

\$4,599,000 - 2637 S Garth Avenue, Los Angeles

MLS® #BB25192797

\$4,599,000

19 Bedroom, 21.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

2637 S Garth Avenue is a brand-new, **NON-RENT-CONTROLLED** 2025 luxury 6-unit community with 4/6 units already leased, ideally located on a quiet, tree-lined street near the Culver City border. This high-performing investment offers a strong projected 6.38% cap rate and minimal operating costs, with all units separately metered for electric and water—no gas on site.

Comprised of three distinct buildings, the property features an impressive unit mix of four 3-bed/3-bath townhomes, one 3-bed/3.5-bath, and one 4-bed/4.5-bath unit—each offering expansive floorplans, premium finishes, and private in-unit laundry. The exterior boasts a striking architectural design that enhances curb appeal and tenant desirability.

Fully electric and designed for long-term performance, 2637 S Garth includes 12 parking spaces (5 standard, 5 compact + 2 bonus), drought-tolerant landscaping, and ultra-low maintenance infrastructure.

Located in one of LA's most centrally connected neighborhoods, just minutes from Culver City, Beverlywood, Mar Vista, and Pico-Robertson, the property offers quick access to Venice Blvd shops, Ivy Station, Helms Bakery, and premier dining at Etta, Father's Office, Bianca, and more. Quick



freeway and Expo Line access puts Santa Monica, DTLA, and West Hollywood within easy reach.

With SB-8 restricting future development, newly built luxury assets like this are becoming increasingly rare. 2637 S Garth is a standout opportunity for investors seeking a turnkey, high-income, low-expense property in a prime Westside location.

Built in 2025

Essential Information

MLS® #	BB25192797
Price	\$4,599,000
Bedrooms	19
Bathrooms	21.00
Acres	0.17
Year Built	2025
Type	Residential Income
Sub-Type	Quadruplex
Style	Modern
Status	Closed
Listing Agent	Cheyenne Womack
Listing Office	Myunits.com Inc.

Community Information

Address	2637 S Garth Avenue
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

Amenities

Parking Spaces	12
View	Neighborhood
Pool	None

Exterior

Lot Description	Landscaped, Level, Street Level
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Interior

Interior	Laminate, Tile
Interior Features	Balcony, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	August 26th, 2025
Days on Market	37
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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