



8935-8965

WASHINGTON BLVD
CULVER CITY, CA

9,342 - 25,288 SF Available

Prime Creative Space in the Heart of Culver City



OPPORTUNITY

Prime creative space in Culver City's media hub, featuring two buildings with high-end broadcast facilities and excellent transit access.

PROPERTY HIGHLIGHTS



Two separate bow truss buildings



Within walking distance to numerous restaurant and shops



Total area: 25,288 SF
(9,342 SF and 13,366 SF)



Site area: 0.56 acre



Current use: Recording studio/creative office space



Ceiling height: 20-24'



Availability: Q1 2025



One block away from Ivy Station Metro Stop



Existing creative studio infrastructure

AREA DEMOGRAPHICS

(3 Mile Radius)¹



229,371
Total Employees



29,355
Total Businesses



312,312
Population



131,240
Households

1) Sitewise/Costar.

LOCATION ADVANTAGES & AMENITIES



8935-8965 Washington Blvd, Culver City, CA

RESTAURANTS

- | | | |
|--------------------------|------------------|------------------------|
| 1. Pasta Sisters | 10. MOD Pizza | 19. Public School 310 |
| 2. Lustig | 11. Blue Bottle | 20. Mendocino Farms |
| 3. Breakaway Cafe | 12. LOQUI | 21. Philz Coffee |
| 4. Sweetfin Poke | 13. Jersey Mikes | 22. Salt & Straw |
| 5. Equator Coffees | 14. Bianca | 23. Tender Greens |
| 6. Etta | 15. Wing Stop | 24. Breakfast Republic |
| 7. Los Angeles Ale Works | 16. In-N-Out | 25. Cafe Vida |
| 8. Il Buco Vita | 17. JULIET | |
| 9. Sweet Green | 18. CAVA | |

RETAIL

- | | | |
|-----------------------------|-------------------------|------------------|
| 1. Rejuvenation | 8. Noblessa | 15. Roberta's |
| 2. HD Buttercup | 9. Design Public | 16. Margot |
| 3. KOHLER | 10. Cisco Homes | 17. Catbird |
| 4. Arcana Books on the Arts | 11. Ross Dress for Less | 18. Guild |
| 5. Harbour Outdoor | 12. CVS | 19. Teller |
| 6. Room & Board | 13. Sprouts | 20. Wyeth |
| 7. Scandinavian Designs | 14. Reformation | 21. Trader Joe's |

MEDIA & TECH TENANTS:

- HBO
- Amazon - The Culver Studios
- Sony Pictures

FITNESS

- Mayweather Boxing + Fitness
- Yoga Six
- StretchLab
- Equinox

TRANSPORTATION

- Palms - Metro
- Ivy Station - Metro
- Robertson Transit Hub - Metro
- Culver Blvd/Main St - Metro
- Culver Blvd/Lafayette Ln - Metro

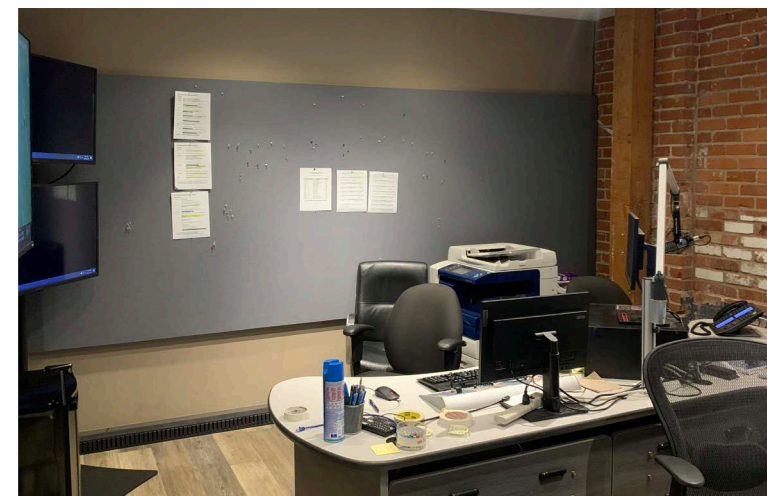
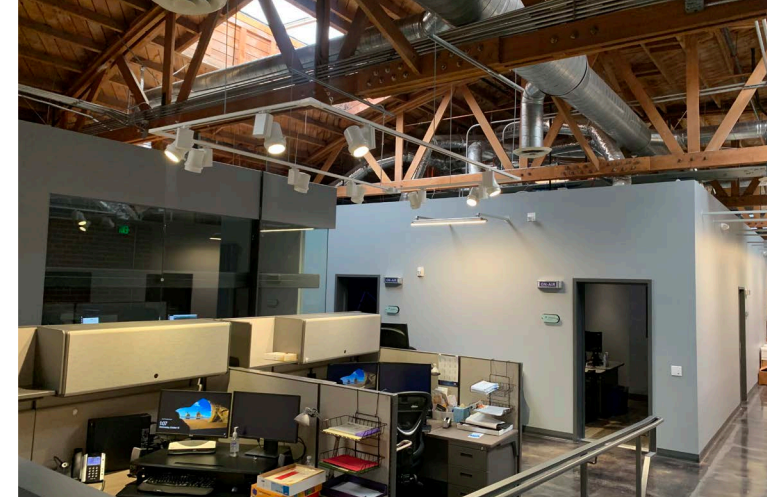
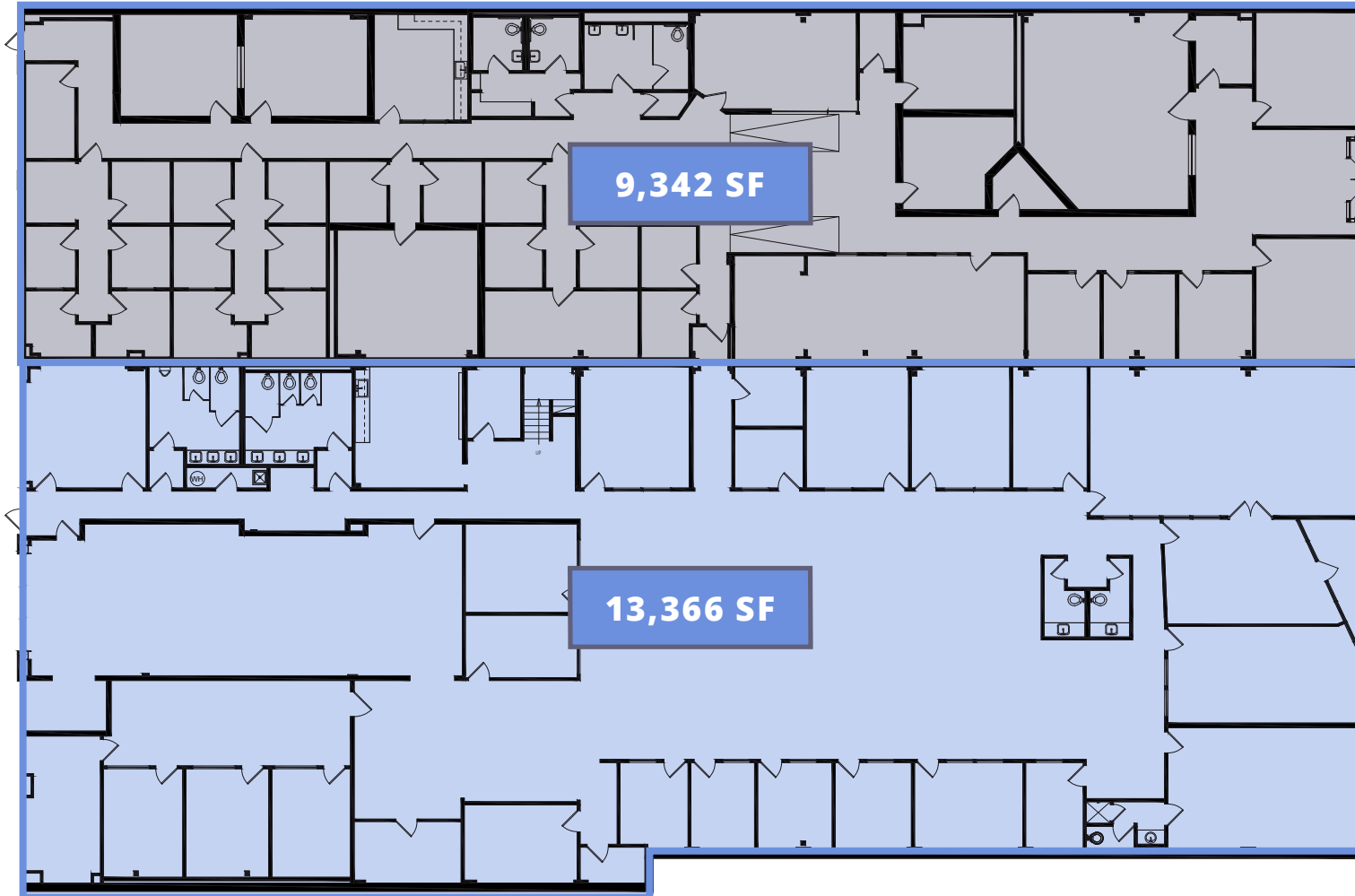
HOTEL

- The Shay

1ST FLOOR PLAN

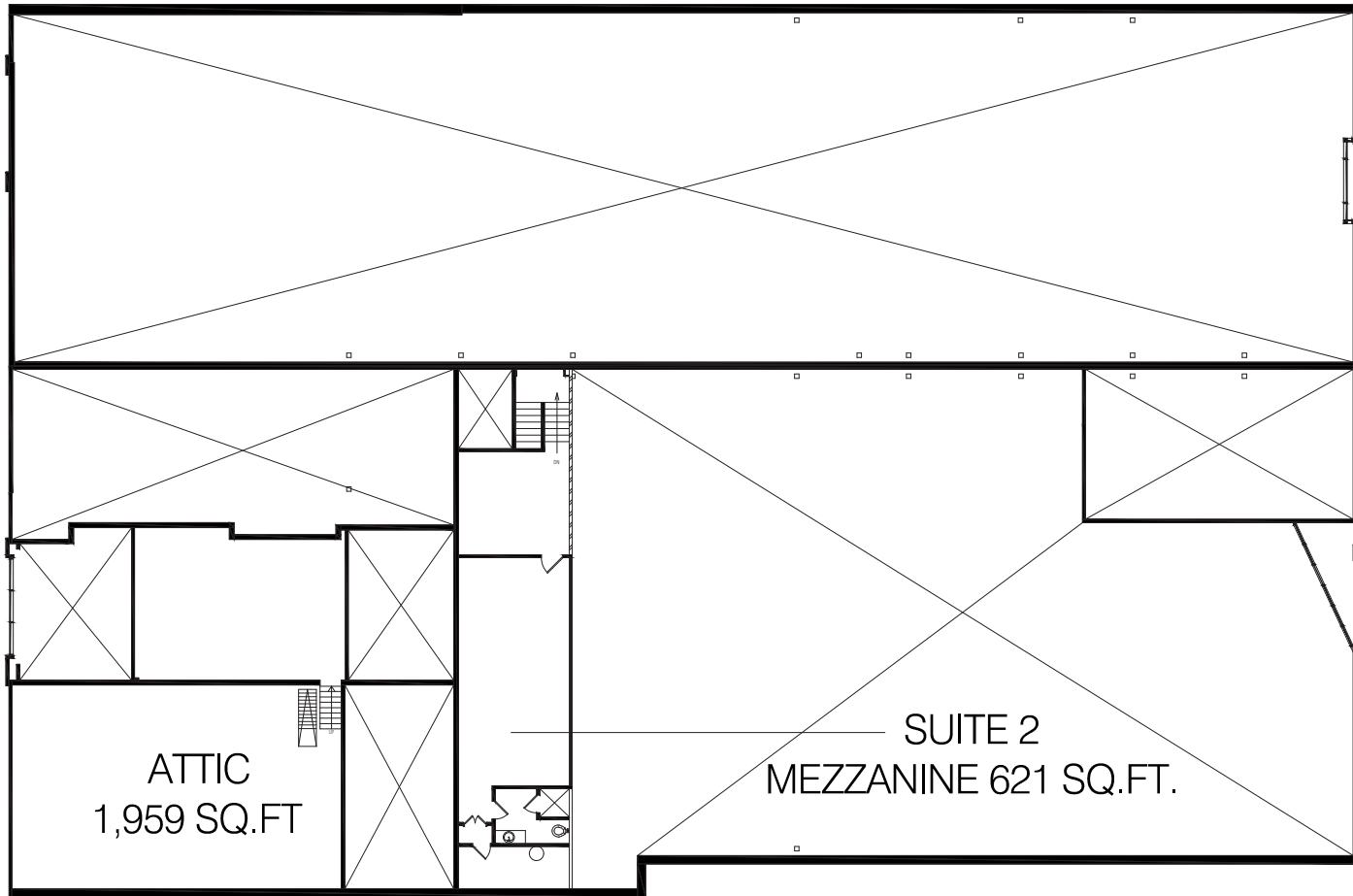
25,288 SF Available for Lease

Buildings can be leased individually (starting at 9,342 SF) or combined for a total of 25,288 SF



MEZZANINE FLOOR PLAN

25,288 SF Available for Lease



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CULVER CITY, CA

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