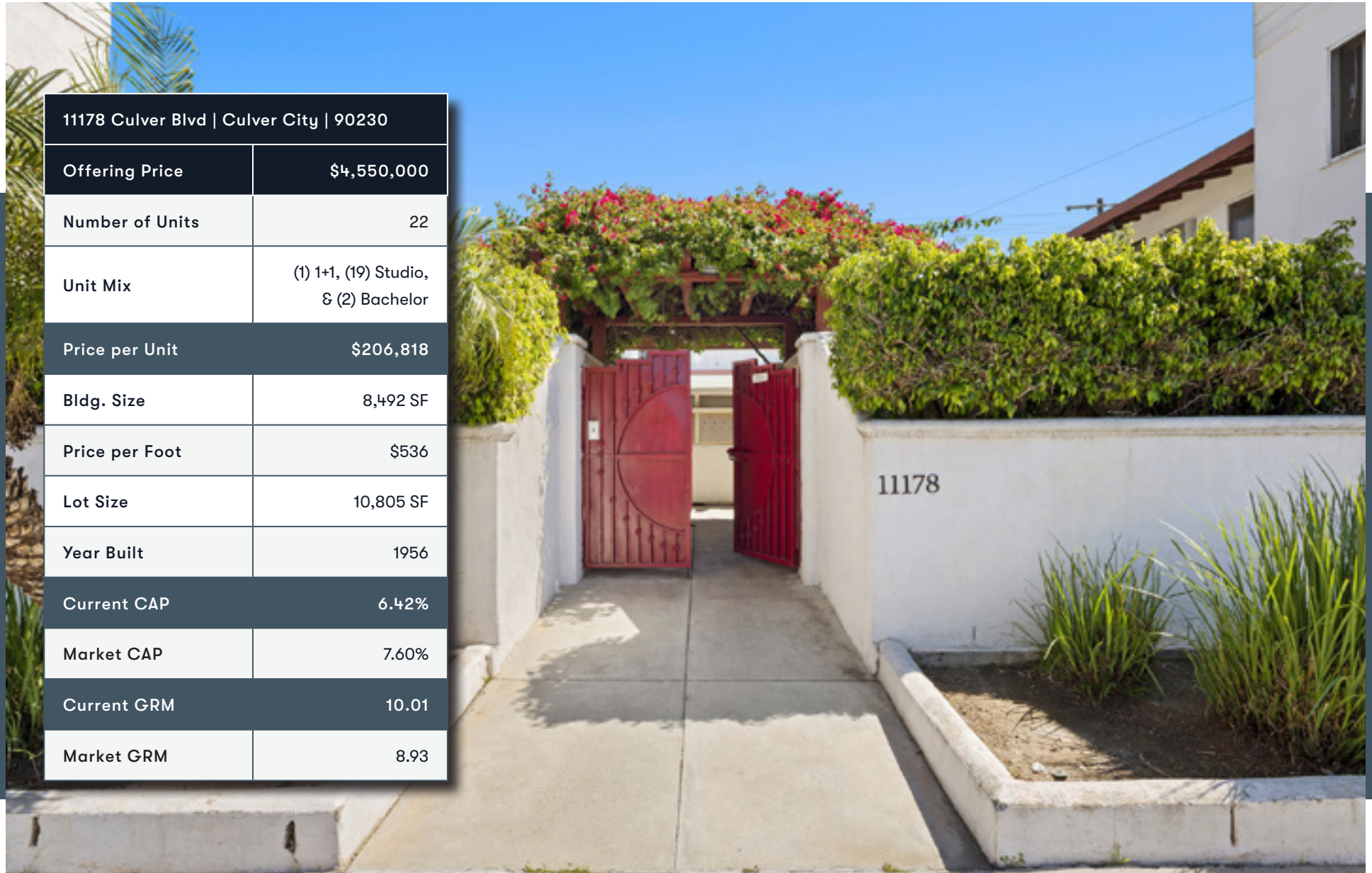


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# Property Overview

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11178 Culver Blvd   Culver City   90230	
Offering Price	\$4,550,000
Number of Units	22
Unit Mix	(1) 1+1, (19) Studio, & (2) Bachelor
Price per Unit	\$206,818
Bldg. Size	8,492 SF
Price per Foot	\$536
Lot Size	10,805 SF
Year Built	1956
Current CAP	6.42%
Market CAP	7.60%
Current GRM	10.01
Market GRM	8.93

# Property Highlights

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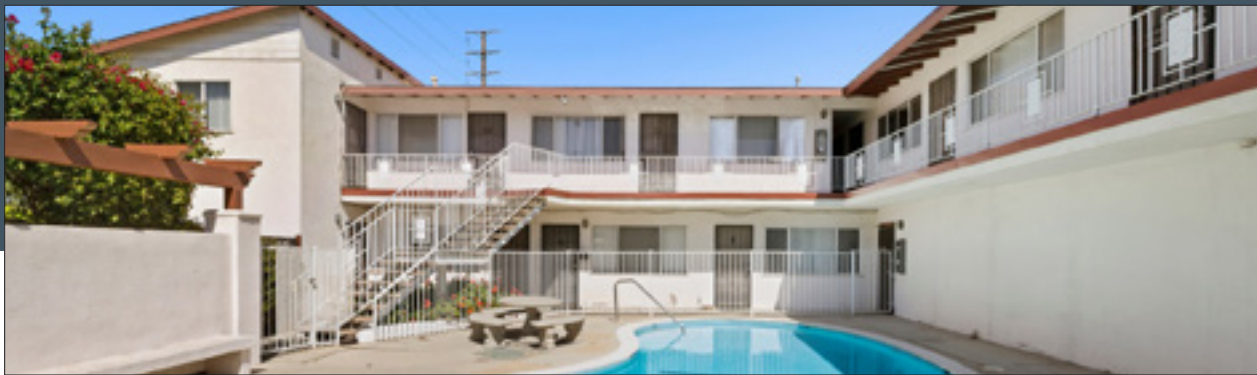


- 11178 Culver Blvd is offered at 6.42% CAP and 10.01 GRM on current rents following a \$200,000 price reduction, equating to \$206,818 per unit.
- 22-unit courtyard-style property just off the intersection of Sepulveda Blvd. and Culver Blvd., with a layout that creates separation between units.
- Controlled access, covered parking with alley entry, and an RUBS utility reimbursement program already in place, supporting straightforward day-to-day operations without added complexity.
- Positioned along Washington Blvd. and Sepulveda Blvd., where cafés, quick-service dining, neighborhood restaurants, fitness studios, and service-oriented retail support everyday use rather than destination-driven traffic.
- Located approx. 1.7 miles from Downtown Culver City and approx. 2.6 miles from Marina del Rey, placing residents between two of the Westside's most active commercial and lifestyle centers.
- Surrounded by a concentrated employment base tied to Sony Pictures, Amazon MGM Studios, Apple, and a broader network of production and creative office users that continue to anchor rental demand
- 22-unit scale with a consistent layout and operational setup that supports a manageable ownership profile without the need for reconfiguration or heavy repositioning.
- At \$207,000 per unit with a 6.42% CAP and 10.01 GRM, the property combines in-place yield and location in a way that is rarely available in Culver City.

# Exterior Photography

11178 Culver Blvd - Culver City - Daytime

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# Exterior Photography

11178 Culver Blvd - Culver City - Daytime

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# Neighborhood Overview

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# About Culver City

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## Where Creativity & Technology Converge

Culver City has evolved from a studio-driven submarket into one of the most active creative and technology hubs on the Westside, with sustained investment reshaping how the neighborhood functions day to day. Once primarily associated with legacy film production, the area is now defined by a broader mix of media, tech, and design companies drawn to its central location and improving infrastructure.

That shift is most visible in and around Downtown Culver City, Ivy Station, and the Hayden Tract. The arrival of the Metro E Line, combined with a wave of mixed-use development, has created a more walkable, connected environment where office, retail, and residential uses are closely integrated. Sidewalks remain active throughout the day, restaurants stay consistently full, and the area carries a level of pedestrian energy that remains uncommon across much of Los Angeles. The Hayden Tract reflects the neighborhood's newer identity. Former industrial parcels have been redeveloped into architecturally distinct office campuses housing companies like TikTok, Apple, Amazon Studios, and a range of high-growth startups.

Downtown Culver offers a dense mix of restaurants, cafés, and bars, while the Culver Arts District and Platform introduce a more design-forward collection of retail, galleries, and dining. Helms Bakery District, Citizen Public Market, and a growing group of independent operators add depth without creating the kind of turnover seen in more trend-driven areas.

Culver City's strength lies in that balance. It combines industry anchors with newer economic drivers, walkable commercial districts with surrounding residential pockets, and infrastructure investment that continues to support long-term growth.

# Neighborhood Map



leilō coffee	ELIABE'S	H&S	ggel	EQUINOX
una Grill	the studio	WISCONSIN REPUBLIC	KIRK LUBBLAS	BREAKFAST REPUBLIC
Cafe Vida	33 TAPS	coffee house		

Approx. 1.7 Miles from Downtown Culver City  
(Washington Blvd & Culver Blvd)

Honey's Kettle	8	ugo	ARTH	NONG JO	JAMESON'S PUB	MENSHO TOKYO
310	BLAN SPACES	esme	esme	esme	esme	esme
UOVO	SHAKS SHACK	KNOWNS	Starbird	Peets COFFEE	Susie's Cakes	
Canpetica	drybar	piccalilli	WILD FELLA	CAVA	SWEET WHEAT	
SALT & SWEET	Papi Bayside	AUREL GRILL	Medicine Farms	REIMMON	repower	TRADER JOE'S

1.2 Miles from Sony Studios

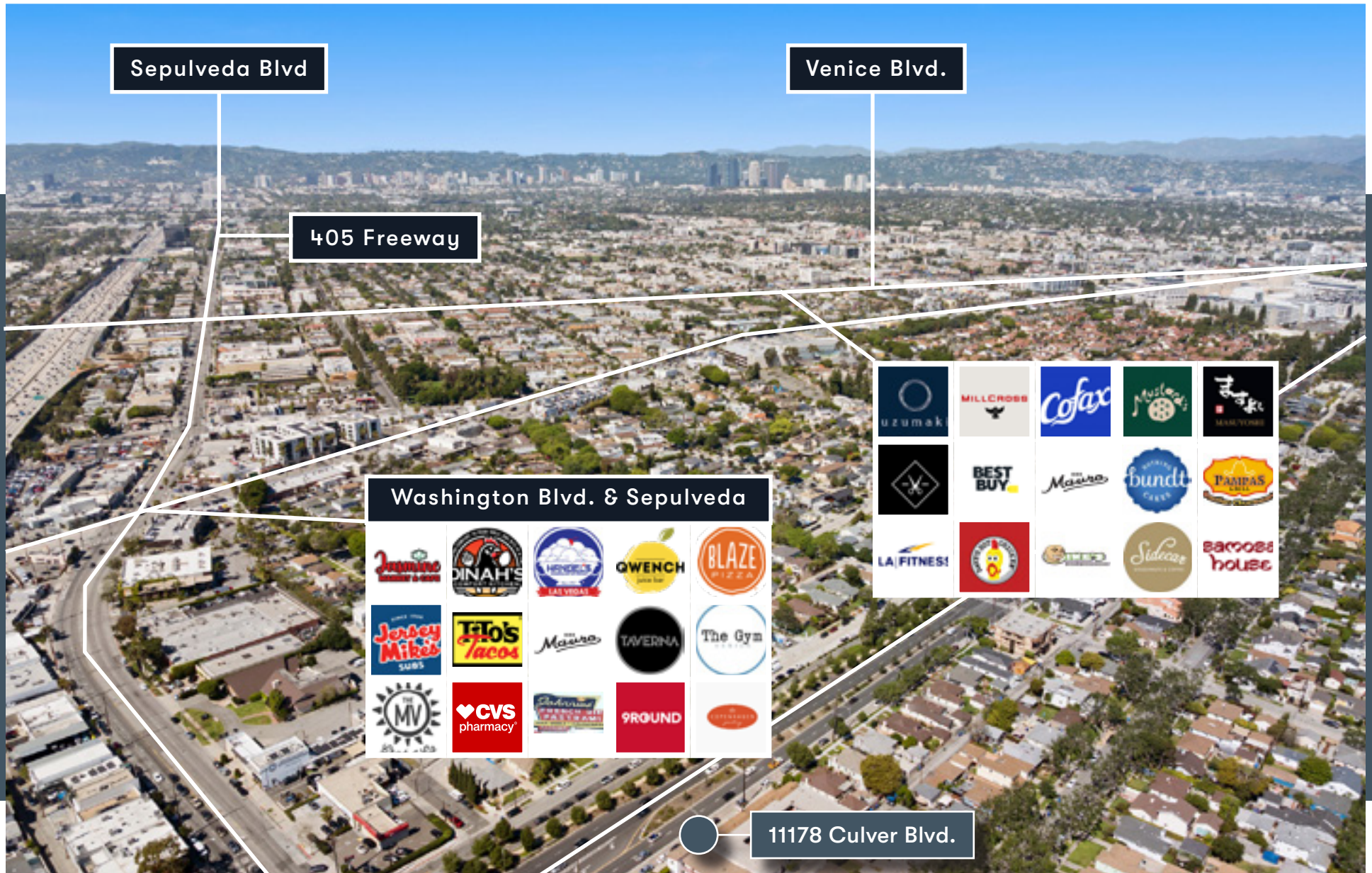
11178 Culver Blvd.

0.7 Mile from Culver City High School

# Neighborhood Map

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# Neighborhood Map



# Nearby Hotspots

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## 1) Downtown Culver City

Downtown Culver City serves as the neighborhood's central commercial district, where restaurants, cafés, and bars line walkable streets anchored by Culver Blvd and Main St. The area has undergone significant revitalization over the past decade, resulting in a dense mix of dining, retail, and entertainment that keeps sidewalks active throughout the day and evening.

## 2) Ivy Station

Ivy Station is a mixed-use development adjacent to the Culver City Metro stop, combining office space, residential units, and ground-floor retail in a transit-oriented setting. The project has attracted major tenants including Apple and HBO, while its public plaza, restaurants, and direct connection to the E Line.

## 3) Platform (Culver Arts District)

Platform sits within the Hayden Tract and brings together a curated mix of retail, restaurants, and creative businesses. Tenants such as Loqui, Blue Bottle Coffee, and Van Leeuwen reflect a focus on independent operators and established brands.

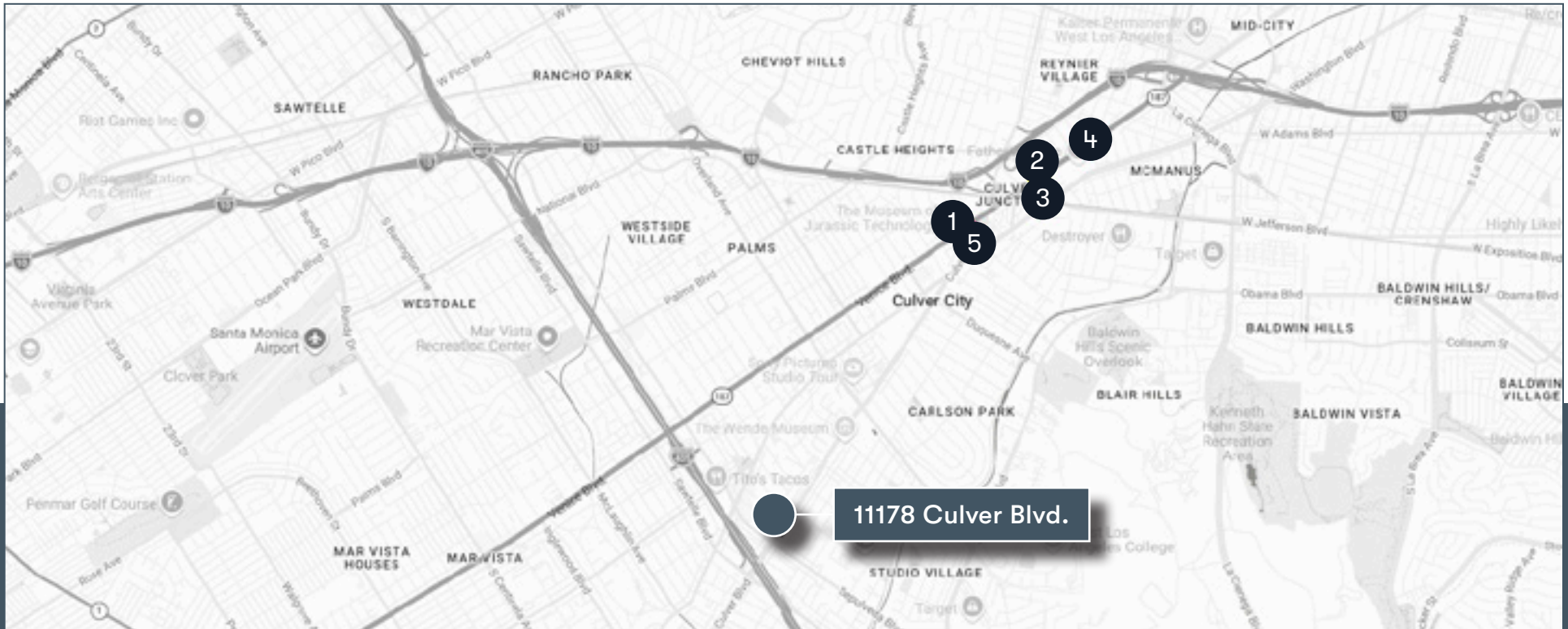
## 4) Helms Bakery District

Long anchored by home and interiors tenants, the district now pairs those uses with dining destinations like Father's Office and Pasta Sisters, creating a corridor that feels established, active, and closely tied to the neighborhood's broader design identity.

## 5) The Culver Steps

The Culver Steps is a central gathering space connecting Culver Boulevard to the Culver City Metro station, designed as a series of landscaped terraces, seating areas, and public walkways.

# Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Downtown Culver	1.7 miles	Walkable core lined with restaurants, bars, and retail, anchored by Culver Blvd and Main Street.
2) Ivy Station	2.5 miles	Transit-oriented hub with offices, apartments, and retail directly connected to the Metro E Line.
3) Platform (Arts Dist)	2.3 miles	Design-forward retail and dining destination surrounded by Culver City's growing creative office cluster.
4) Helms Bakery District	2.5 miles	Historic district combining long-standing interiors showrooms with restaurants like Father's Office and Pasta Sisters.
5) The Culver Steps	2.0 miles	Open-air plaza and pedestrian connection linking Culver Blvd to the Metro, surrounded by retail and offices.

# Nearby Developments

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## 1) 11029 Washington Blvd.

The City of Culver City has selected WeHo Community Housing to develop a 7-story, 67-unit project. The development will include 1- and 2-bdrm. units for households earning between 30% and 80% of AMI. The project is currently advancing under an exclusive negotiation agreement with the City.

## 2) Culver Commons (Washington & Centinela)

The project will include approx. 13,000 SF of restaurant space with parking for 145 vehicles, with early tenants including Smog City Brewery and Churrería El Moro. Originally planned as a market hall concept, the project was scaled down prior to its 2025 groundbreaking, with completion expected in late 2026.

## 3) 8888 Venice Blvd. (Apple Campus)

Construction is nearing completion on Apple's 536,000 SF office and production campus, located near the Culver City Metro station. The project reflects Apple's continued expansion in Los Angeles, where the company expects to grow its local workforce to more than 3,000 employees by 2026.

## 4) 11111 Jefferson Blvd.

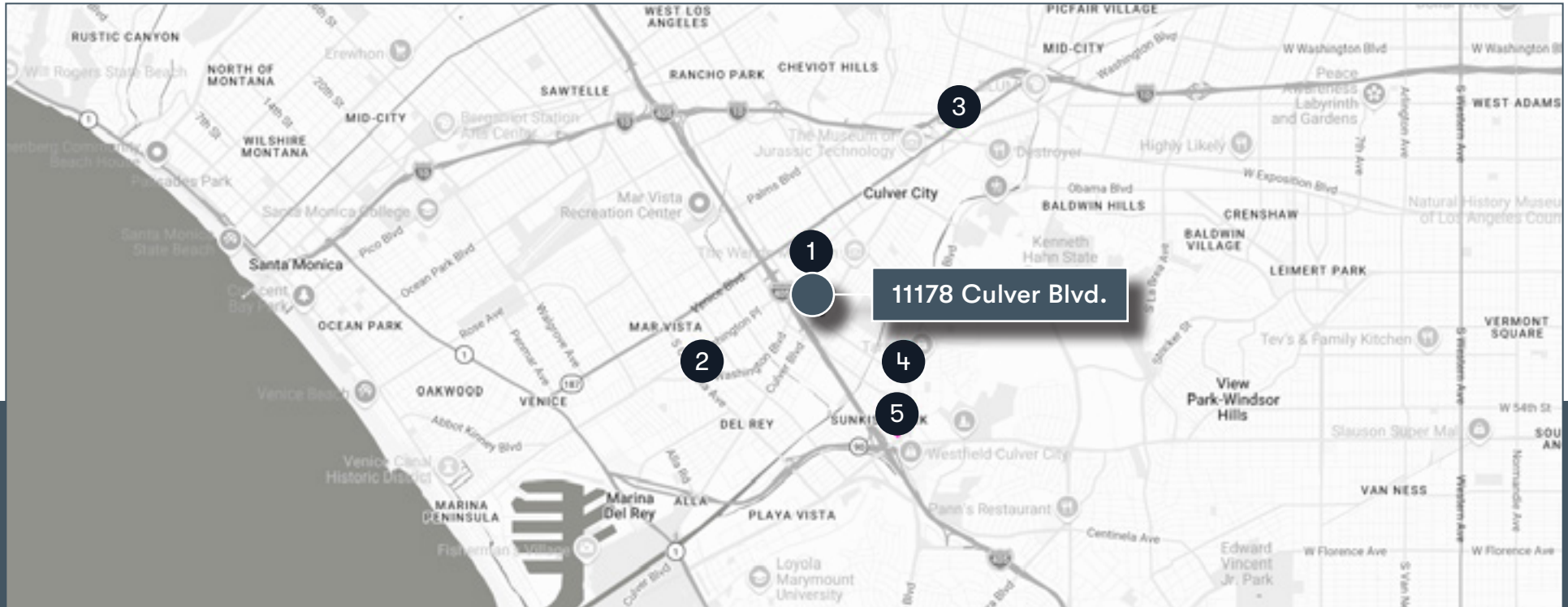
The updated plan calls for a 5-story project with 344 units, including 52 affordable units, replacing an entitled 230-unit proposal. Commercial space has been reduced to approx. 2,000 SF. Construction is expected to begin as early as 2026.

## 5) 11469 Jefferson Blvd.

The updated plan calls for a 5-story hotel with 147 guest rooms, reduced from a previously approved 175-key project. The project is currently advancing through Commission review.

# Nearby Developments Map

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Dev Address	Distance	Notes
1) 11029 Washington	0.5 mile	7-story, 67-unit affordable housing development with artist lofts and community space.
2) Culver Commons	2.0 miles	13,000 SF retail project at Washington Blvd. and Centinela Ave. with signed restaurant tenants.
3) 8888 Venice Blvd.	2.7 miles	536,000 SF office and production campus near Culver City Station with 2 buildings and structured parking.
4) 11111 Jefferson Blvd.	1.3 miles	Approved 344-unit mixed-use development replacing prior plans with reduced commercial space.
5) 11469 Jefferson Blvd.	1.7 miles	Proposed 5-story, 147-key hotel redevelopment with restaurant, café, and on-site parking.

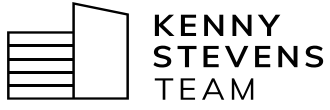
# Financials & Comparables

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11178 Culver Blvd   Culver City   90230	
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# Financials

11178 Culver Blvd | Culver City | 90230  
Offered at \$4,550,000

Investment Summary	
Price:	\$4,550,000
Down Payment:	\$4,550,000
Number of Units:	22
Price per Unit:	\$206,818
Current GRM:	10.01
Potential GRM:	8.93
Proposed Financing:	\$0

Income		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
1	1+1	\$1,750	\$1,750	\$2,450	\$2,450
19	Studio	\$1,378 - \$1,845	\$34,562	\$1,850	\$35,150
2	Bachelor	\$901 - \$1,740	\$2,641	\$1,750	\$3,500
Pet Income:			\$51		\$51
Parking Income:			\$225		\$225
RUBS Income:			\$1,072		\$1,072
Monthly Gross Income:			\$37,865		\$42,448
Annual Gross Income:			\$454,385		\$509,376

Approx. Year Built:	1956	Price per Foot	\$536
Approx. Lot Size:	10,805 SF	Current CAP	6.42%
Approx. Bldg. Size:	8,492 SF	Market CAP	7.60%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$454,385	\$509,376
Vacancy Allowance:	\$11,360   2.5%	\$12,734   2.5%
Gross Operating Income:	\$443,025	\$496,642
Less Expenses:	\$150,926   33%	\$150,926   30%
Net Operating Income:	\$292,099	\$345,715
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$292,099   6.42%	\$345,715   7.60%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$292,099   6.42%	\$345,715   7.60%

Estimated Expenses	
Taxes (1.25%):	\$56,875
Insurance:	\$20,000
Utilities:	\$12,000
Repairs/Maintenance:	\$20,000
Professional Mgmt:	\$22,031
On-Site Manager:	\$14,400
Misc:	\$5,500
<b>Total Expenses:</b>	<b>\$150,806</b>
Per Sq. Ft:	\$17.76
Per Unit:	\$6,855

# Rent Roll

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Current as of 04/23/26

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Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1	Studio	\$1,745	\$1,850	Jan-2026	w/ outdoor patio
2	Studio	\$1,646	\$1,850	Mar-2024	
3	Studio	\$1,645	\$1,850	Jan-2025	
4	Studio	\$1,750	\$1,850	Oct-2020	\$75 additional for parking
5	Studio	\$1,595	\$1,850	Mar-2025	
6	Studio	\$1,850	\$1,850	Nov-2021	Manager
7	Studio	\$1,650	\$1,850	Sep-2025	
8	Studio	\$1,845	\$1,850	Jul-2020	w/ outdoor patio
9	1+1	\$1,750	\$2,450	Mar-2014	
10	Bachelor	\$901	\$1,850	Mar-2014	
11	Studio	\$1,745	\$1,850	Aug-2024	\$75 additional for parking
12	Studio	\$1,745	\$1,850	Dec-2024	Corner Unit
14	Studio	\$1,745	\$1,850	Sep-2024	
15	Studio	\$1,625	\$1,850	May-2025	
16	Studio	\$1,625	\$1,850	Jun-2025	
17	Studio	\$1,378	\$1,850	Jul-2014	
18	Studio	\$1,606	\$1,850	May-2013	
19	Studio	\$1,800	\$1,850	May-2022	Corner Unit

# Rent Roll

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Current as of 04/23/26

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Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
20	Studio	\$1,745	\$1,850	Sep-2024	
21	Studio	\$1,538	\$1,850	Dec-2015	
22	Bachelor	\$1,740	\$1,850	Jun-2021	Corner Unit
<b>23</b>	<b>Studio</b>	<b>\$1,850</b>	<b>\$1,850</b>		<b>Vacant</b>
	Pet Income:	\$51	\$51		
	Laundry Income:	\$90	\$90		
	RUBS Income:	\$1,072	\$1,072		
	<b>Monthly Total:</b>	<b>\$37,865</b>	<b>\$42,648</b>		
	<b>Annual Total:</b>	<b>\$454,385</b>	<b>\$511,776</b>		

# Culver City Rental Comps

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## Subject Property

11178 Culver Blvd | Culver City | 90230

(1) 1-Bdrm. & 1-Bath	\$2,450
(19) Studio	\$1,850
(2) Bachelor	\$1,750



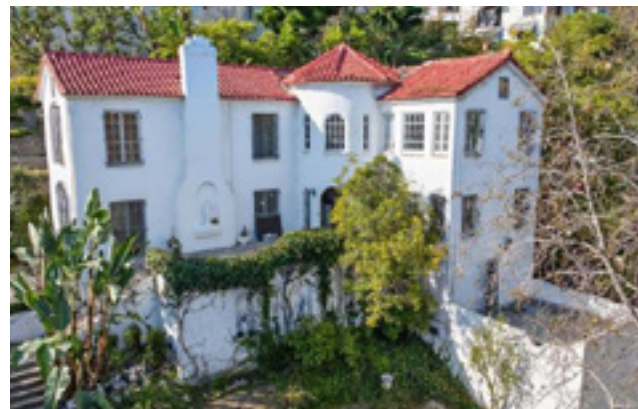
## 1) 11021 Culver Blvd.

Rent	\$2,500   On-Market
Unit Mix	1-Bdrm. & 1-Bath   700 SF



## 2) 4800 Sepulveda Blvd.

Rent	\$1,950   On-Market
Unit Mix	Studio & 1-Bath   550 SF



## 3) 5329 Sepulveda Blvd Unit #12

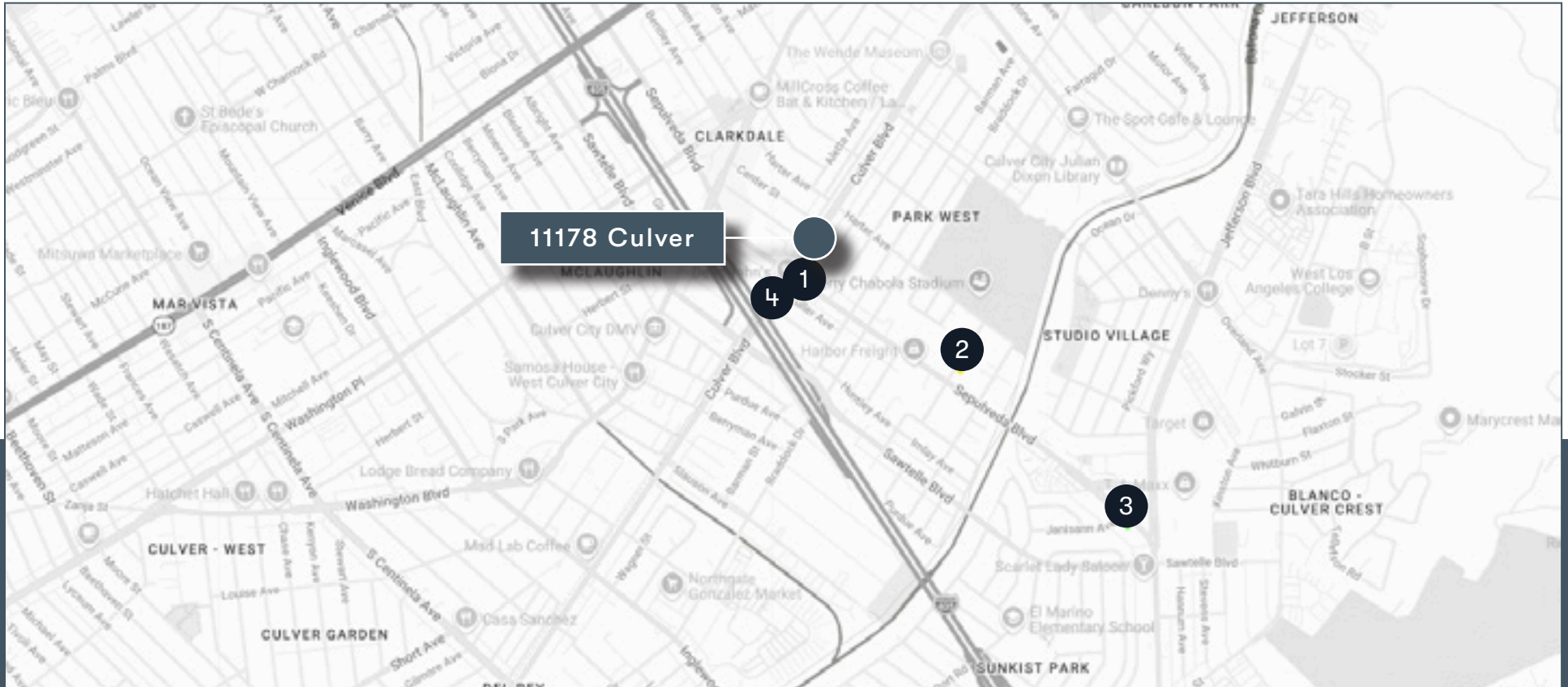
Rent	\$1,850   On-Market
Unit Mix	Studio & 1-Bath   400 SF



## 4) 4315 Globe Ave.

Rent	\$1,800   Leased on 09/18/25
Unit Mix	Studio & 1-Bath   400 SF

# Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 11021 Culver Blvd.	\$2,500	On-Market	1-Bdrm. & 1-Bath	500 SF	\$3.57	0.1 mile
2) 4800 Sepulveda Blvd.	\$1,950	On-Market	Studio & 1-Bath	550 SF	\$3.55	0.5 mile
3) 5329 Sepulveda Blvd. Unit #12	\$1,850	On-Market	Studio & 1-Bath	400 SF	\$4.63	1.3 miles
4) 4315 Globe Ave.	\$1,800	09/18/25	Studio & 1-Bath	350 SF	\$5.14	0.2 mile



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# 11178 Culver Blvd. Culver City, CA 90230

Getting into a bigger or better property is easier than you think. It comes down to working with the right team.



## Kenny Stevens

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## Matthew Hoult

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