



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



CREATIVE OFFICE AVAILABLE FOR LEASE IN CULVER CITY

12474 W Washington Blvd., Culver City, CA 90066



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PROPERTY FEATURES

12474 W Washington Blvd., Culver City, CA 90066



SECOND FLOOR



SECOND FLOOR





APPROX. 1,800 SF

CREATIVE OFFICE SPACE AVAILABLE

- ✓ Open floor plan
- ✓ High ceilings
- ✓ Concrete flooring
- ✓ Great natural light
- ✓ Private restroom
- ✓ Patio for second floor creative office

AREA AMENITIES

- ✓ Culver City Location
- ✓ Steps away from Cafés and Restaurants
- ✓ Close Proximity to Hatchet Hall, The Boy & The Bear - Coffee Roastery, Menotti's Coffee Stop, Shojin, Lodge Bread Company, and Paco's Tacos
- ✓ Across the upcoming Culver Public Market
- ✓ Minutes away from Downtown Culver City and Abbot Kinney

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	42,746	286,610	644,798
 Avg. HH Income	\$125,972	\$140,016	\$131,295
 Daytime Pop	47,533	325,284	702,431
 Traffic Count	± 22,009 CPD ON WASHINGTON AVE		

CITY HIGHLIGHTS

12474 W Washington Blvd., Culver City, CA 90066



Culver

PUBLIC MARKET

— EST. 2021 —

The upcoming Culver Public Market in Culver City will be a dynamic destination, featuring over 13,000 square feet dedicated to food retail and restaurant uses. This expansive space will host a variety of culinary offerings, from local favorites to global flavors, making it a new hot spot for food enthusiasts.

In addition to the indoor market, there will be 9,600 square feet of outdoor dining areas, providing a perfect setting for al fresco meals and social gatherings. The market will also include a two-story parking structure with 122 spaces, ensuring convenient access for all visitors.

The Culver Public Market is set to become a cornerstone of community life, offering a blend of delicious food, unique experiences, and a welcoming atmosphere.



IN-N-OUT
BURGER

VENICE
HIGH SCHOOL

MARK TWAIN
MIDDLE SCHOOL

COSTCO
WHOLESALE

AutoZone

THE BOY & THE BEAR
SPECIALTY COFFEE ROASTERY &
TRISTE

sunnyblue
handcrafted omusubi 手作りのお餅です

Mitsuwa
MARKETPLACE

THE CORNER DOOR
HATCHET HALL

Culver
PUBLIC MARKET
EST. 2021
COMING SOON

GRAND VIEW BLVD
ELEMENTARY SCHOOL

AVAILABLE

VONS

PAGO'S TACOS

shojin

WING STOP

BANK OF AMERICA

CENTINELA AVE

WASHINGTON BLVD

LODGE BREAD
MADE IN L.A. USA EST. 2015
LODGE BREAD.COM

Sleep

CHIPOTLE
MEXICAN GRILL

sunnyblue
handcrafted omusubi 手作りのお餅です

COSTCO
WHOLESALE

AutoZone

IN-N-OUT
BURGER

citi

target

unleashed
by petco

WING STOP

Culver
PUBLIC MARKET
EST. 2021

VENICE
HIGH SCHOOL

CVS
pharmacy

BANK OF AMERICA

VONS

shojin

Pollo
Loco

AERIAL MAP



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