

8690 HAYDEN PL CULVER CITY

FOR SALE

±12,228 RSF

FLEX / INDUSTRIAL

IDEAL OWNER/USER

ACQUISITION OPPORTUNITY



INDUSTRY

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FLEX / INDUSTRIAL

DETAILS

BUILDING DETAILS

BUILDING AREA	±12,228 RSF Deliverable Vacant
LAND AREA	24,612 SF
PRICE	Inquire for details
APN	4204 005 028
PARKING	19 Spaces on-site
ZONING	CCM1*

ABOUT

Building:

- Deliverable vacant, ideal owner/user opportunity
- Extra high ceilings (22'-11" Slab-to-slab), nearly column-less space
- Mezzanine with office space
- 1x Dock-High loading and 1x Grade-Level
- HVAC – One rooftop package gas/electric unit, three ductless spit system air conditioners all serving the office area
- Electrical – 277/480-volt, 3-phase, 4-wire power. 400-amp metered main electrical switch

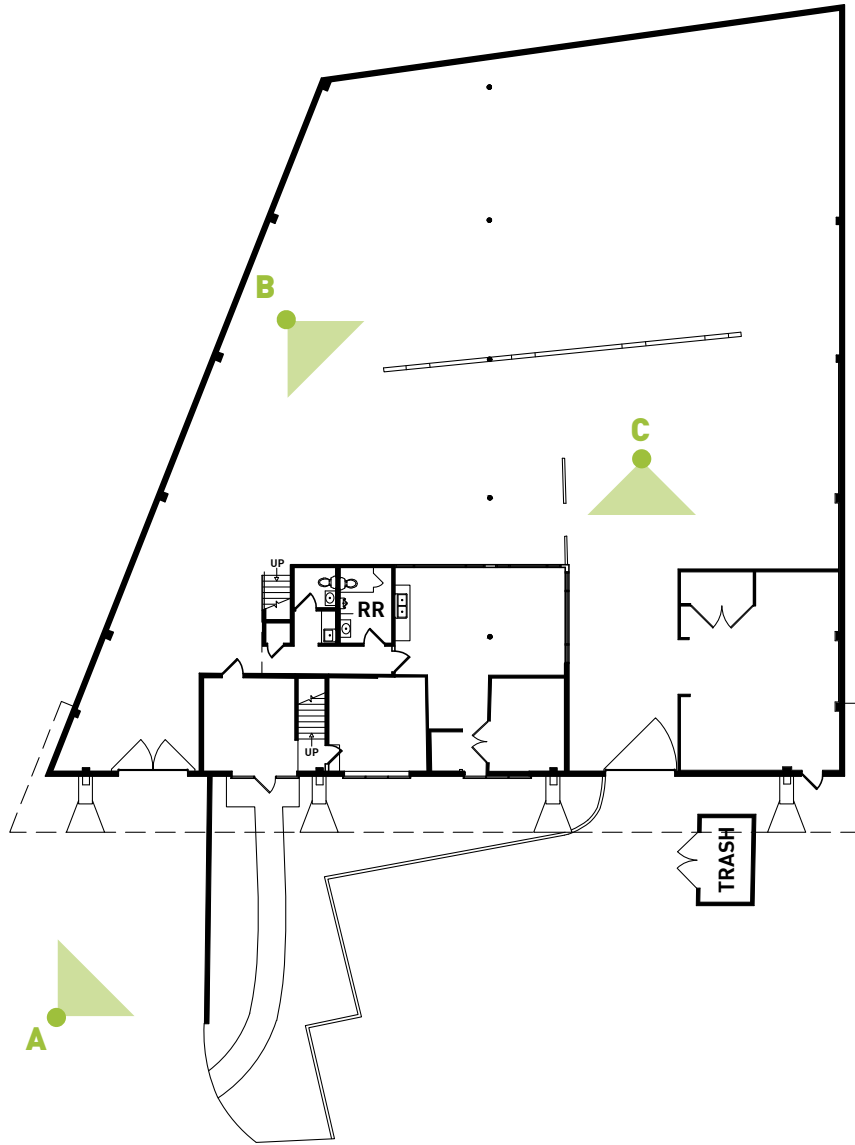
Location:

- Near Metro's E-Line
- Abundant amenities within short walking distance
- Situated a couple of blocks away from Amazon Studios.
- Adjacent to Ballona Creek.

Potential:

- High ceilings and columnless design enhance storage and operational efficiency.
- Proximity to major studios and tech hubs adds strategic value.
- Located near Ballona Creek, providing a pleasant environment.
- This property offers a versatile space for businesses looking to optimize their operations with both warehouse and office functionalities in a prime location.

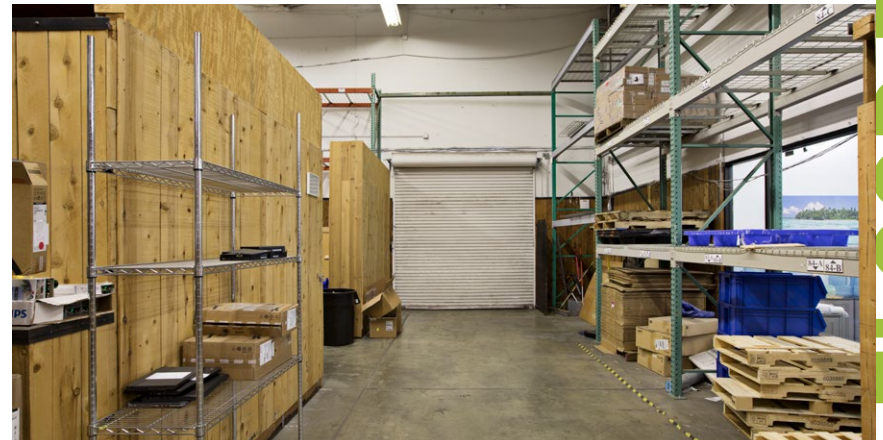
±12,228 RSF



A— EXTERIOR



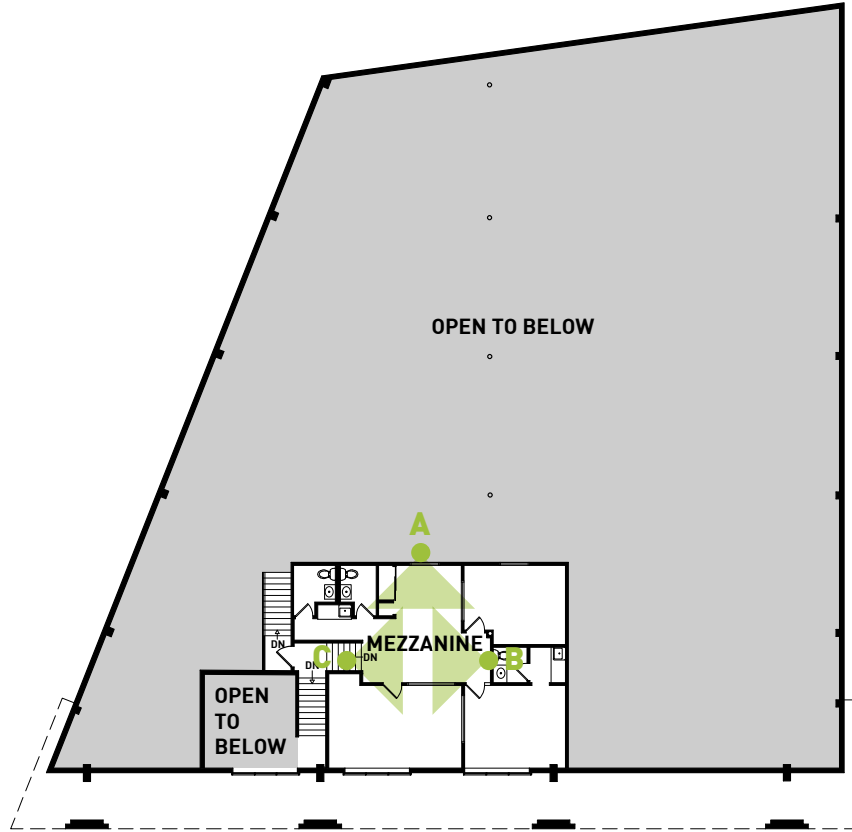
B— INTERIOR WAREHOUSE SPACE



C— GRADE-LEVEL ROLL UP DOOR

FLOOR PLAN | 1ST FLOOR

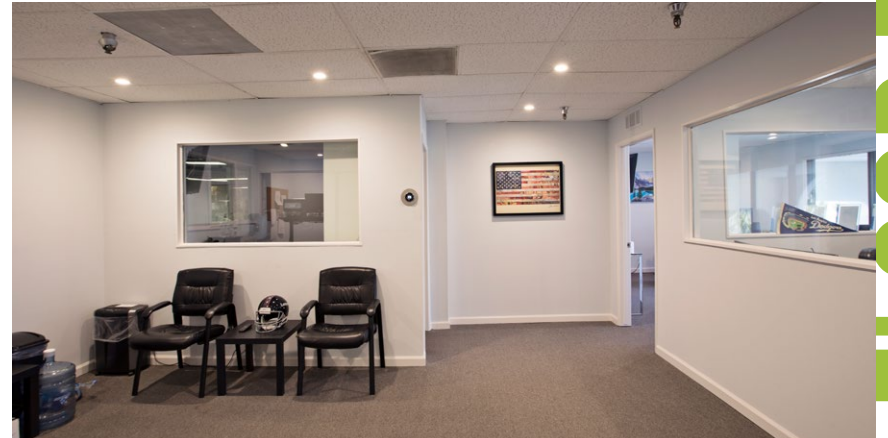
±12,228 RSF



A— MEZZANINE OFFICE AREA

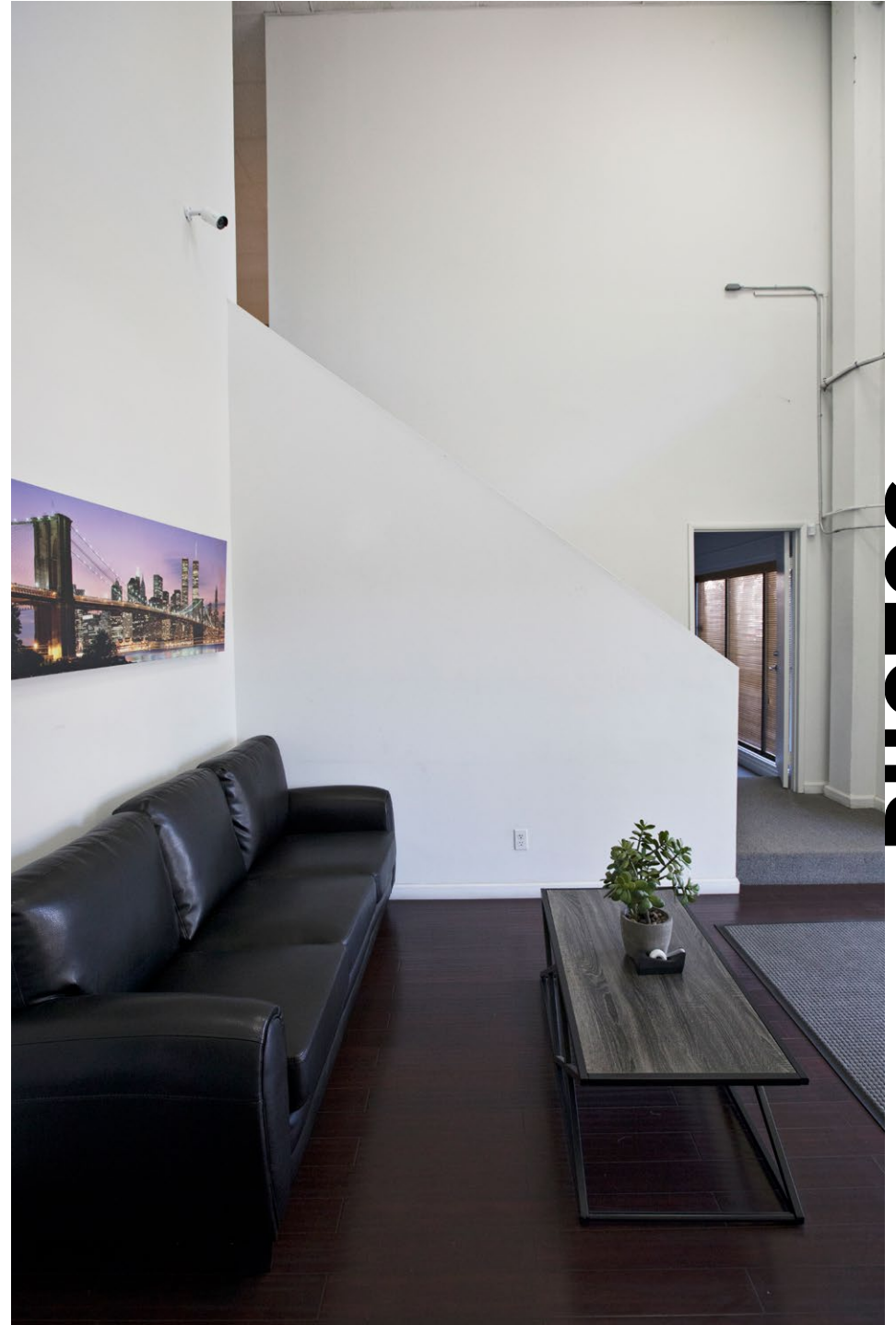


B— MEZZANINE OFFICE AREA



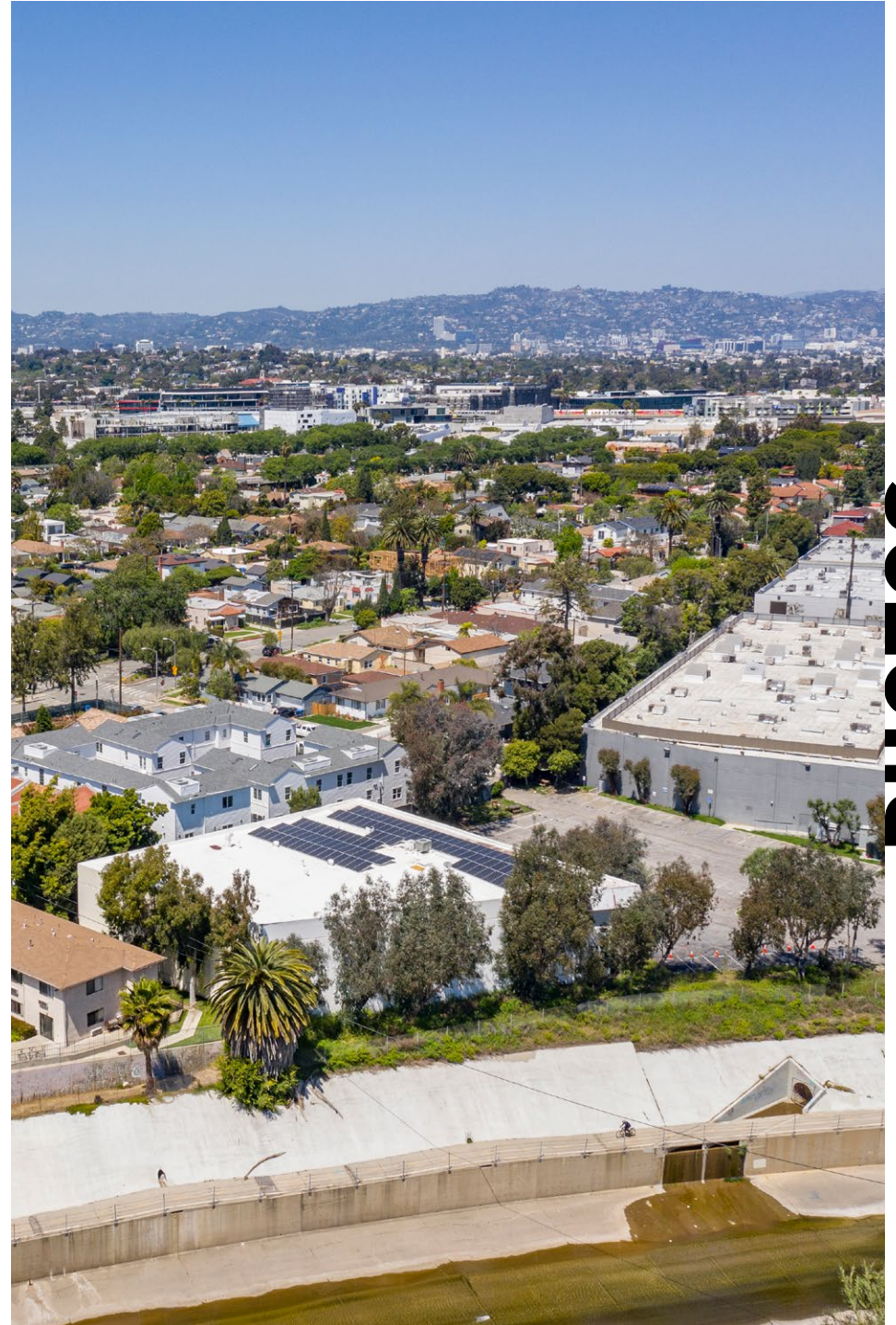
C— MEZZANINE OFFICE AREA

FLOOR PLAN | 1ST FLOOR



INTERIOR PHOTOS

PHOTOS



EXTERIOR PHOTOS

PHOTOS

10 WITHIN 10

5 min
DRIVE

Hi-Lo Liquor: Hi-Lo Liquor offers a curated selection of craft beers, fine wines, and unique spirits, perfect for those seeking quality beverages. The store's knowledgeable staff and eclectic offerings make it a popular destination for both connoisseurs and casual shoppers alike.

6 min
DRIVE

Cognoscentti Coffee: Cognoscentti Coffee is a specialty coffee shop known for its expertly brewed coffee and minimalist, modern ambiance. It's an ideal spot for coffee enthusiasts who appreciate the finer nuances of coffee, offering a serene setting perfect for work or relaxation.

9 min
DRIVE

Blum & Poe: Blum & Poe is a contemporary art gallery that showcases a diverse range of works from both established and emerging artists. The gallery's elegant space and thought-provoking exhibitions make it a cultural gem in the Culver City art scene.

6 min
DRIVE

Father's Office: Known for its gourmet burgers and extensive craft beer selection, Father's Office provides a lively, pub-like atmosphere. The indoor seating is complemented by an inviting bar area, making it a great place to enjoy high-quality food and drinks in a vibrant setting.

4 min
DRIVE

Margot: Margot offers a refined dining experience with a menu inspired by Mediterranean and California cuisine. The rooftop setting provides stunning views and a chic, stylish ambiance, perfect for a memorable meal with friends or a romantic evening out.

4 min
DRIVE

Roberta's: Roberta's brings its renowned Brooklyn-style pizza to Culver City, offering a menu that includes a variety of creative and delicious pizzas. The relaxed, rustic setting and emphasis on high-quality ingredients make it a favorite among locals and visitors.

5 min
DRIVE

Blue Bottle Coffee (at Platform): Blue Bottle Coffee at Platform offers a serene space to enjoy freshly brewed coffee made from high-quality beans. The minimalist design and commitment to excellent coffee make it a go-to spot for coffee lovers in the area.

4 min
DRIVE

Etta Culver City: Etta Culver City offers a warm and welcoming dining experience with a focus on wood-fired dishes and seasonal ingredients. The restaurant's inviting ambiance and delicious menu make it a great spot for gatherings and casual dining.

7 min
DRIVE

Erewhon (at Culver Steps): Erewhon at Culver Steps is a high-end grocery store known for its organic and health-focused products. The store's modern design and wide selection of gourmet foods and wellness items provide a unique shopping experience.

3 min
DRIVE

Bar9 Coffee: Bar9 Coffee is a specialty coffee shop that prides itself on sustainability and quality. The modern, minimalist atmosphere makes it an ideal spot for coffee aficionados looking to enjoy a meticulously brewed cup.

AMENITIES

AT CUMU- LUS

8 MIN DRIVE



The largest **Whole Foods Market** in SoCal offers a wide selection of organic and natural groceries, fresh produce, and prepared foods. Known for its commitment to quality and sustainability, Whole Foods provides shoppers with a diverse range of options, from artisanal cheeses to responsibly sourced meats and seafood. Additionally, their prepared foods section offers a variety of ready-to-eat meals, salads, and sandwiches made with wholesome ingredients. With a focus on health and environmental consciousness, Whole Foods Market is a go-to destination for conscientious consumers.



Charcoal is a contemporary American restaurant known for its innovative approach to grilling and open-fire cooking. Led by acclaimed chef Josiah Citrin, the menu features a creative selection of dishes highlighting seasonal ingredients cooked over live fire. From wood-grilled meats and seafood to inventive vegetable dishes, each plate offers a bold and distinct flavor profile. The sleek and modern ambiance, combined with impeccable service, creates an inviting atmosphere perfect for a memorable dining experience.



Jinya Ramen Bar is a popular destination for authentic Japanese ramen in Los Angeles. With a focus on rich, flavorful broths and perfectly cooked noodles, their menu offers a variety of ramen options to suit every palate. From traditional tonkotsu to spicy miso and vegan ramen, each bowl is crafted with care and attention to detail. The casual yet lively atmosphere makes it a favorite spot for ramen enthusiasts and casual diners alike.



Alchemist Coffee Project is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espresso-based beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet cozy ambiance, perfect for enjoying a morning pick-me-up or catching up with friends over a cup of joe. Whether you're a coffee aficionado or simply appreciate a good brew, Alchemist Coffee Project promises a delightful caffeinated experience.



GymTonic is a state-of-the-art fitness facility that offers a holistic approach to health and wellness. The gym features top-quality exercise equipment, indoor-outdoor turf, and luxurious amenities like massage and recovery packages, hyperbaric chambers, and infrared saunas. The environment is designed to be inviting and inclusive, promoting both physical fitness and mental well-being.

AMENITIES

