

NO. 154  
January 2026

# Cheviot Hills

The greatest neighborhood in the world



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# WELCOME, 2026!

By Ben Lee

**I**t's hard to believe that December is here already. This month, which typically exudes feelings of awe, presents an optimistic outlook for the next year ahead.

I'm not a big fan or proponent of New Year's Resolutions. They're very easy to make and much harder to keep. So, instead of setting myself up to feel like a failure so early in the new year, I thought it might be more fun to resolve to take more advantage of all the best of what Los Angeles has to offer in 2026. Our city gets such a bum rap for all its perceived problems: high cost of housing, air pollution, earthquakes, crimes without consequences, tents of the unhoused peppering the streets. Naysayers have lists that go on and on but guess what? For as many complaints people may have, there are just as many wonderful things about living here to celebrate and in 2026, I'm hoping to take advantage of as many of them as possible.

**Prime Location:** There's no other city I can think of that, in the course of one day, you can surf at the beach in the morning, drive an hour and ski in the mountains in the afternoon. The fact that it's sunny practically all year round and this can be achieved in the middle of winter is an added bonus. We are geographically blessed in a way that other cities simply can't compare.

**Arts and Culture:** Being based in the Westside of Los Angeles means we are equidistant to many of the best performance spaces in the city. Driving about 20 minutes in any direction, depending on traffic of course, puts us front and center of top-notch live shows at the Pantages and Dolby theaters



in Hollywood, the Broad in Santa Monica, Kirk Douglas in Culver City and Dorothy Chandler/ Ahmanson Downtown. Each of these iconic theaters have a robust slate of interesting productions in the new year, however if watching live theater or listening to the Philharmonic isn't your jam, you're in luck because Los Angeles has a plethora of fine art museums, too, and we are lucky to live near(ish) to most of them. LACMA in the Miracle Mile, the Skirball Center on Sepulveda, the Broad downtown and of course the Getty Museum is world renowned and right in our own backyard.

**Tasty Treats:** No trip to the museums or theaters would be complete without enjoying a good meal beforehand. We all have our favorite places in which to dine and there are obviously way too many to list here but I think sometimes we take it for granted how many restaurant options from such a wide variety

of different cultures exist in West Los Angeles. Not every city can boast the best in Mexican, Thai, Ethiopian, Italian, Japanese, Korean and Persian outside of visiting the actual countries from which they originated. But if you are craving something delicious that was invented in Los Angeles, the following foods were created right here at home: French Dips, In-N-Out burgers, Acai Bowls, California Rolls, Korean BBQ, and the mobile Taco Truck.

**Natural Beauty:** Living in a spot nestled between the beach and mountains is a blessing all year round but sometimes it's worth a trip to hit one of Los Angeles's beautiful nearby parks or trails to really appreciate how special it is to live here. Kenneth Hahn State Recreation Area off La Cienega is an enormous, idyllic oasis right in the center of town. Or climb to the top of the nearby Culver City stairs and experience one of the most incredible views you've ever seen. I'm partial to the trail off

Mandeville Canyon where you can hike to the top of the mountain and not only encounter the abandoned Nike Missile Site but also enjoy a 360-degree vista of one of LA's most gorgeous views.

**Housing:** I couldn't let a comprehensive list of all the great things LA has to offer end without at least touching upon the limitless housing possibilities we have here. The prices may be high compared to other parts of the country but that's because we're not just buying a house- we're buying the privilege of living in a town that literally sells dreams as its main export. We are paying a premium for not shoveling snow in the winter or worrying about the unlikely event of a tornado in the spring. Is it perfect living here all the time? Of course not. Anyone who lost a home in the fires could tell you that. But many, if not most of those residents are not moving out of the city despite everything they endured. Even in the aftermath of the worst tragedy they could imagine, LA is still home.

As we embark on a new year, there will be many justified reasons to complain about all the problems encountered from living in Los Angeles but I hope we can find and remember just as many reasons to celebrate living here, too. Maybe the fact that my kids are 3rd generation native sons of this city means I'm a bit biased but I feel pretty confident that this year I'll be able to achieve my new year's resolution: this year, I don't plan on promising to diet and exercise but instead to enjoy all the great attributes of this fabulous city we all share.

Let's grab an Acai bowl or a French Dip and I'll see you on the trails.

Happy New Year, neighbors. Let's make it a great one!

# My featured listings

Encino – FOR SALE OR LEASE!



NEW CONSTRUCTION

**16879 Mooncrest Dr - \$5,395,000 or \$30,000 p/mo.**

5 Beds / 8 Bath, 5,900 Sq. Ft. 10,890 Sq. Ft. Lot

A dazzling, brand new construction on a quarter acre lot south of Ventura Boulevard, this impeccably designed 5 bedroom/8 bathroom home is luxury living at its finest. This 5,900 square ft home has everything a discerning buyer could want: vast, spacious living spaces; open floor plan, natural light, elegant landscaping and enormous backyard with BBQ. The chefs kitchen offers top-of-the-line appliances and an abundance of space for entertaining. In addition to the elegant bedrooms and bathrooms, there is also a state-of-the-art theater, great room, living room, office and elevator to visit each floor with convenient ease. Additional amenities include: 3 fireplaces, designer light fixtures/chandelier, basement gym and bar, solar roof panels (paid off, no cost to buyer), electric water heaters and two laundry rooms. A certified Smart Home that offers Control 4 throughout, this isn't just a magnificent estate but a true architectural achievement. Also available for lease.

Rancho Park – GREAT NEW PRICE!



**2831 Malcolm Avenue - \$3,795,000**

*The seller is offering \$100K in concessions and is open to a seller carry-back, giving buyers a unique chance to get creative with financing and reduce out-of-pocket costs.*

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

A contemporary, brand-new built home in Rancho Park designed by acclaimed Desai Architects and built by Gaia Construction, this 4 bedroom/5 bath Modern style masterpiece is truly stunning. Step inside and be transported to a sophisticated Italian villa: muted tones, broad tile flooring, soaring ceilings, the massive sliding glass doors allow the entire home to be basked in natural light, creating an airy, open flow throughout the interior. An oversized island subtly separates the sleek chef's kitchen from the rest of the social rooms of the first floor making the entire space ideal for entertaining. The kitchen is enhanced by its design aesthetic; gone are bulky, unnecessary fixtures and instead you'll find smooth surfaces on the imported Italian cabinetry and high-end Miele appliances that disappear into the background. From every angle is a lovely view of the backyard that feels like an extension of the home: wholly secluded and surrounded by greenery, the yard offers a flat expanse of grass, pool, hot tub, built-in bbq in the al fresco kitchen. Upstairs is the family's living quarters, the Primary Suite providing high ceilings, enormous walk-in closet and beautiful bathroom with luxurious tub. Additional features of this 3450 sq ft home include: upstairs laundry facility, living roof garden, owned solar panels, 6-unit AC so each room can control its temperature, fireplace, Control-4 smart home automation and two car garage. Conveniently located near the shops and businesses on Pico and Expo line yet situated on a quiet, friendly street full of many happy families in the highly coveted Overland School District, this new home is a neighborhood star!

Beverlywood – FOR SALE!



**2803 Cardiff Avenue - \$4,845,000**

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

Sherman Oaks – IN ESCROW!



**3421 Castlewoods Place - \$1,995,000**

4 Beds / 3 Bath, 2815 Sq. Ft.

Cheviot Hills – IN ESCROW!



**2700 Anchor Avenue - \$2,995,000**

4 Beds / 3 Bath, 3426 Sq. Ft.

Cheviot Hills – SOLD!



**10422 Lorenzo - \$7,995,000**

6 Beds / 8 Bath

West Hollywood – SOLD!



**9028 Rangely Ave - \$1,750,000**

4 Beds / 1 Bath, w/Laundry in Unit

Mar Vista – SOLD!



**3571 Colonial Avenue - \$3,995,000**

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

# Cheviot Hills happenings

## MLK DAY

Since Ronald Regan signed Martin Luther King Jr. Day into law in 1983, the day has become a federally recognized holiday and today it's celebrated nationwide as a day of service. With kids home from school (this year the holiday falls on January 19), there is no shortage of opportunities to show your children the benefits of volunteering while celebrating the legacy of this great civil rights leader. Laworks.com produces the largest MLK Day of Service volunteer event. Ideal for the whole family, tickets are free but limited and it's a terrific way to give back while enjoying a festival-like atmosphere with food trucks, live music and booths featuring mostly minority-owned small

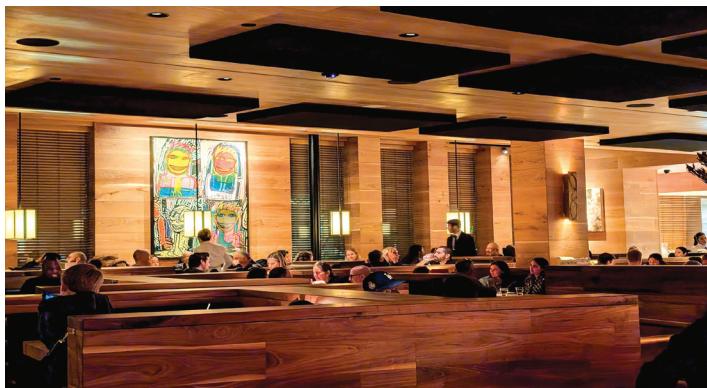


businesses. Find more information here: [laworks.com/mllk2026](http://laworks.com/mllk2026). Another terrific resource for volunteering opportunities on MLK Day and all year round: <https://www.idealst.org/en/volunteer>. I hope you have a fun and meaningful Martin Luther King Jr. Day.

## RAFFLE

Starting off the new year right with a brand new, very fun raffle! This month we're raffling off a \$50 gift card to Laurel Grill in Culver City. If you haven't been by yet, Laurel Grill is a casual yet upscale new restaurant that offers great food that appeals to both adults and kids. Open for lunch or dinner and located in the heart of

Culver City. If you haven't tried Laurel Grill yet, you're in for a treat. To enter to win the \$50 gift card, simply send me an email: [ben@benleeproperties.com](mailto:ben@benleeproperties.com) and write 'LAUREL' in the subject line. That's it! We'll draw a winner at the end of the month and let you know via email. Good luck!



## REAL ESTATE OUTLOOK

Zillow often misses the mark when it comes to home values however it has released a list of housing predictions for 2026 and I believe that many of them will prove to be accurate. You can see the entire list on line but these were the general highlights: Home values will likely rise 1.2%, it projects 4.26 million home sales next year which is a 4.3 increase over 2025 as improved affordability will bring demand

back to the market. The California Association of Realtors (C.A.R.) is projecting that California's median home price is going to rise 3.6 percent to \$905,000 (which is significantly higher than the 1% rise in 2025 from 2024.) A slightly lower interest rate and an increase in housing supply will nudge more movement in 2026 and I'm ready to help if this is the year you'd like to make a move!

## WINE NIGHT



By Lilli Lee

It was the biggest wine night yet last month at Mary's house (thank you, Mary!!). These parties are so much fun because it's never the same group twice and they can be made smaller or larger depending on the hostess. In other words, if you ever were thinking about hosting but were a little nervous about inviting so many women into your home, we can cut the guest list off at any number

that makes you comfortable. So, don't be intimidated to either attend or host an upcoming Ladies Wine Night. I'll always help in any way I can and I promise you won't regret it! The first Wine Night of 2026 will be at my house on Thursday, February 19 from 7-9. If you'd like to be added to the evite, send me an email and I'll share all the details: [lillijlee@yahoo.com](mailto:lillijlee@yahoo.com). Thanks and hope to see you there!