

FOR SALE TRIANGLE CENTER

***144 UNIT**

FULLY ENTITLED

MIXED - USE

OPPORTUNITY

IN CULVER WEST

12727 W WASHINGTON BLVD.,
CULVER CITY, CA 90066

Presented by
A DIVISION OF
 LEE &
ASSOCIATES



NEW ASKING PRICE: \$22,750,000

***BY- RIGHT OPPORTUNITY FOR EXPANDED UNIT COUNT: 158
UNITS (UP FROM 144)**

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Fully Entitled Development Opportunity

Lee and Associates is pleased to present Triangle, a fully entitled mixed-use project located at 12727 W. Washington Blvd, in the highly sought-after neighborhood of Culver West. The current entitlements allow for 158 units and 19,431 square feet of retail space with a gross building area of approximately 166,250 square feet. A new owner has the option of incorporating up to 20 additional units in Los Angeles per AB1287 density bonus.

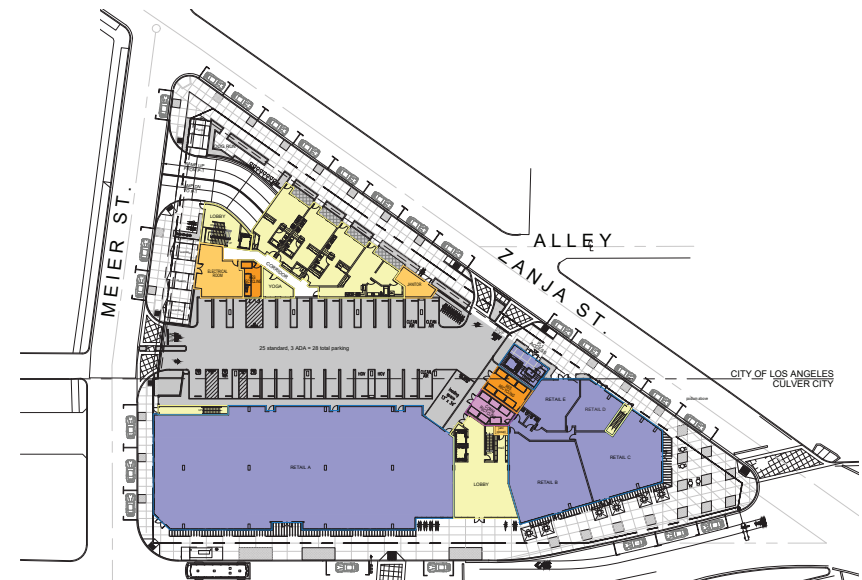
Proposed amenities include a pool, rooftop deck, outdoor seating area with BBQs, fire pits, a gymnasium, and a lounge for your tenants to enjoy. This opportunity gives a developer the ability to make an immediate impact on the Culver City multi-family market with a class A building on a top tier corridor. Bounded by 3 Streets: Washington, Zanja and Meier. A very rare opportunity to acquire a fully entitled mix-use development in a prestigious location.



Entitled Design

Entitled Project Stats

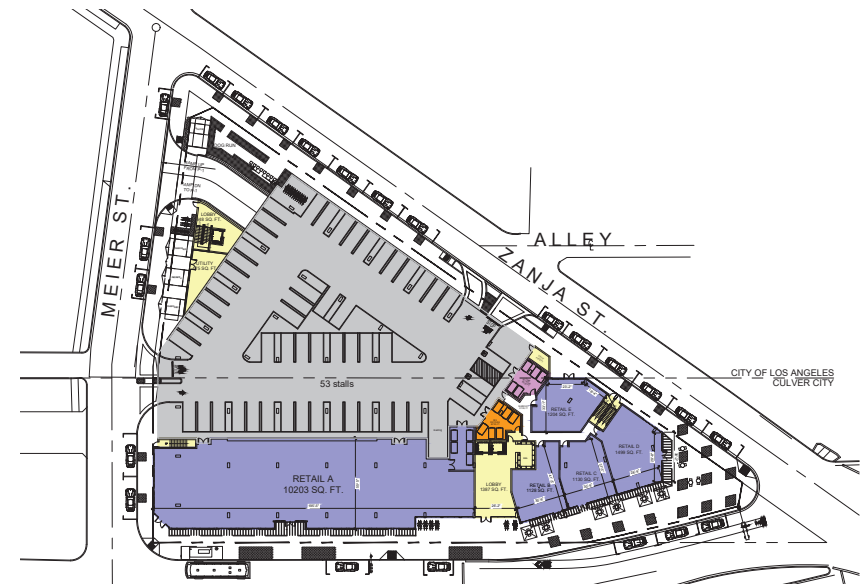
ADDRESS	12727 W. Washington Blvd., Culver City, California
PROJECT TYPE	6-Story, Mixed-Use
ZONING	Culver City: CG Los Angeles: R3-1
SITE AREA	Culver City: 33,858 SF Los Angeles: 23,484 SF Total: 57,342 SF
ALLOWABLE FAR	2.92
HEIGHT	Culver City: 67 FT Los Angeles: 56 FT
GROSS BUILDING SIZE	166,250 SF
COMMERCIAL	19,431 SF
RESIDENTIAL	144 Units 130,319 SF (Net Leasable)
UNIT MIX	Studio: 24 1 Bed: 84 2 Bed: 36
PARKING	2 Underground Levels 234 stalls
JURISDICTION	Culver City is the lead jurisdiction on Construction.



Proposed Design

Proposed Project Stats

ADDRESS	12727 W. Washington Blvd., Culver City, California
PROJECT TYPE	6-Story, Mixed-Use
ZONING	Culver City: CG Los Angeles: R3-1
SITE AREA	Culver City: 33,858 SF Los Angeles: 23,484 SF Total: 57,342 SF
FAR	2.82
HEIGHT	Culver City: 67 FT Los Angeles: 56 FT
GROSS BUILDING SIZE	161,475 SF
COMMERCIAL	15,164 SF
RESIDENTIAL	144 Units 121,022 SF (Net Leasable)
UNIT MIX	Studio: 17 1 Bed: 77 2 Bed: 50
PARKING	1 Underground Level 179 Stalls
JURISDICTION	Culver City is the lead jurisdiction on Construction.



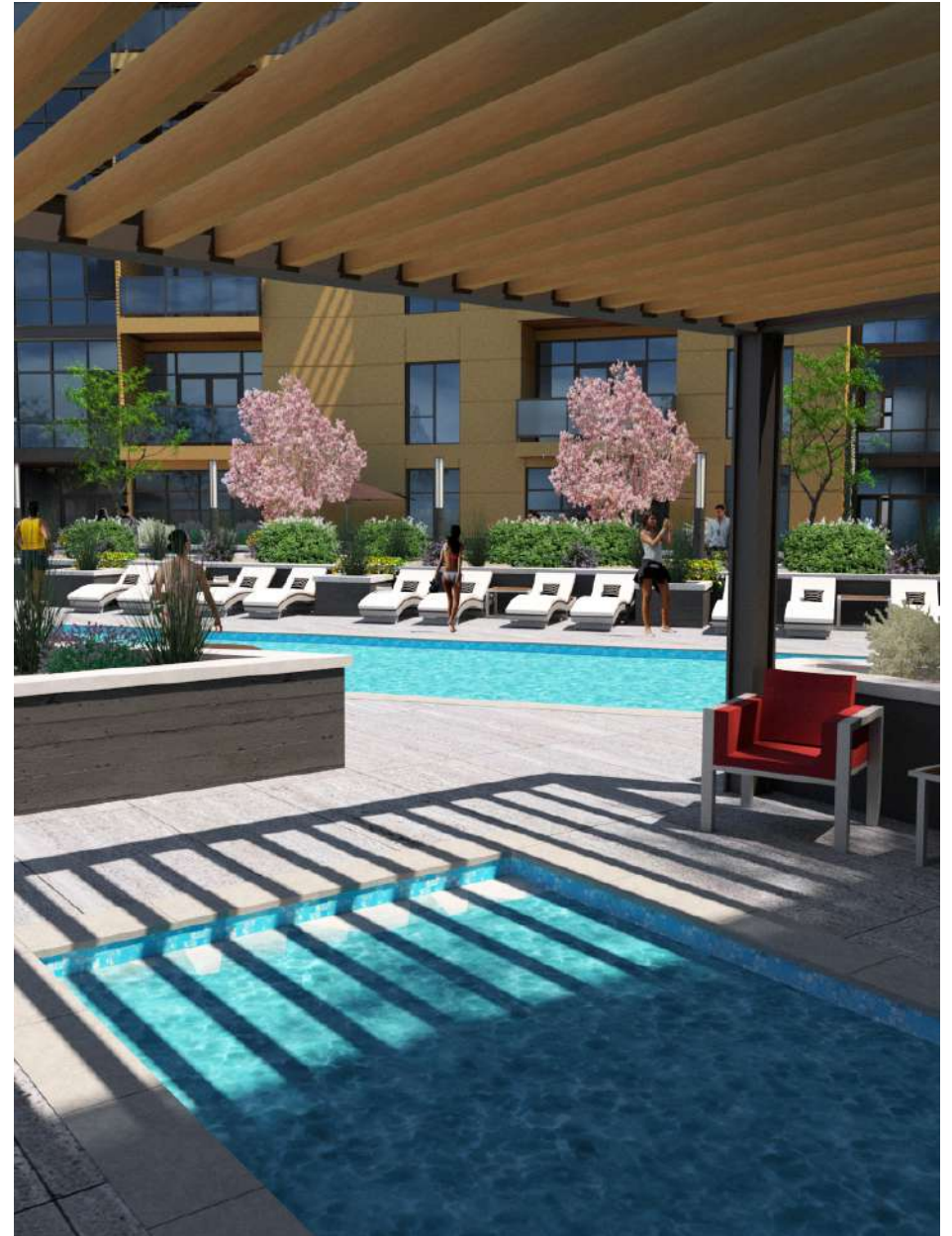
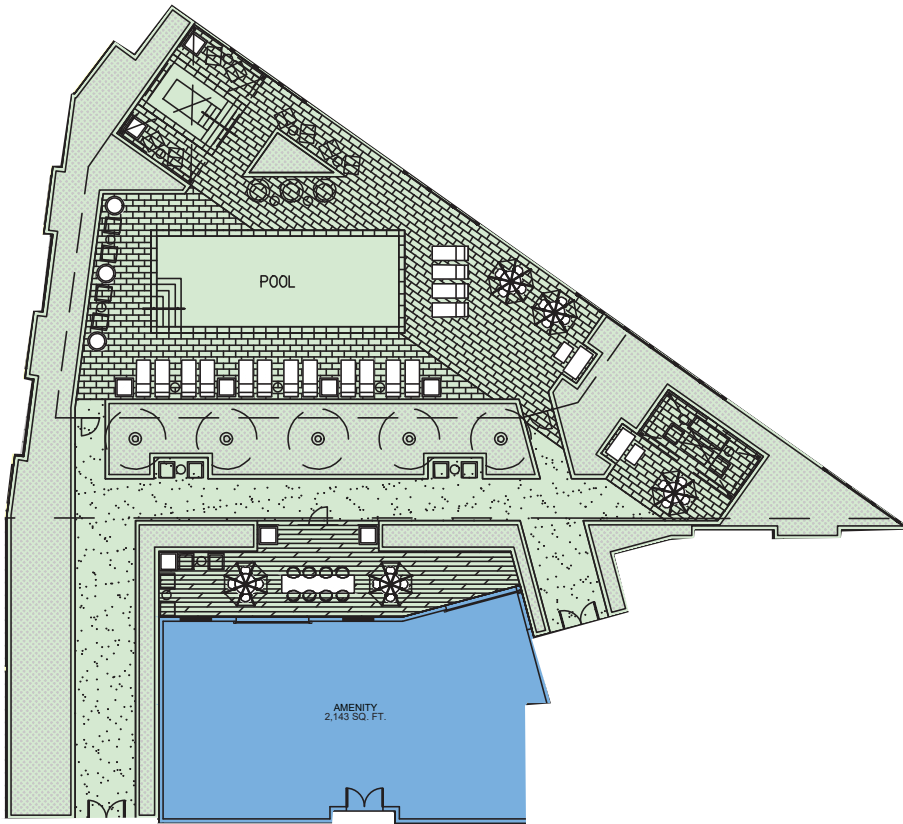


Proposed Amenity Program



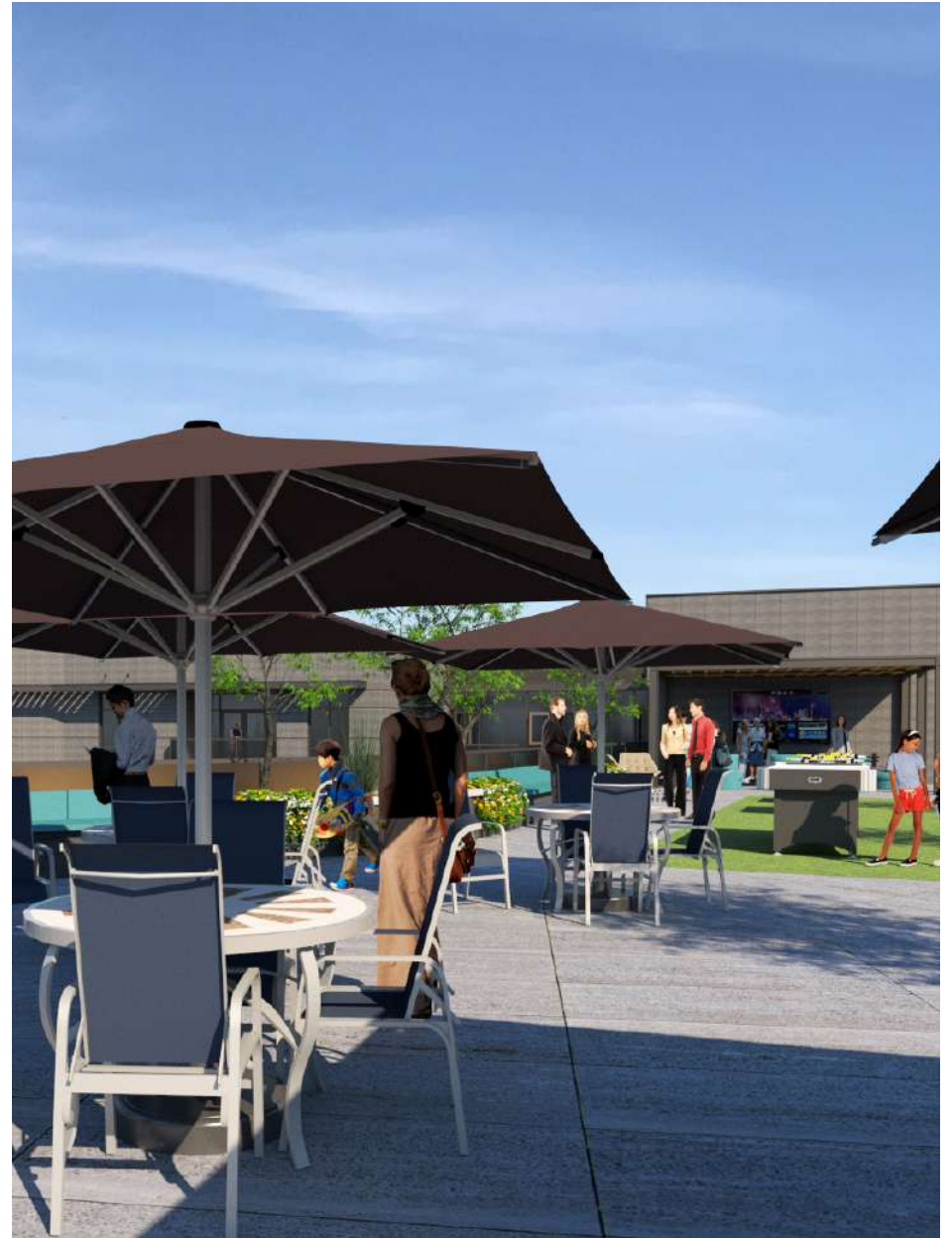
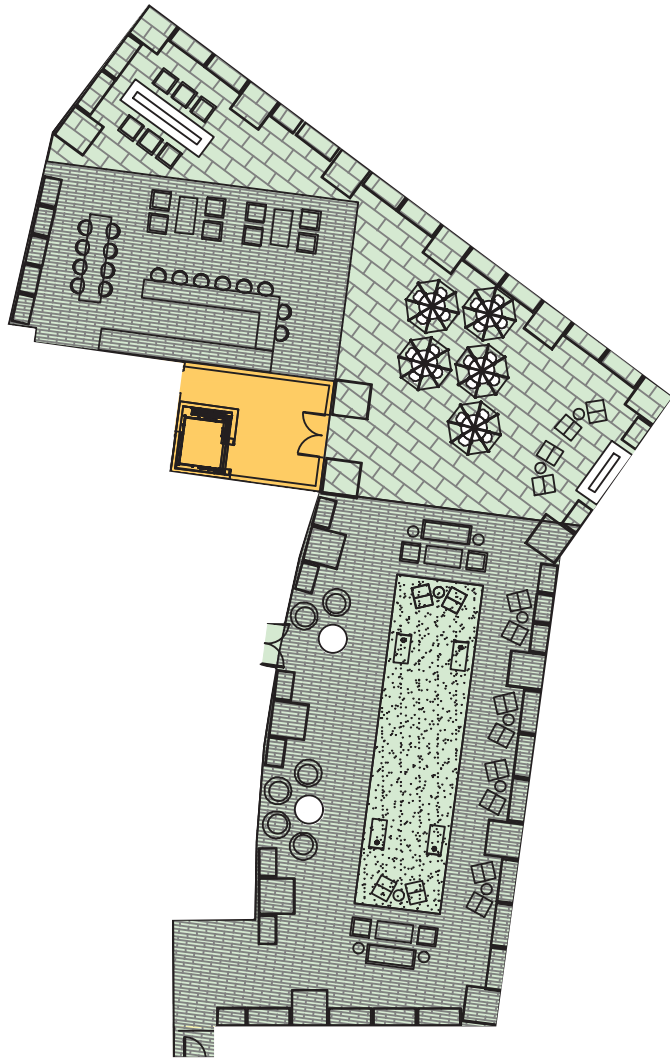
Proposed Amenity Program

Level 2 Amenity



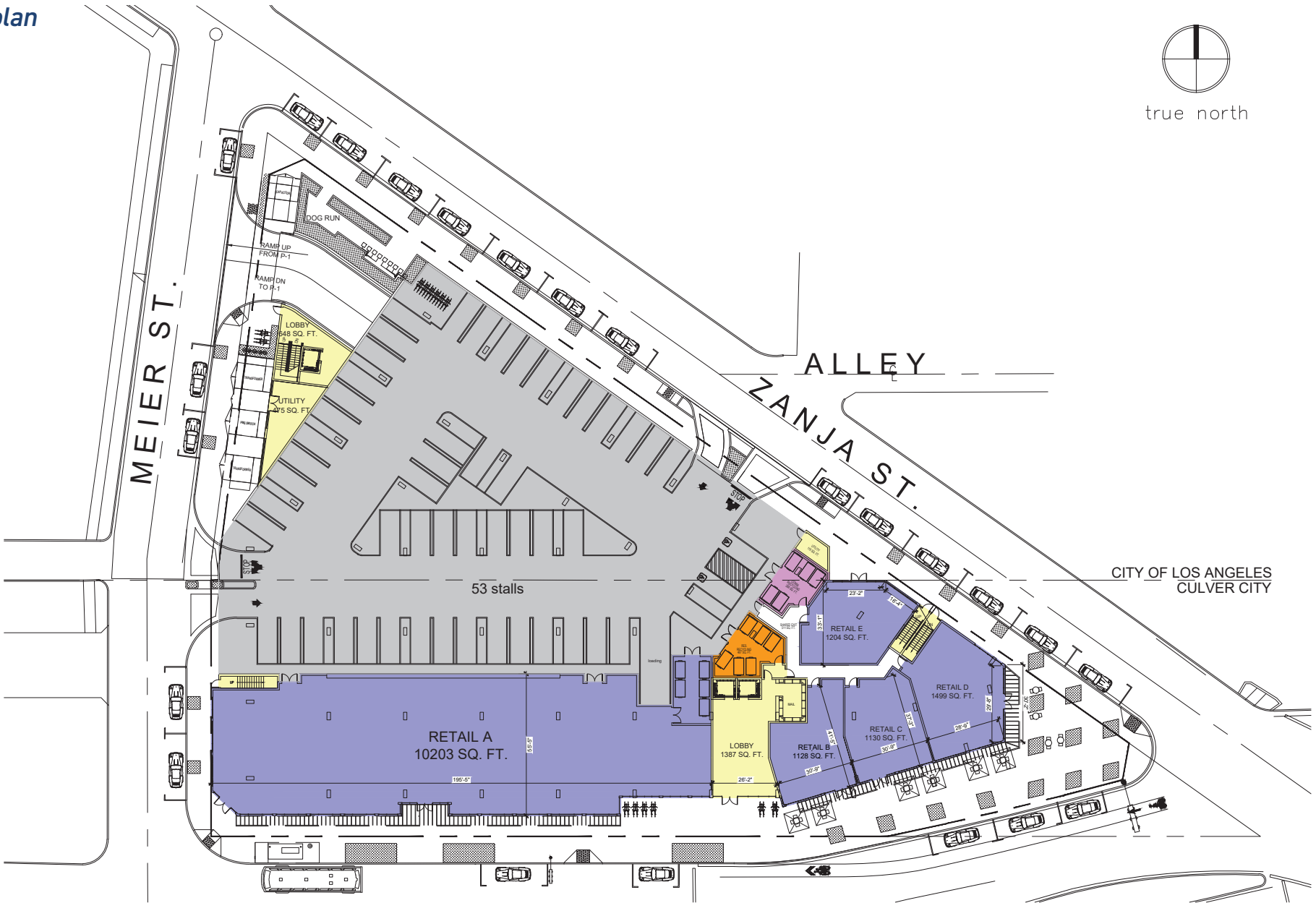
Proposed Amenity Program

Rooftop Concept



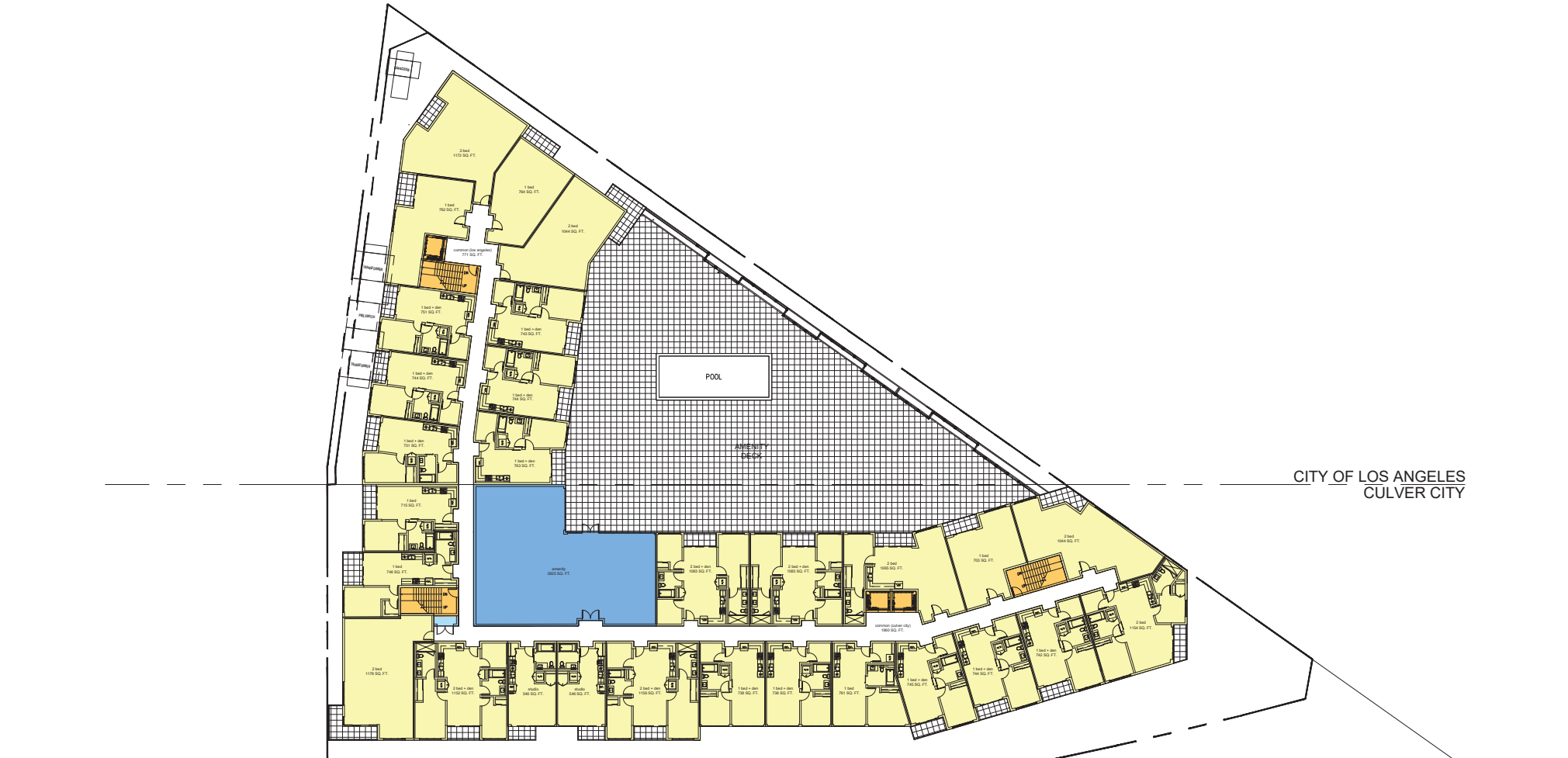
Proposed Floor Plans

Siteplan



Proposed Floor Plans

Level 2



Proposed Floor Plans

Level 3



true north



Proposed Floor Plans

Level 4-5



true north



Proposed Floor Plans

Level 6

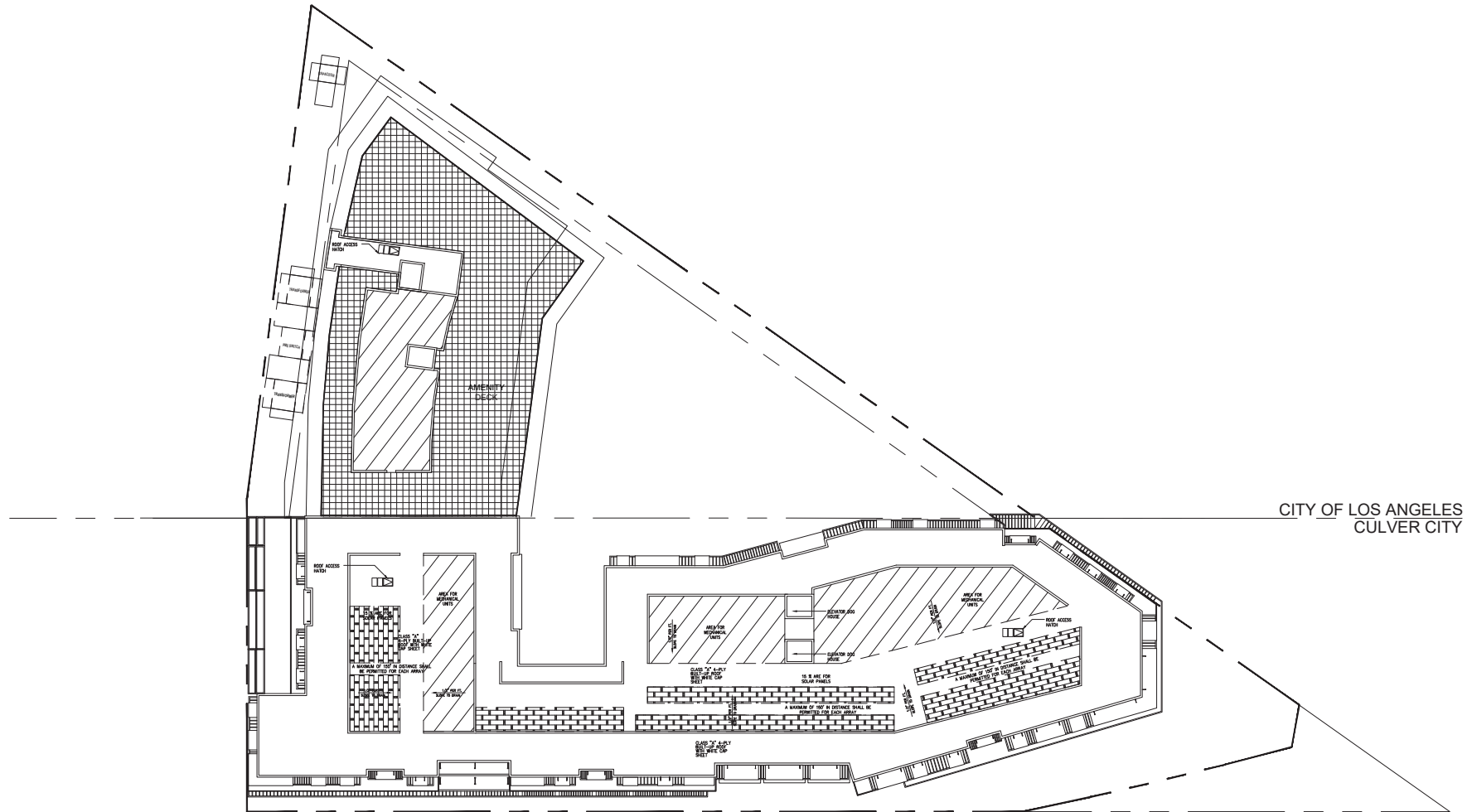


Proposed Floor Plans

Rooftop Plan



true north



Proposed Floor Plans

Parking Level 1



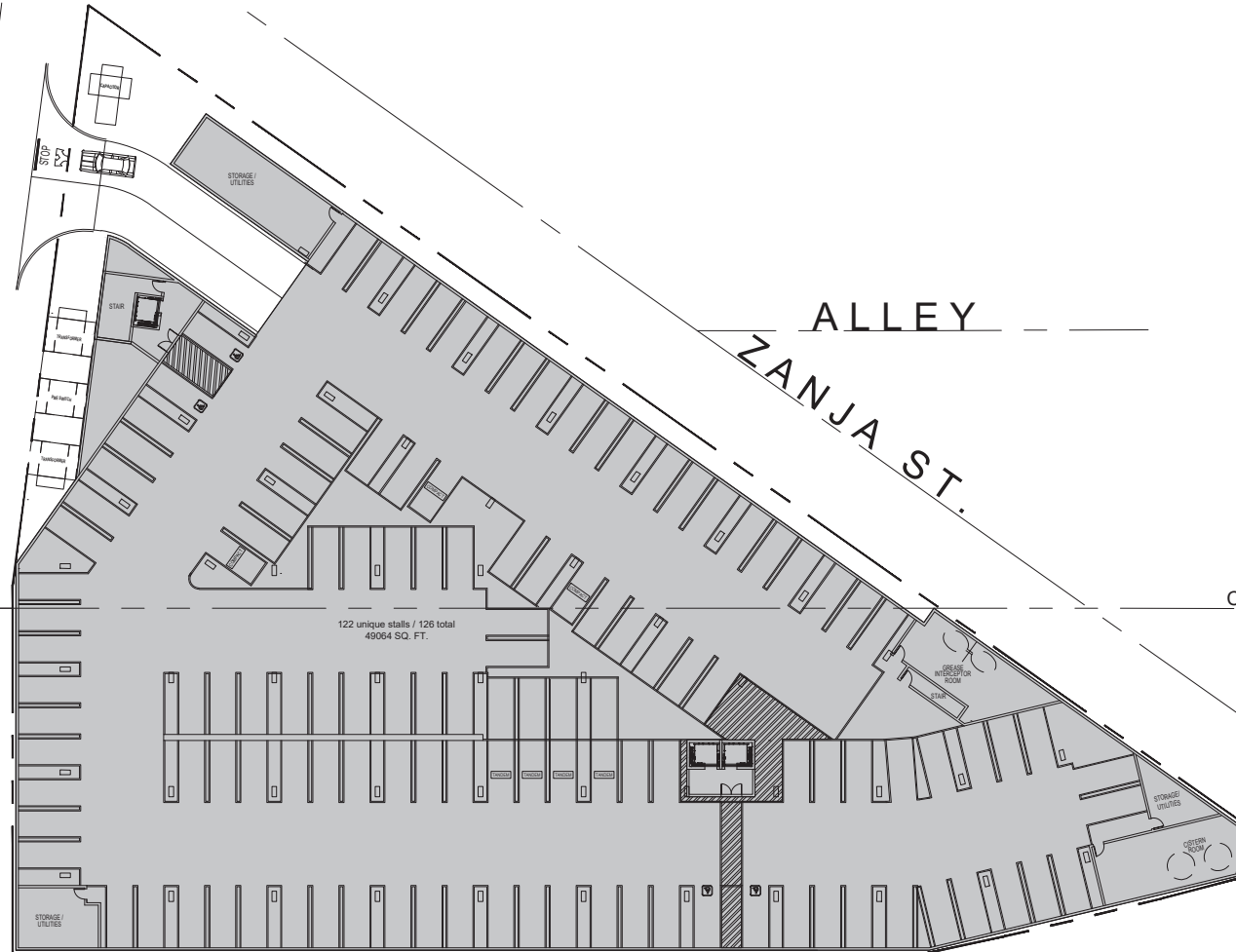
true north

MEIER ST.

ALLEY
ZANJA ST.

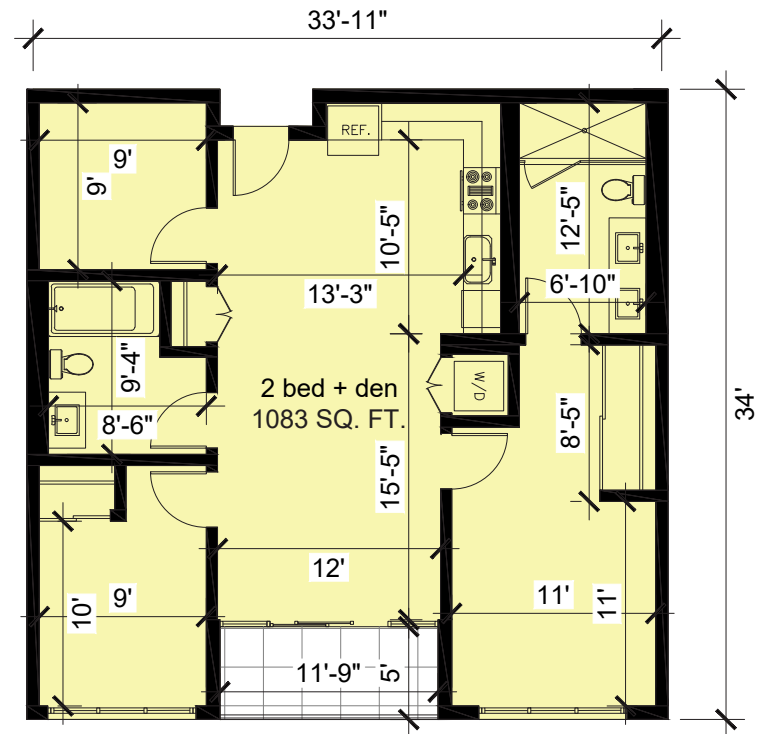
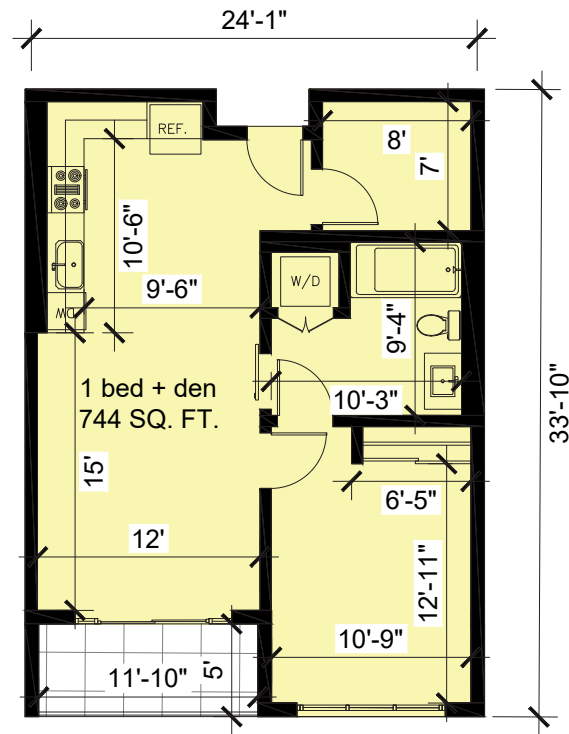
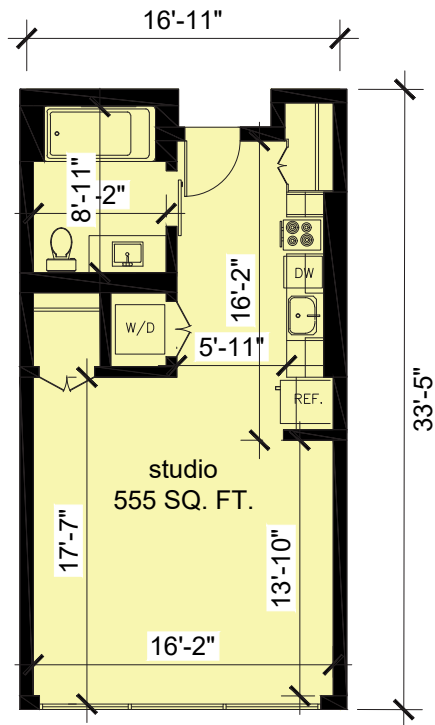
CITY OF LOS ANGELES
CULVER CITY

WASHINGTON BLVD.



Proposed Floor Plans

Suite Layout Examples





NEIGHBORHOOD

Culver City West has become a haven for media and entertainment as well as home to successful entrepreneurs of all ages. Surrounded by Silicon Beach and downtown Culver City, this region of the Los Angeles metropolitan area is home to over 500 tech companies. A few major technology companies who have set up offices in Silicon Beach include Google, Yahoo!, YouTube, SnapChat, Facebook, Twitter, BuzzFeed, AOL, Electronic Arts, and Tesla. What separates Silicon Beach from Silicon Valley is the confluence of technology and entertainment. Apple, Amazon, HBO have recently planned over 500,000 SF of creative space to build out original content studios.

**Convenient access
to Playa Vista,
Venice,
Marina Del Rey
and Santa Monica**

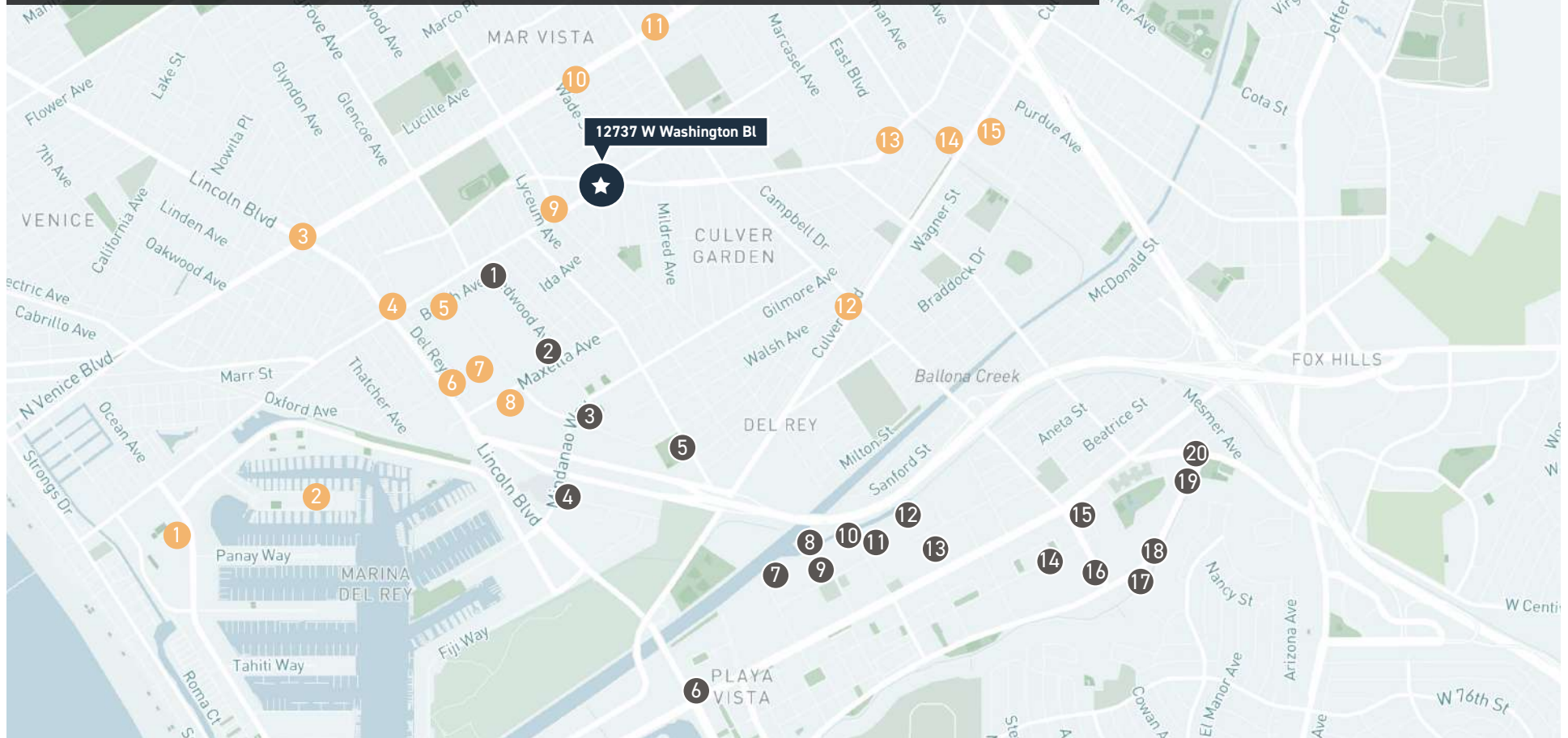
Area Overview

Residential Developments

1. Neptune Marina
2. Wayfarer Apartments
3. 2454 Lincoln Blvd
4. 13481-13485 Beach Ave
5. INclave
6. Stella Phase II
7. D1 Living
8. 13450 W Maxella Ave
9. West Washington Apartments
10. 12607 W Pacific Ave
11. 4025 Grand View Blvd
12. 4706 S Centinela Ave
13. Courtleigh Apartments
14. 11722 S Culver Blvd
15. 11612 Culver Ave

Leasable Office Spaces

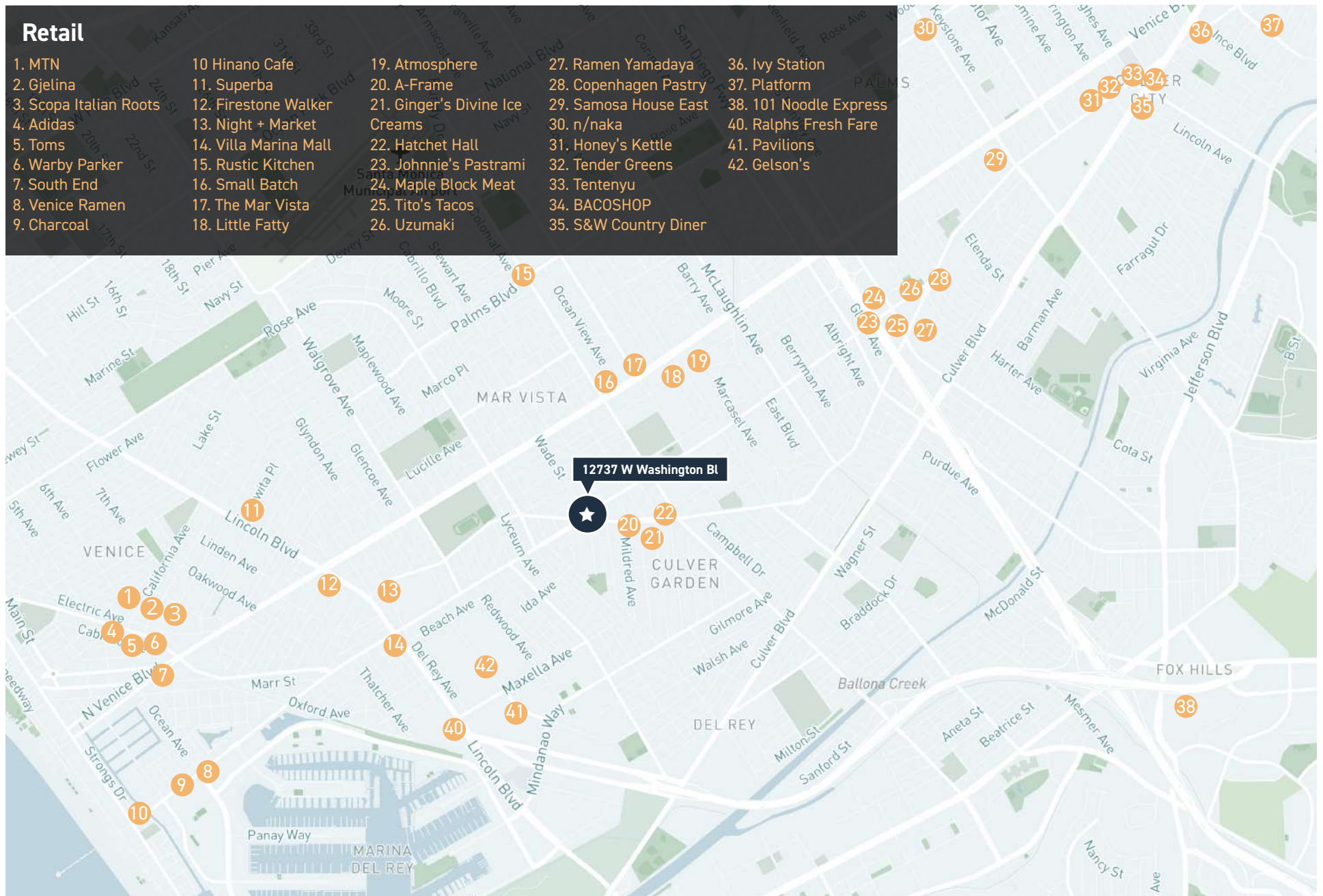
1. JibJab Media
2. Dollar Shave
3. C3 Jian
4. USC
5. Tesla
6. TV Guide
7. Microsoft
8. 8i Labs Inc
9. Deutsch
10. Regus
11. WeWork
12. Jenkins Gales & Martinez
13. Providence Health & Services
14. Google
15. LMU
16. Konami Digital
17. CPK
18. 72 & Sunny
19. Annenberg Foundation
20. Yahoo!
21. Sony Pictures Studios
22. One Culver
23. Culver Studios



Area Overview

Retail

- | | | | | |
|------------------------|-----------------------|--------------------------------|-----------------------|------------------------|
| 1. MTN | 10. Hinano Cafe | 19. Atmosphere | 27. Ramen Yamadaya | 36. Ivy Station |
| 2. Gjolina | 11. Superba | 20. A-Frame | 28. Copenhagen Pastry | 37. Platform |
| 3. Scopa Italian Roots | 12. Firestone Walker | 21. Ginger's Divine Ice Creams | 29. Samosa House East | 38. 101 Noodle Express |
| 4. Adidas | 13. Night + Market | 22. Hatchet Hall | 30. n/naka | 40. Ralphs Fresh Fare |
| 5. Toms | 14. Villa Marina Mall | 23. Johnnie's Pastrami | 31. Honey's Kettle | 41. Pavilions |
| 6. Warby Parker | 15. Rustic Kitchen | 24. Maple Block Meat | 32. Tender Greens | 42. Gelson's |
| 7. South End | 16. Small Batch | 25. Tito's Tacos | 33. Tentenyu | |
| 8. Venice Ramen | 17. The Mar Vista | 26. Uzumaki | 34. BACOSHOP | |
| 9. Charcoal | 18. Little Fatty | | 35. S&W Country Diner | |



Demographics



2029 PROJECTED POPULATION

1 Mile	41,389
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3 Miles	274,255
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5 Miles	595,433
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INCOME OVER \$200K

1 Mile	4,663
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3 Miles	31,088
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5 Miles	62,803
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AVG HOUSEHOLD INCOME

1 Mile	\$133,752
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3 Miles	\$139,272
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5 Miles	\$134,158
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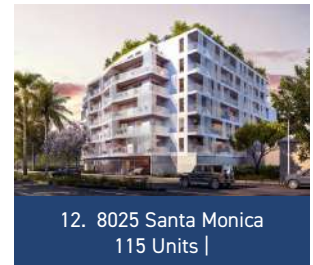
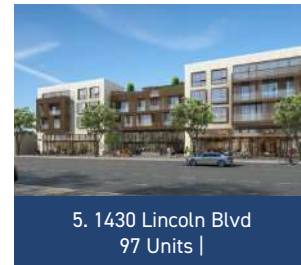
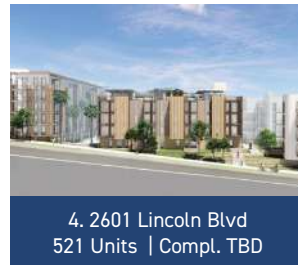
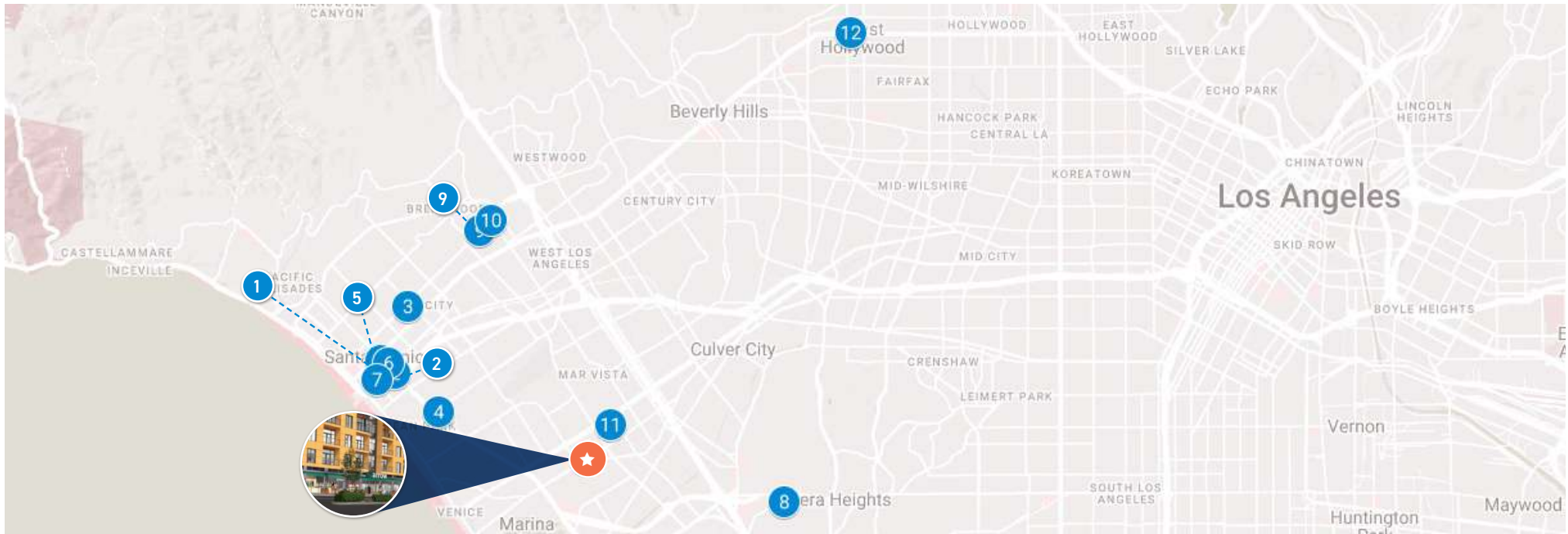
MEDIAN HOME VALUE

1 Mile	\$1,104,846
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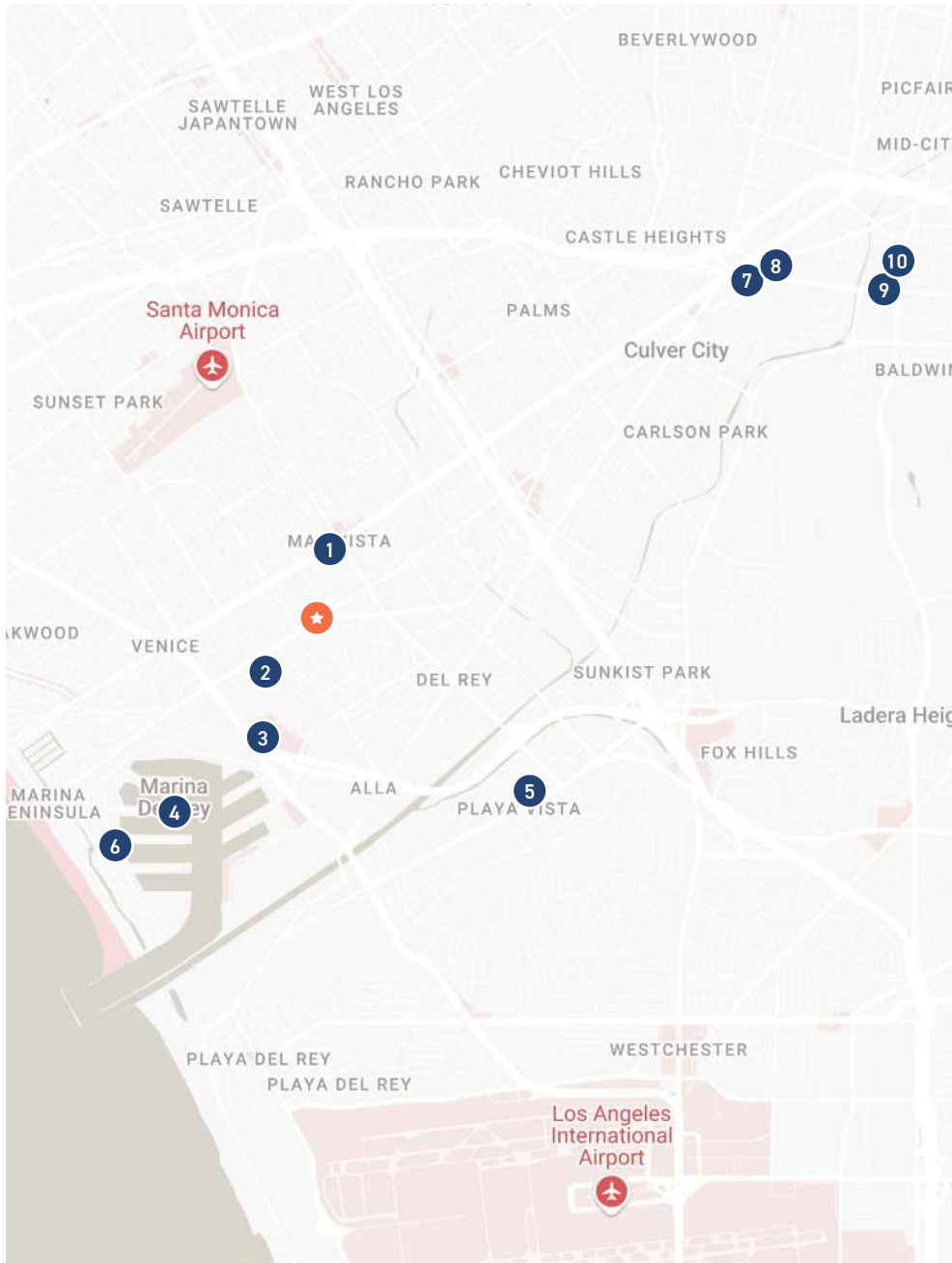
3 Miles	\$1,099,576
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5 Miles	\$1,085,965
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Local Developments



Market Comparables - Lease



★ Triangle Center
144 Units | Entitled



1. The Charlie Mar Vista | .4mi
129 Units | Built 2021



2. Forty55 Lofts | .5mi
140 Units | Built 2009



3. Stella Apartments | .8mi
248 Units | Built 2012



4. Dolphin Marina Apartments
1.5mi | 204 Units | Built 1964



5. Accent | 1.7mi
196 Units | Built 2014



6. Neptune Marina | 1.9mi
526 Units | Built 2019



7. Upper Ivy Residences | 3.5mi
200 Units | Built 2021



8. Access Culver City | 3.6mi
115 Units | Built 2016



9. VOX Residences | 4.2mi
910 Units | Built 2021



10. ARQ Residences | 4.3mi
300 Units | Built 2021

Market Comparables - Lease

Studio

Property Address	Name	Year Built	Avg SF	Per SF	Per Unit
12444 Venice Blvd	The Charlie Mar Vista	2021	\$2,553	531	\$4.81
13488 W Maxella Ave	Stella Apartments	2012	\$3,395	789	\$4.30
13900 Panay Way	Dolphin Marina Apartments	1964	\$4,005	650	\$6.16
8809 Washington Blvd	Upper Iver Residences	2021	\$3,794	719	\$5.28
8770 Washington Blvd	Access Culver City	2016	\$4,223	607	\$6.96
3333 S La Cienega Blvd	VOX Residences	2021	\$3,126	507	\$6.17

1 Bedroom

Property Address	Name	Year Built	Avg SF	Per SF	Per Unit
12444 Venice Blvd	The Charlie Mar Vista	2021	\$3,314	698	\$4.75
4055 Redwood Ave	Forty55 Lofts	2009	\$3,626	1,038	\$3.49
13488 W Maxella Ave	Stella Apartments	2012	\$3,411	758	\$4.50
13900 Panay Way	Dolphin Marina Apartments	1964	\$4,770	1,000	\$4.77
5550 Grosvenor Blvd	Accent	2014	\$3,561	776	\$4.59
14126 Marquesas Way	Neptune Marina	2019	\$4,358	801	\$5.44
8809 Washington Blvd	Upper Iver Residences	2021	\$3,676	742	\$4.95
8770 Washington Blvd	Access Culver City	2016	\$3,289	756	\$4.35
3333 S La Cienega Blvd	VOX Residences	2021	\$3,710	767	\$4.84
3311 S La Cienega Blvd	ARQ Residences	2021	\$4,743	779	\$6.09

2 Bedroom

Property Address	Name	Year Built	Avg SF	Per SF	Per Unit
12444 Venice Blvd	The Charlie Mar Vista	2021	\$4,980	1,102	\$4.52
4055 Redwood Ave	Forty55 Lofts	2009	\$5,225	1,481	\$3.53
13488 W Maxella Ave	Stella Apartments	2012	\$4,349	1,136	\$3.83
13900 Panay Way	Dolphin Marina Apartments	1964	\$6,527	1,478	\$4.41
5550 Grosvenor Blvd	Accent	2014	\$4,192	1,137	\$3.69
14126 Marquesas Way	Neptune Marina	2019	\$5,981	1,196	\$5.00
8809 Washington Blvd	Upper Iver Residences	2021	\$5,391	1,167	\$4.62
8770 Washington Blvd	Access Culver City	2016	\$5,285	1,104	\$4.79
3333 S La Cienega Blvd	VOX Residences	2021	\$4,629	1,202	\$3.85
3311 S La Cienega Blvd	ARQ Residences	2021	\$6,605	1,182	\$5.59



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