



11867 Jefferson Blvd

Los Angeles, CA 90230

MID-CONSTRUCTION CONDO DEVELOPMENT IN WEST LOS ANGELES

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11867 JEFFERSON BLVD

Offering Memorandum

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Market Overview

FOX
NETWORKS GROUP

Google

IMAX

Meta

Meta

YAHOO!



One World, One Internet

USC Viterbi

USC University of
Southern California

WHOLE
FOODS
MARKET



PLAYA DEL REY

MARINA DEL REY



STARBUCKS

PLAYA DEL REY ELEMENTARY

S CENTINELA AVE

11873-11867 Jefferson Blvd

JEFFERSON BLVD

SEC.1

INVESTMENT OVERVIEW

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INVESTMENT OVERVIEW

11867 JEFFERSON BLVD

MID-CONSTRUCTION 17-UNIT CONDO DEVELOPMENT

The LAAA Team of Marcus & Millichap presents 11867 Jefferson Blvd, a partially completed 17-home luxury condominium development just minutes from Playa Vista, Culver City, and Marina del Rey. Rising four stories over one level of subterranean parking, this Westside project offers a rare opportunity for a developer to take over a well-executed build with major work already complete and carry it through to final delivery.

The development is approximately 70% complete. The foundation and garage have been poured, the building is fully framed and weather-sealed, and rough-ins for plumbing, electrical, HVAC, and fire sprinklers are well underway. Partial drywall installation has started, and cabinets, plumbing fixtures, and appliances are already on site or ready for delivery. Flooring and tile selections are finalized and ready to ship.

All plan check approvals and department clearances have been secured, and the building permit (issued in 2021) remains active. Dozens of inspections have been completed, and the project is now progressing toward final trades, inspections, and Certificate of Occupancy.

Roughly \$4.8 million in construction costs remain, including drywall, cabinetry, flooring, paint, finishes, and final mechanical connections. Exterior tasks still pending include siding, stucco, gutters, landscaping, hardscape, and final detail work. Elevators, solar, and other systems will be installed in the final stretch.

The project will deliver eight two-bedroom, three-bath condominiums averaging 1,177 square feet and nine three-bedroom, four-bath condominiums averaging 1,679 square feet, for a total of 24,523 sellable square feet. Each home features private balconies, in-unit laundry, and open floorplans designed for today's Westside condo buyer.

This is a for-sale condominium development—not apartments—and the condo conversion process is already in motion. All major documentation has been submitted to the City and DRE, including the Subdivider's Statement, draft CCRs, and Planning Application. A professional team is in place to support the buyer through approvals and completion.

With nearby condo comps supporting an estimated \$27,000,000 sellout, this offering presents a rare chance to bypass entitlement and early construction risk and complete a luxury elevator-served condo project in one of LA's most in-demand submarkets.



COMPLETED WORK:

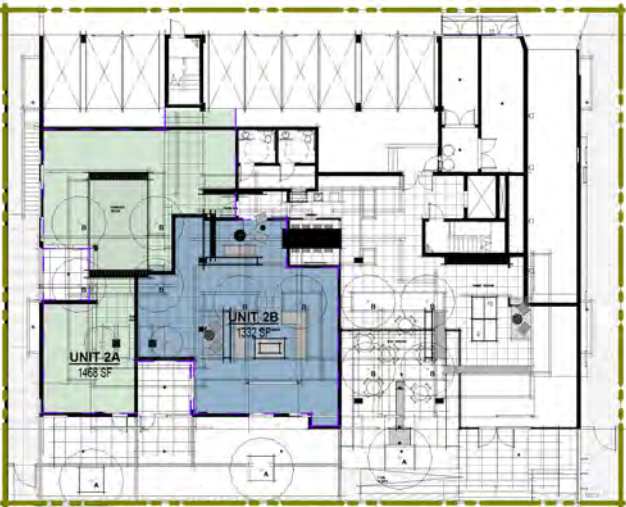
- Foundation, framing, and waterproofing complete
- Rough-ins well underway
- Partial drywall installed
- Cabinets, plumbing fixtures, and appliances ready

REMAINING WORK:

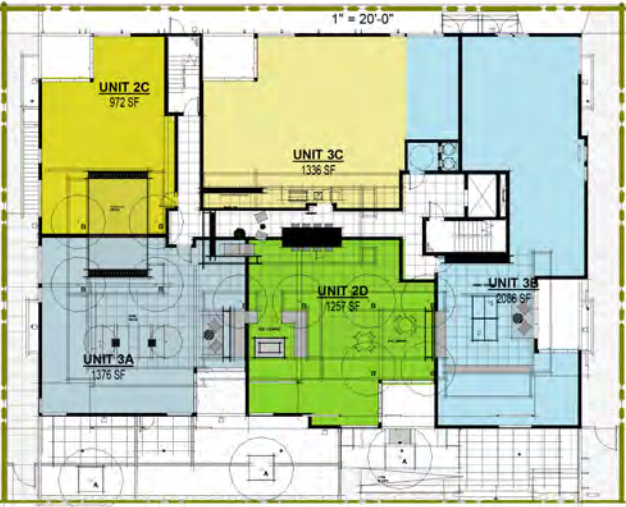
- Interior finishes and exterior siding
- Landscaping, flatwork, and systems install
- Final inspections and Certificate of Occupancy

INVESTMENT OVERVIEW

11867 JEFFERSON BLVD



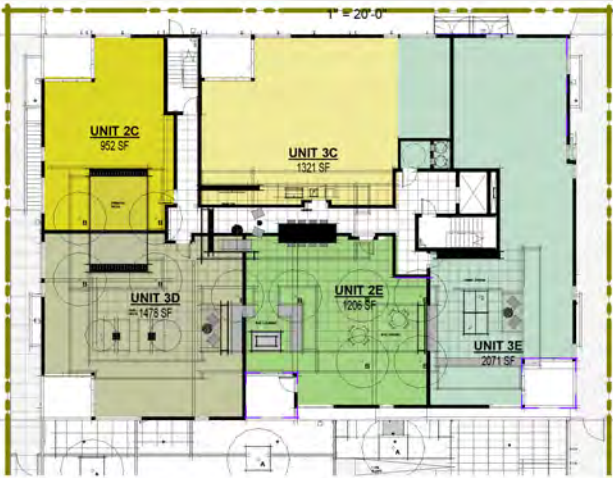
FIRST FLOOR



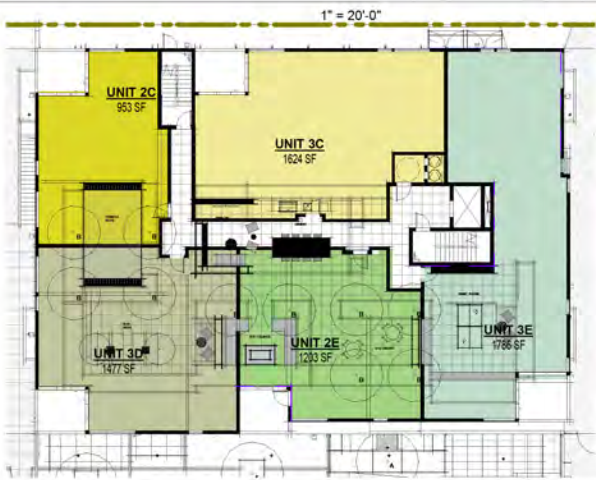
SECOND FLOOR

NET RENTABLE FLOOR AREA

NAME	AREA	TYPE
FIRST FLOOR		
UNIT 2A	1468 SF	2 BED / 2.5 BATH
UNIT 2B	1332 SF	2 BED / 2.5 BATH
SECOND FLOOR		
UNIT 2C	972 SF	2 BED / 2.5 BATH
UNIT 2D	1257 SF	2 BED / 2.5 BATH
UNIT 3A	1376 SF	3 BED / 3.5 BATH
UNIT 3B	2086 SF	3 BED / 3.5 BATH
UNIT 3C	1336 SF	3 BED / 3.5 BATH
THIRD FLOOR		
UNIT 2C	952 SF	2 BED / 2.5 BATH
UNIT 2E	1206 SF	2 BED / 2.5 BATH
UNIT 3C	1321 SF	3 BED / 3.5 BATH
UNIT 3D	1478 SF	3 BED / 3.5 BATH
UNIT 3E	2071 SF	3 BED / 3.5 BATH
FOURTH FLOOR		
UNIT 2C	953 SF	2 BED / 2.5 BATH
UNIT 2E	1203 SF	2 BED / 2.5 BATH
UNIT 3C	1624 SF	3 BED / 3.5 BATH
UNIT 3D	1477 SF	3 BED / 3.5 BATH
UNIT 3E	1786 SF	3 BED / 3.5 BATH
TOTAL	23897 SF	17 CONDOS



THIRD FLOOR



FORTH FLOOR

PROPERTY RENDERINGS & PHOTOS

11867 JEFFERSON BLVD



PROPERTY RENDERINGS

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SEC.2

PRICING ANALYSIS

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PRICING SUMMARY

11867 JEFFERSON BLVD



THE OFFERING

List Price	\$15,500,000
Price/Land SF	\$1,240
Price/Condo	\$911,765
Price/Gross Building SF	\$357.18
Price/Net Building SF	\$648.62

PROPOSED PROJECT

ADDRESS	11867 JEFFERSON BLVD, LOS ANGELES, CA 90230
APN:	4220-005-056
PROJECT DESCRIPTION	17-UNIT CONDO DEVELOPMENT
ZONING	R3-1
LAND USE	MEDIUM RESIDENTIAL
ALLOWABLE HEIGHT	45'
PROPOSED HEIGHT	41.5'
FAR	3:1
PARKING PROVIDED	34 STALLS
BUILDING OCC. SUMMARY	RESIDENTIAL - R-2 & S-2
TYPE OF CONSTRUCTION	TYPE V-A OVER I-B
FIRE PROTECTION	SPRINKLERED PER NFPA 13

PROJECT DETAILS

Project Status	Mid-Construction
Lot Size	12,500 SF
Proposed Units	17 Condos
Gross Building Area	43,396 SF
Net Rentable Area	23,897 SF

SEC.3

MARKET OVERVIEW

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CULVER CITY

Culver City is experiencing high demand as a prime destination for work, dining, shopping, and enjoying the charm of this historic movie town along with its vibrant art scene. The city has become a cultural and nightlife hub, hosting a variety of events and offering clean, efficient transportation to access them.

Culver City also boasts a highly desirable demographic of affluent, young, active, and well-educated residents. With its central location, an increasing number of retail options, and diverse housing and transportation alternatives, many people are choosing to live, work, and play in Culver City.



CULVER CITY EMPLOYERS

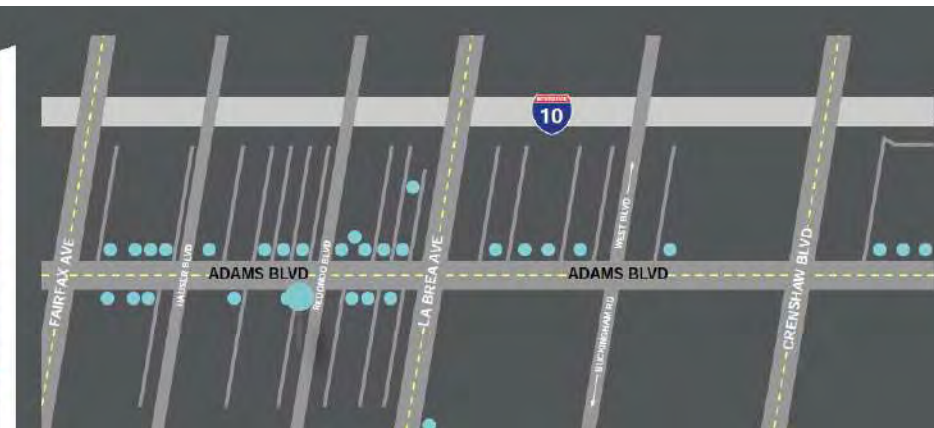
Culver City is currently one of the most talked-about office markets in Los Angeles. In recent years, the area has seen impressive tenant demand and significant rent growth. This surge in interest has led to high levels of construction, and the development pipeline is now one of the fullest in any submarket in L.A. Culver City has secured several major lease deals and has benefited from the ongoing competition among media giants in content production. Companies like Amazon, Apple, and HBO have all made substantial commitments to projects that are currently under construction.



CULVER CITY & WEST ADAMS AREA DEVELOPMENT

West Adams, located just east of Culver City and only a six-minute drive from the property, is undergoing a significant transformation. This revitalization has been largely driven by the development efforts of CIM Group, making West Adams one of Los Angeles' fastest-growing submarkets. The area boasts a diverse selection of excellent restaurants.

Currently, there are over 23 development sites situated between S. Redondo Blvd and S. Fairfax Ave. These sites will be transformed into creative office spaces, retail establishments, residential units, and hospitality venues. West Adams will feature over 40,000 square feet of retail space, more than 50,000 square feet of creative office space, numerous mixed-use developments, and hundreds of residential units.



- 1** Hackman Capital - Culver Steps
- Future Amazon HQ
 - 75,000SF Office, 45,000SF Retail and Public Plaza

- 2** Hackman Capital - Culver Studios
- Future Amazon HQ
 - 720,000SF

- 3** Lowe Enterprises - Ivy Station
- Mixed-Use Project
 - 200,000SF Office, 55,000SF Retail, 200 Apartments, 148 Room Hotel, 2 Acres of Outdoor Space

- 4** Lincoln Property - Apple HQ
- 128,000 SF Office

- 5** Karney Properties
- 234 Apartments, 45,000SF Retail, 30,000SF of Outdoor Space

- 6** Carmel Partners - Cumulus
- 100,000SF Retail
 - 1,200 Apartment Units

- 7** Hackman Capital - Apple
- 85,000SF Office

- 8** Samitaur Constructs - (w) Rapper
- 170,000SF Office

- 9** Redcar Properties - Creative Office Development

- 10** 4D Development - 115 Unit Mixed-Use Project

- 11** CIM - 6-story, 60-unit live/work office building

- 12** Marlton Square - New shopping center with a residential component

- 13** Capri Capital Partners - Crenshaw Plaza
- Redevelopment 8-story, 400 room hotel, 10,000 SF or high end retail and a 10-story 148,000 SF office tower

- 14** District Square Development
- 6.5-acre site including 573 residential units and retail amenities

- 15** Watt Companies Development
- 492 residential units and 47,500 SF of retail

- 16** Olson Homes Development - 100 residential town homes and condos and 13,500 SF of open space

- 17** Expo Place
- 30,000 SF creative office conversion

- 18** Expo Place
- 50,000 SF Sweetgreen HQ

- 19** Goat HQ

- 20** Rios Clementi Hale HQ

- 21** 5109 W. Adams
- CIM Group
 - Proposed
 - 69 Resi Units
 - 6,000 SF Retail

- 22** 5135 W. Adams
- CIM Group
 - Under Construction
 - 10 Resi Units

- 23** 5170 W. Adams
- CIM Group
 - Proposed
 - 43 Unit Hotel

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LOS ANGELES, CA 90230

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