

3000 SOUTH ROBERTSON

Owner-User Acquisition Opportunity
Culver City, California

Expo Line

Culver City Station **M**

I-10 on-ramp

10

I-10 off-ramp

S Robertson Blvd

CBRE

CAPITAL MARKETS | INSTITUTIONAL PROPERTIES

A modern office interior with large windows, desks, and a lounge area. The space is bright and open-plan, featuring a mix of workstations and a central lounge with a green sofa and white wire chairs. The ceiling has exposed ductwork and numerous pendant lights.

3000

SOUTH ROBERTSON

Executive Summary

CBRE, Inc., as exclusive advisor, is pleased to present to owner-users the opportunity to acquire 3000 S Robertson Blvd (the “Building” or “Property”), a recently renovated, four-story, 114,107-square-foot office building in the Culver City submarket of Los Angeles, CA. The Property is directly adjacent to the I-10 Freeway, boasting exceptional signage visibility with 330 linear feet of freeway frontage seen by an estimated 283,000 vehicles daily.

With walkability to Downtown Culver City’s amenities, easy freeway access, and proximity to the Metro Expo Line, 3000 Robertson is one of Los Angeles’ premier locations. The fee simple interest in the Property is being offered without a formal asking price, free and clear of any existing financing, and on an “as-is, where-is” basis.



INVESTMENT HIGHLIGHTS

Optionality for an Owner-User

The Property is currently 49.2% leased with the full third floor available, and portions of first and second floors are move-in ready. The Building also offers the ability for a user to take anywhere from 28,000 to 86,000 SF immediately with a clear path to full building use, if desired. If the user prefers a smaller footprint, there is significant in-place income that can remain in place.

Recently Renovated

Current and previous ownership have invested nearly \$14 million of capital since 2017 in an extensive repositioning and re-tenanting of the asset.

Strategic Location

As a booming tech/media hub, Culver City is home to industry leaders like Amazon, Apple, TikTok, and Warner Bros. Discovery/HBO. With walkability to the Metro Expo Line and direct freeway access, 3000 Robertson provides exceptional regional accessibility for employees and Los Angeles decision makers.

Secure Campus Environment

The Building offers a secure, campus-like atmosphere with landscaped outdoor space and large, efficient floor plates with private balconies, fostering a comfortable and productive work experience. 3000 Robertson also offers direct access from the parking garage, providing a “building within a building” feel for users.

Walkable Amenities

A short walk (~10 mins) to 50 restaurants and bars, 12 hotels, and a wealth of dining, entertainment, and accommodation options in Downtown Culver City.

Property Description

3000 South Robertson Boulevard,
Los Angeles, CA 90034

Net Rentable Area
114,107 SF (BOMA)

Stories
Four

Year Built / Renovated
1986 / 2019 / 2024

APN
4311-033-015

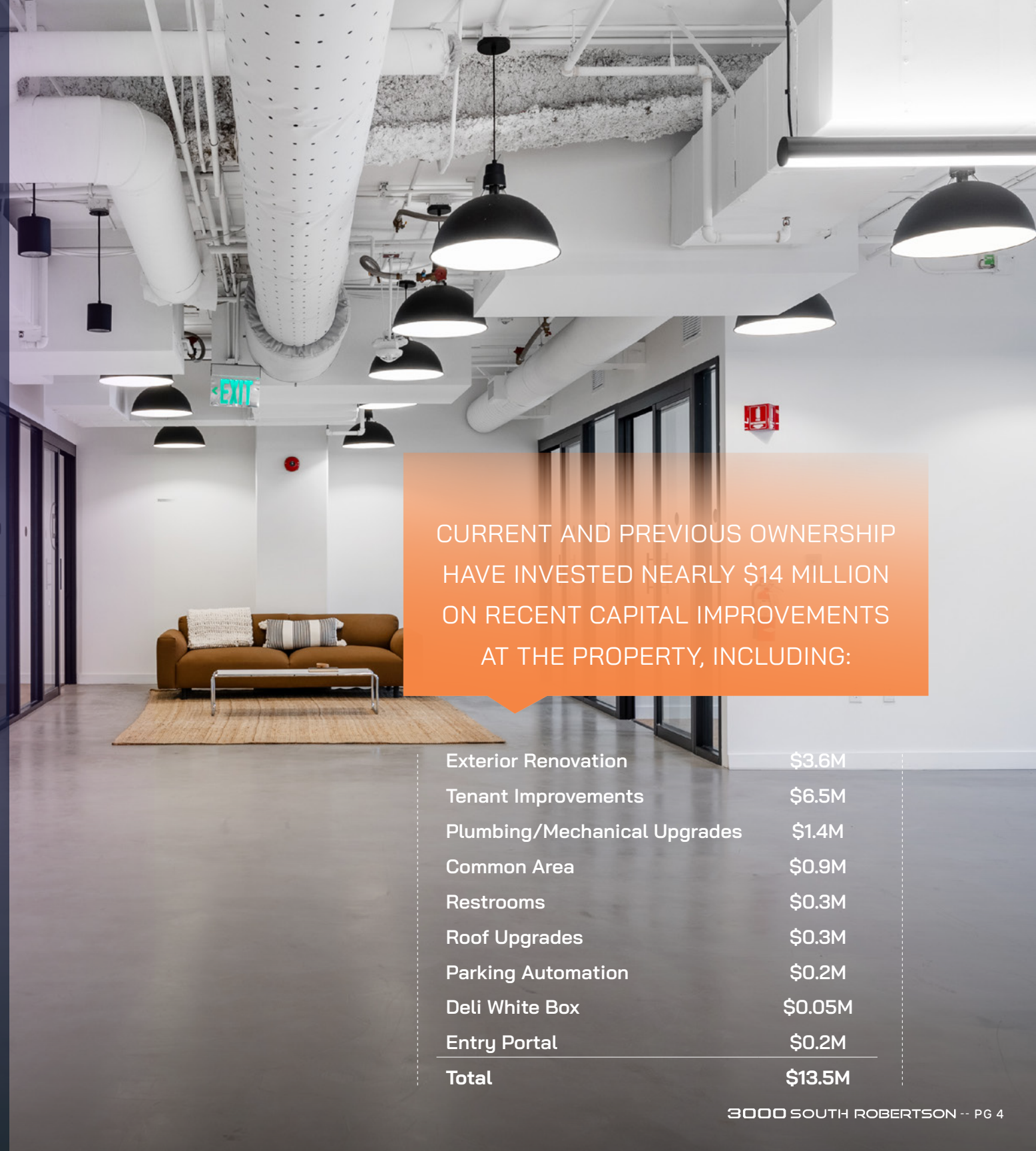
Zoning
C4

Parking
**338 stalls (3.9/1,000 SF with 30% oversell)
in a five-level, above-grade parking structure**

Ingress / Egress
**Access is provided to the site from
South Robertson Blvd**

Signage
**Building top (highway facing & Robertson facing),
parking façade (highway facing & Robertson
facing), and monument**

Frontage
**333 feet along Santa Monica (I-10) Freeway
232 feet along South Robertson Blvd**



CURRENT AND PREVIOUS OWNERSHIP
HAVE INVESTED NEARLY \$14 MILLION
ON RECENT CAPITAL IMPROVEMENTS
AT THE PROPERTY, INCLUDING:

Exterior Renovation	\$3.6M
Tenant Improvements	\$6.5M
Plumbing/Mechanical Upgrades	\$1.4M
Common Area	\$0.9M
Restrooms	\$0.3M
Roof Upgrades	\$0.3M
Parking Automation	\$0.2M
Deli White Box	\$0.05M
Entry Portal	\$0.2M
Total	\$13.5M

EXCEPTIONAL FREEWAY SIGNAGE OPPORTUNITY

Building top (highway facing and Robertson facing), parking façade (highway facing and Robertson facing), and monument signage available.



283K
Cars per
day on the
10 Fwy



Rendering view facing Robertson


CULVER CITY URBANIZATION

All projects identified below are within a 1-mile radius of 3000 Robertson.



Culver City is booming and 3000 Robertson is located near +\$3 billion of recent / ongoing public and private infrastructure investments. This includes projects such as Ivy Station, The Platform, Culver Steps, two new Metro Line stations, and the ongoing roadway / freeway improvements at Robertson and the 10 Freeway. As a result, the area is attracting major tenants from the entertainment and tech industries, with over 2.7 million SF of space being leased or negotiated by tech giants such as Amazon (~600K SF), Apple (~1M SF), and Warner Bros. Discovery (~240K SF).


CULVER CITY URBANIZATION



1

One Culver
 Completion: 2017
 Owner: LBA Realty/Blackstone
 Product Type: Mixed-Use
 395,272 Total SF
 (Office: 325K SF, Retail: 15K SF, Fitness Club & Studio)


office **Apple** studio **STUDIO CITY** retail *HomeState* **one medical** *gget* fitness **EQUINOX**



4

The Platform 2016 (Phase I) & 2022 (Phase II)
 Completion: 2016
 Owner: Runyon Group
 Product Type: Mixed-Use
 220K Total SF
 (Office: 80K SF, Retail: 50K SF)


retail **BLUE BOTTLE COFFEE** **sweetgreen** **Reformation** *VanLeuwen* **BOBA GUYS**
margot **LOQUI** **Aēsop.** *Roberto's* **Bianca**



7

Culver Crossing
 Completion: Under Construction
 Developer: Gensler
 Product Type: Office
 536K Total SF
 (Office & Production) + 58K SF Open Space


office **Apple**



2

The Culver Steps
 Completion: 2019
 Owner: Hackman Capital
 Product Type: Mixed-Use
 115K Total SF
 (Office: 75K SF, Retail: 40K SF) + 35K SF Outdoor Plaza


office **amazon** retail **EREWHON** *SPINZ Coffee* **SALT & STRAW**



5

The Platform (Phase III)
 Completion: 2022
 Owner: Runyon Group
 Product Type: Office
 60K Total SF Production Space (8888 bldg) + 4,750 SF Virtual Production Space (8870 bldg)


office **technicolor**
CREATIVE STUDIOS



8

Ivy Station
 Completion: 2020
 Developer: Lowe/Rockwood
 Product Type: Mixed-Use
 500K Total SF
 (Office: 240K SF, Retail: 45K SF, The Shay Hotel: 148 Rms, Upper Ivy Residences: 200 Units)


office **WARNER BROS. DISCOVERY** retail **MIMMOUS** **healthspot** **YOGA SIX** **Los Angeles ALL WEBS** **EQUATOR COFFEES & TEAS** **STRETCH LAB**



3

Culver Studios
 Completion: 2020
 Developer: Hackman Capital
 Product Type: Mixed-Use
 720,850 Total SF
 (Creative Office, Production Space & 6 Sound Stages)


office **amazon** **IMDb**



6

8777 Washington
 Completion: 2020
 Developer: Clarion Partners
 Product Type: Office
 132.5K Total SF
 (Office: 125K SF, Retail: 4,500 SF)

office **Apple**



9

Helms Bakery District
 A historical Los Angeles destination, with award winning restaurants and a unique collection of design and home furnishings stores.
 330K Total SF
 (Retail & Restaurants)

retail **FATHER'S BICYCLE** **Let's be Frank** **YouTube** **PASTA SISTERS** *La Dijonaise* **HELM'S BAKERY CAFE**



MARINA DEL REY

VENICE

SANTA MONICA

Expo Line



CULVER CITY

CHEVIOT HILLS

M Palm Station

10 Fwy On-Ramp

10 Fwy On-Ramp



3000
SOUTH ROBERTSON

FEATURES TREMENDOUS
FREEWAY VISIBILITY AND ACCESS,
AND IS ADJACENT TO THE
PRESTIGIOUS NEIGHBORHOODS
OF CHEVIOT HILLS &
BEVERLYWOOD

Traffic
Count
283,000



10 Fwy Off-Ramp
The Property offers immediate
access to the I-10 Fwy on/off ramps,
significantly reducing commute time
for employees.



Transit-Oriented

Walking distance to the Culver City Metro Station, providing car-free access to Santa Monica and Downtown LA in 20 minutes



Bullseye of Media & Entertainment

Immediate neighbors to the film and television studios for Amazon, Apple, HBO, and Sony



Lifestyle & Amenities

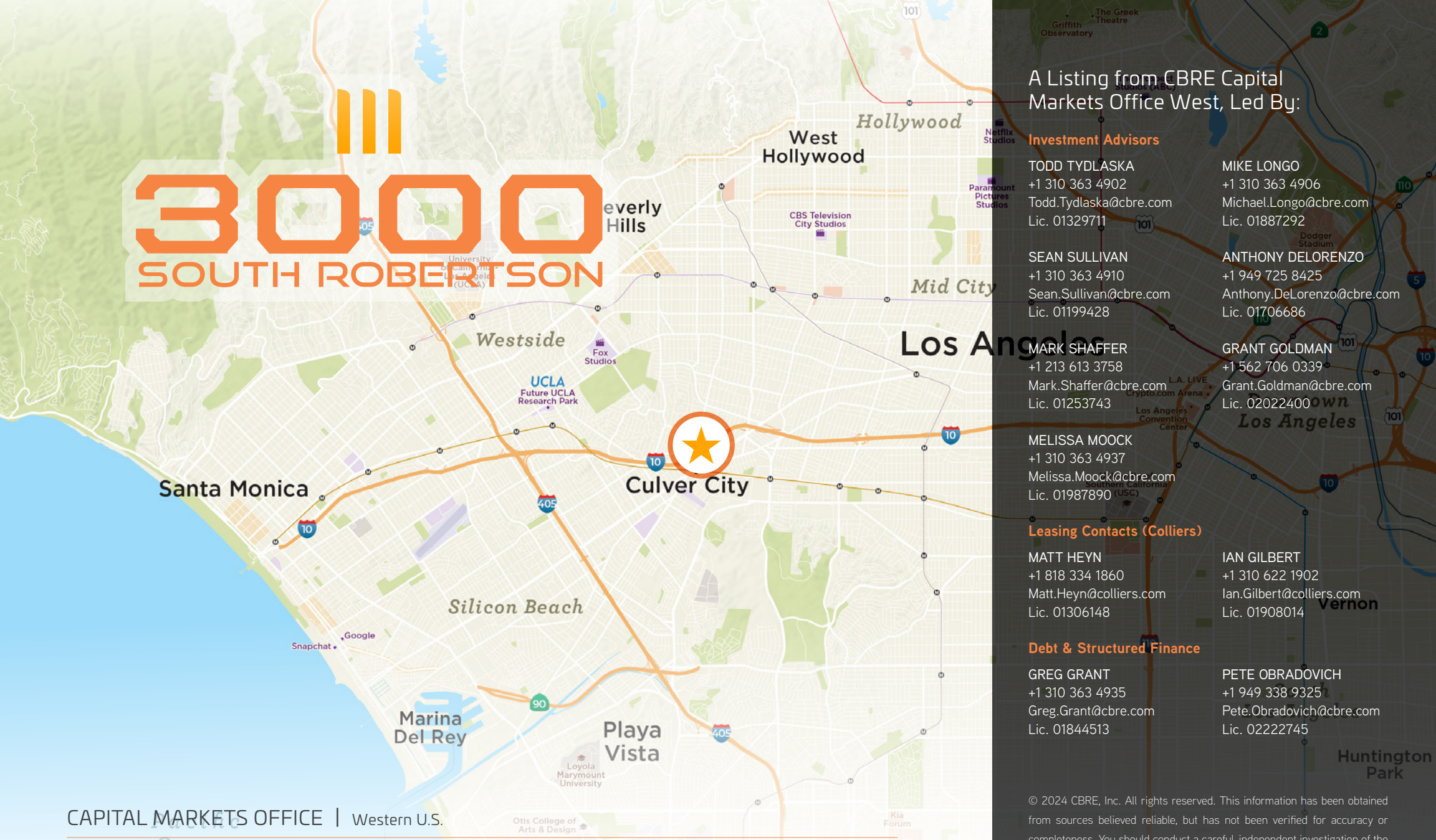
Convenient access to Culver City's vibrant lifestyle retail, including The Platform, Helms Bakery, and Downtown Culver City



Executive Access

Adjacent to the I-10 Freeway, near the junction of the I-10 and the I-405, surrounded by the Westside's most desirable housing neighborhoods

3000 SOUTH ROBERTSON



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