

Cheviot Hills

The greatest neighborhood in the world

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THEAGENCY

NEIGHBORHOOD CHAMPIONS

By Ben Lee

If those baseball players on the cover of this month's newsletter look extra happy, it's because they are the winners of the Pony League WORLD SERIES! That's right- for the first time ever in the history of Los Angeles, our local Rancho Park boys from the 11U division won the entire series; beating out teams from Mexico, China and all over America. Speaking as a dad who spent years watching his three boys play baseball on those same Rancho Park fields, I know how hard you guys worked to take it all the way to the top. Congratulations to the coaches, manager, all the parents and especially our hometown sluggers who should feel so happy for a job well done. When/if you guys ever decide to go pro, we'll be proud to say we knew you when.

Speaking of baseball, even if you're not a big fan of the sport, you likely know October is synonymous with the Postseason. It was bittersweet to see Dodgers' star pitcher Clayton Kershaw announce his retirement last month. No one enjoys leaving a party before it's over however he deserves the dignity in deciding to hang up his mitt as the most highly respected and acclaimed pitcher in the league. It is also an enormous accomplishment (and point of pride as a Los Angelino) to say he spent his entire glorified two-decade career as a Dodger.

Very few if any of us could ever boast the same career highs as #22. We'll never know what it's like to trot onto an enormous baseball field to the thunderous applause of 50,000 fans. Nor will we likely illicit tears from strangers when we decide to step away from the mound for good. But that doesn't mean those of us regular folk punching the clock from 9-5 every day can't experience a bit of glory. I was excited to be featured in the latest issue of "Housing Wire." It's an international industry trade, essentially the Variety for real estate agents, and when the PR arm of my new brokerage company (The Agency) submitted me for an interview, I didn't think it would result in such a flashy piece or focus so heavily on the unique qualities of my marketing. When I started this newsletter several years ago, it was never intended to be a direct marketing vehicle about real estate. On the contrary, it was always meant to bring attention to the community while sharing personal stories about me, my family and why we live here.



I devote one page to my current listings but the rest of it has always put sales on the back burner in favor of showing why this incredible neighborhood is the best place to live.

The truth is, there is no way to quantitatively prove whether churning out this newsletter month after month, year after year and decade after decade results in tangible real estate business. In other words, no one ever calls me and says, "Hi. I read your newsletter this month. Please sell my house." But I do hear from many neighbors who say, "I feel like I know you," or "Thanks for telling me about that new restaurant!" or "Hey, Ben- where's the best surf spot in El Salvador?" Just kidding- no one has ever asked me that last question. But I imagine if anyone decides to go surfing in El Salvador, they know I'm the guy who can tell them all the details. It's the personal touch of this publication that has propelled my business and has set me apart from the rest of the real estate agents in the region, maybe even the world, and I must've really stressed that in the Housing Wire interview because it became

the central theme of the article. If you'd like to read the entire thing, you can find it here: housingwire.com/vetted/ Scroll down until the "Vetted Visionaries," section and I'm the first guy listed.

In addition to watching baseball and going Trick or Treating this October, I hope you flip to the back page to learn more about a handful of fun activities that are taking place this month around town. Whether you want to safely dispose of all your unwanted papers/small appliances/e-waste; catch a fabulous musical; attend a wine night or join some friends to cook dinner for 300 people- there's no shortage of opportunities to get involved.

You might not experience winning the World Series or wake up every morning to the thunderous applause and standing ovations that Clayton Kershaw enjoys but that's OK! It's enough to know that your trusty neighborhood realtor appreciates you and I, for one, look forward to seeing you out and about during this busy, festive, first month of Fall. Let's make it a great one!

September 9, 2025 | Vetted Visionaries

Why this top 1% agent still spends \$950 a month mailing a newsletter

Vetted by HousingWire > Vetted Visionaries



My featured listings

Cheviot Hills – GREAT NEW PRICE!



10422 Lorenzo - \$7,995,000

6 Beds / 8 Bath

A gorgeous home built only two years ago in premier section of Cheviot Hills: 6 bedrooms/8 bath with spectacular golf course views from virtually every room. There is no other property that embodies this level of artistry, craftsmanship and scope on the market today. Sweeping, curved staircase joins the three levels of this home.

Beverlywood – FOR SALE!



2803 Cardiff Avenue - \$4,815,000

5 Beds / 6 Bath, 4382 Sq. Ft., 6763 Sq. Ft. Lot

Nestled in the highly desirable neighborhood of Cheviot Hills, this 2-story traditional home being built by Thomas James Home's offers 4,382 sq ft of luxurious living space. Featuring 5 bedrooms and 5.5 bathrooms, this thoughtfully designed home includes an attached and a detached ADU, providing versatility and additional space. Conveniently situated just minutes from the vibrant shopping scene in Century City, the cultural hub of Culver City, and the prestigious UCLA campus, this home offers unmatched convenience. Enjoy proximity to renowned golf courses such as Hillcrest Country Club and Rancho Park. Don't miss your chance to own this exceptional residence in one of Los Angeles' most sought-after neighborhoods!

Cheviot Hills – GREAT NEW PRICE!



2700 Anchor Avenue - \$3,295,000

4 Beds / 3 Bath, 3426 Sq. Ft.

A stunning Craftsman style home on one of the loveliest streets in all of Cheviot Hills, this 4 bedroom/3 bath house on Anchor has so much to offer. There is beauty around every corner of this 3,426 sq ft property. High vaulted ceilings, hardwood floors, open floor plan. There is a formal Dining Room, Living room and cozy breakfast nook that opens to the private backyard, surrounded by greenery. Sliding glass doors allow for maximum natural light to stream in and provides pleasant views of the backyard pool and landscaping.

Rancho Park – GREAT NEW PRICE!



2831 Malcolm Avenue - \$3,795,000

4 Beds / 5 Bath, 3450 Sq. Ft., 6324 Sq. Ft. Lot

Sherman Oaks – FOR SALE!



3421 Castlewoods Place - \$2,395,000

4 Beds / 3 Bath, 2815 Sq. Ft.

Santa Monica – FOR LEASE!



141 Hollister Ave. - \$30,000 per/mo.

5 Beds / 6 Bath

Mar Vista – IN ESCROW!



3571 Colonial Avenue - \$3,995,000

5 Beds / 7 Bath, 4225 Sq. Ft., 7500 Sq. Ft. Lot

Beverlywood – SOLD OFF MARKET!



9600 Beverlywood Street - \$2,830,000

4 Beds / 4 Bath, 2926 Sq. Ft.

Beverlywood – SOLD!



9120 Gibson Street - \$1,595,000

3 Beds / 2 Bath, 1275 Sq. Ft.

Cheviot Hills happenings



SHRED EVENT!

By Ben Lee

If you have been holding on to papers that (for privacy reasons) should be destroyed instead of thrown away, now's your chance to get everything shredded for free while supporting a great cause!

I am sponsoring this event so it's totally free of charge to you. However, if you would like to donate any amount to the Hamilton High Booster Club, that would be great. You can give 5, 10, 20 dollars and I will match all donations. On the day of the event, you can donate via cash, check, zelle or venmo. Hamilton High will gratefully accept and appreciate any amount you decide to give. Bring all the

papers you'd like, (staff will be on hand to help) but no big/heavy metal clips (simple staples are fine). Responsibly dispose of E-waste (small appliances or computer hard-drives), too. Basically, anything with a cord will be accepted but no lightbulbs or batteries. If you have any questions, give me a call: 310-704-6580 or email: ben@benleeproperties.com Looking forward to seeing you there!

**Saturday, October 25
from 9-12pm**

**Hamilton High School,
FRONT PARKING LOT
2955 S. ROBERTSON BLVD
LA., CA 90034**

LITTLE SHOP OF HORRORS

By Ben Lee

Calling all musical theater fans! The music academy at Hamilton High will be performing the timeless classic "Little Shop of Horrors," October 29-November 1. A fun treat for the entire family,

there is truly no need to spend a fortune when we have a stellar cast of fabulous actors putting on professional-level shows right in our own backyard. For tickets visit: <https://www.hamiltonmusic.org/events/>

COME COOK WITH US!

By Ben Lee

Local non-profit "Our Big Kitchen LA," (OBKLA) needs our help and everyone is welcome to participate. On Monday, November 10 from 6:30-8:30pm, please join me and my family as we volunteer and help cook 300 meals for the less fortunate. This will be a fun night for the community to come together and a great opportunity to meet some neighbors while

doing something meaningful! The kitchen is located on Pico/ Robertson and can accommodate up to 70 guests (kids are welcome but they need to be over 5 years old). If you are interested in joining the fun, please email my wife Lilli: lillijlee@yahoo.com and she'll share additional details. Not only will you feel like you've done a good deed, but you'll also get to enjoy a delicious homemade chocolate chip cookie at the end of the night. I hope you'll be there!



RAFFLE WINNER & WINE NIGHT!

By Ben Lee

Thank you to everyone who entered to win a \$50 to Bakery LA on Pico! This is a beloved new restaurant been made clear by how many entries we received. Alas, there can only be one winner and that person is: Melanie Steiner. Congratulations! Hope you enjoy all the sandwiches and treats \$50 can buy.

It's not too late for all the neighborhood ladies to join the next Wine Night! Jackie Shulman

is hosting on October 20 and you're welcome to attend. Simply email Lilli: lillijlee@yahoo.com and she'll gladly add you to the list.

BAKERY. LA