

3050 S LA CIENEGA BLVD CULVER CITY

FOR SALE ±3,575 RSF
CAFE/RETAIL SPACE + BILLBOARD
HIGH TRAFFIC AREA

OUTFRONT

0620

INDUSTRY
310 395 5151 FOR LEASE

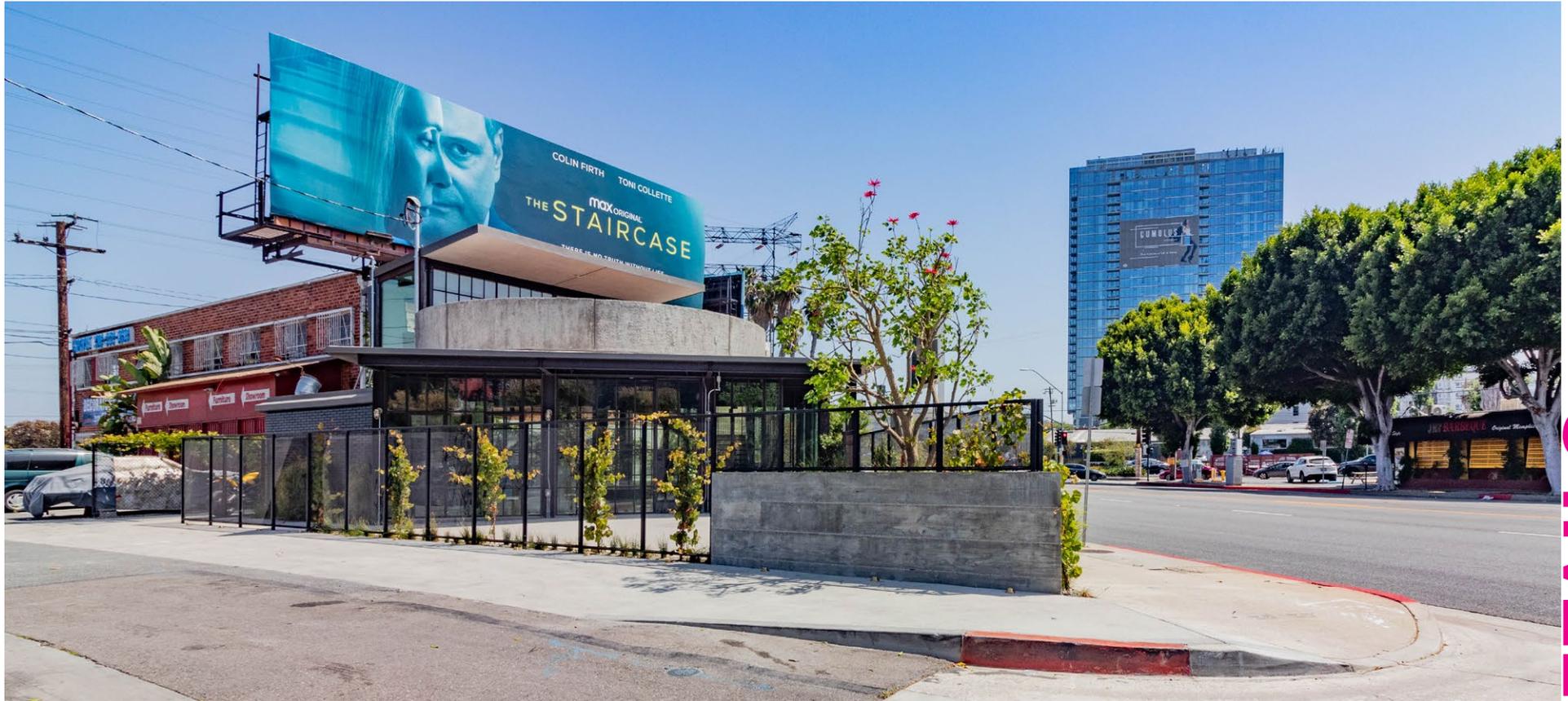
redcar
development

INDUSTRY

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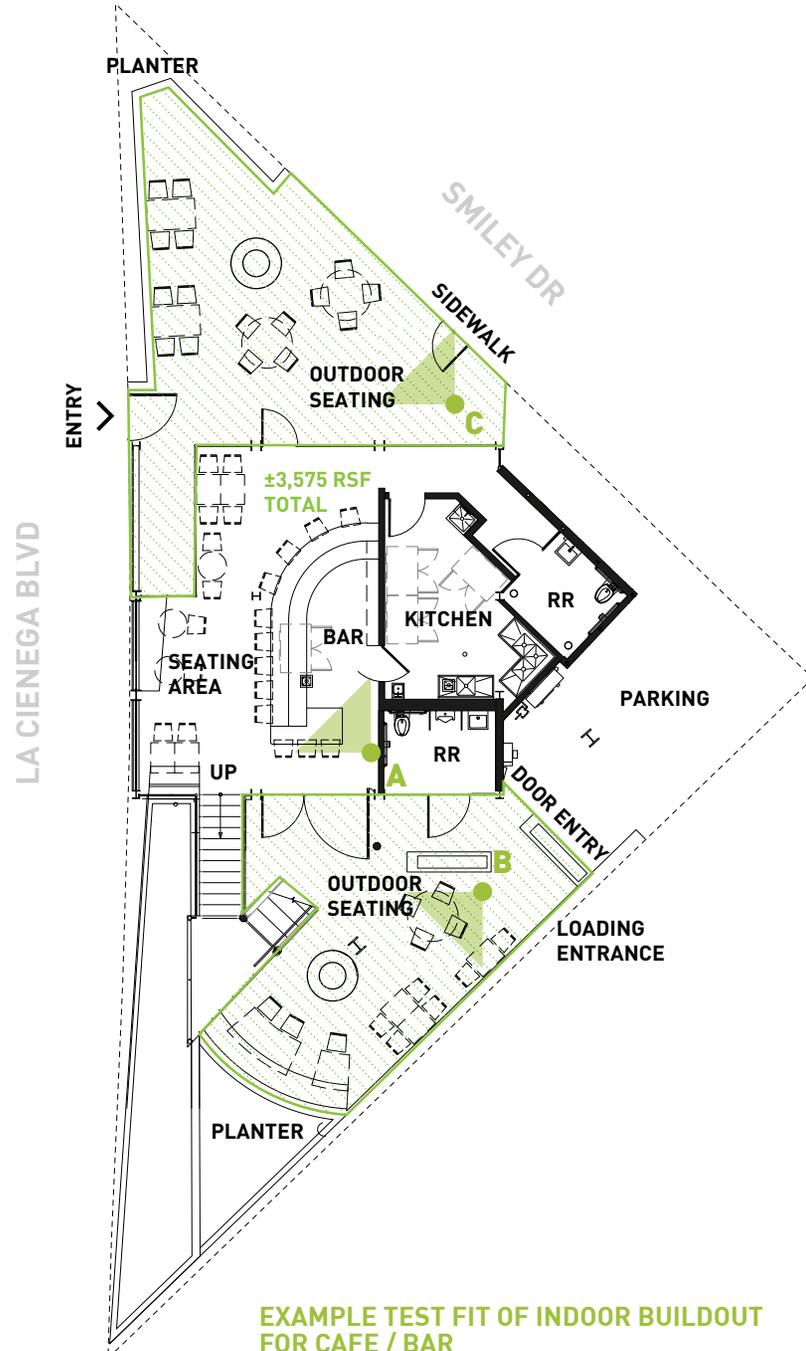


LOCATED AT BUSY INTERSECTION ON VISIBLE CORNER LOT

DETAILS

DETAILS		WHAT'S DIFFERENT
1st Fl Interior	±1,317 RSF	±90,000 cars passing by daily
Private Outdoor Patio	± 752 RSF	Income generating billboard leased by Outfront Media \$15,600/yr
Private Back Patio	± 601 RSF	1 block from Cumulus a 1,200 unit luxury apartment residential development with 100K of retail / restaurants on the ground floor and 2,500 cars of parking
2nd Fl In/Outdoor Deck	±905 RSF	
TOTAL AREA	±3,575 RSF	Across the street from Blackwelder ±130,000 SF Office campus
PRICE	\$2,200,000	Custom steel windows and doors using the highest design and material standards / Grease interceptor installer
OCCUPANCY	Fully Vacant	
PARKING	On-Site	Landscaped private patio / indoor-outdoor deck with panoramic views of Culver City
APN	4205-002-025	Touch-less, smart Latch access system

± 3,575 RSF TOTAL



A— 1ST FLOOR / SEATING AREA



B— 1ST FLOOR / VIEW OF OUTDOOR SEATING



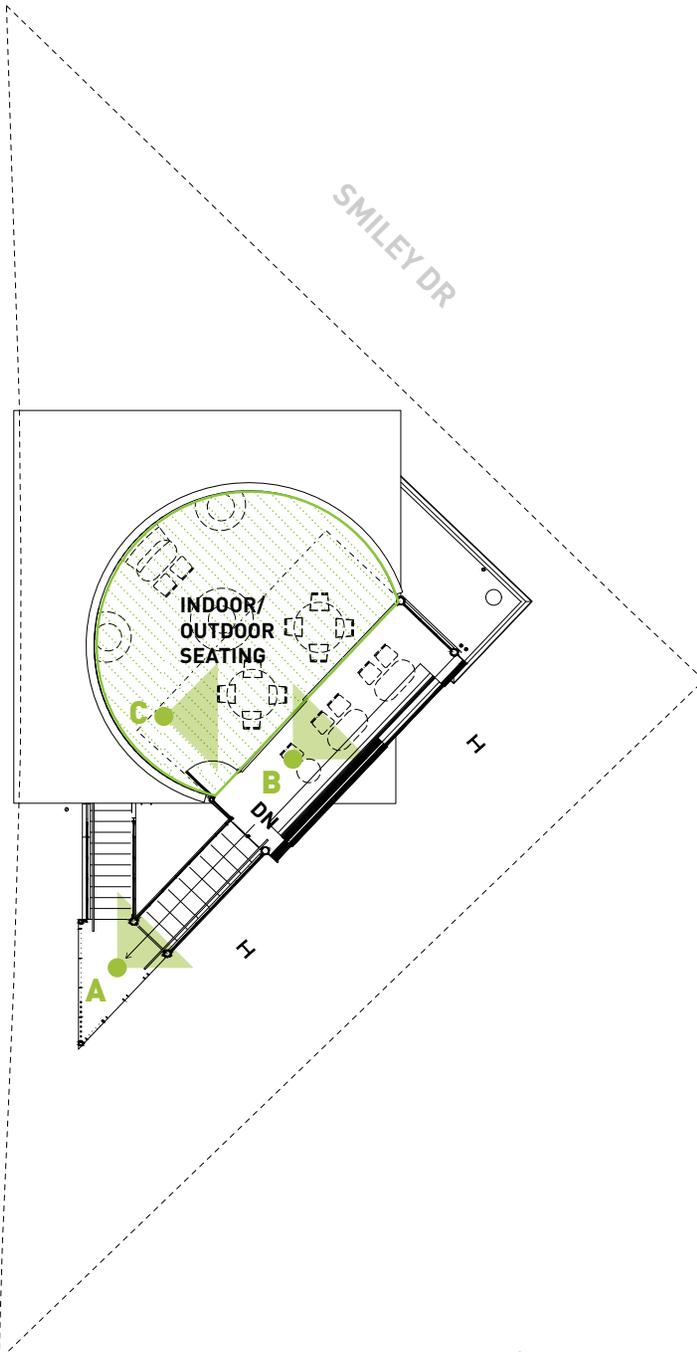
C— 1ST FLOOR / VIEW OF OUTDOOR PATIO/SEATING

FLOOR PLAN | 1ST FLOOR

± 3,575 RSF TOTAL

LA CIENEGA BLVD

SMILEY DR



A— 2ND FLOOR / VIEW OF STAIRCASE



B— 2ND FLOOR / VIEW OF INDOOR SEATING AREA



C— 2ND FLOOR / VIEW OF OUTDOOR SEATING AREA

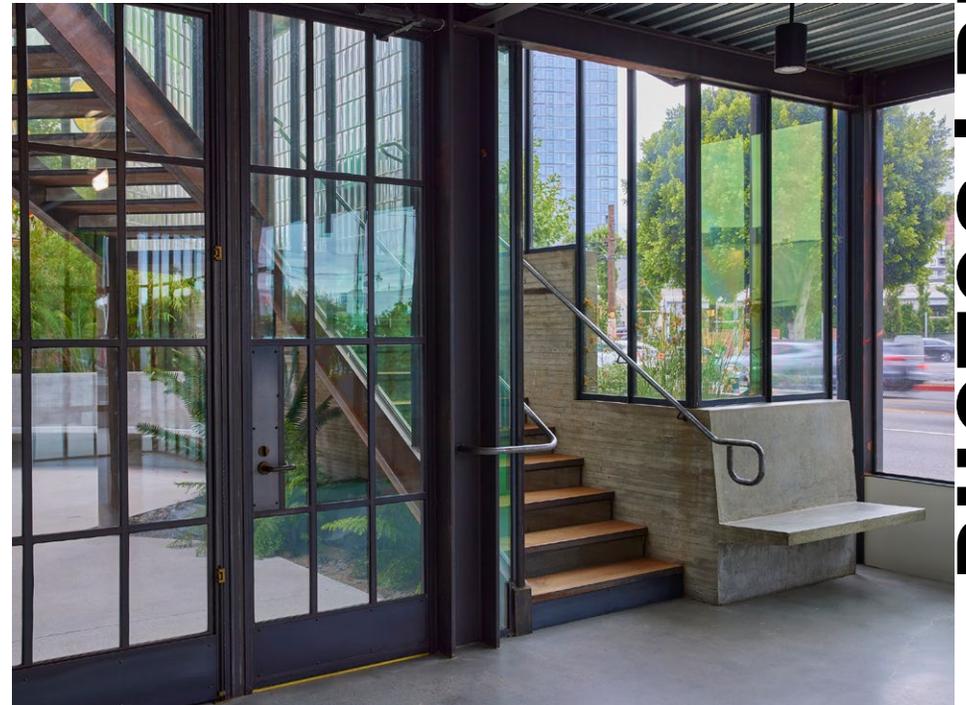
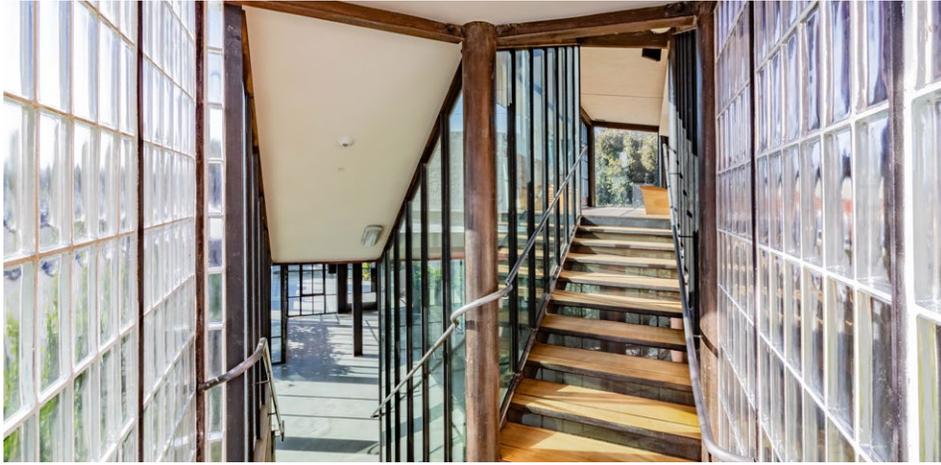
FLOOR PLAN | 2ND FLOOR



EXTERIOR

PHOTOS | PATIO AREAS





INTERIOR

PHOTOS | RETAIL/CAFE

5 WITHIN 10

3 min
DRIVE

Monroe Place is a friendly neighborhood sandwich shop that offers a variety of homemade sandwiches with a playful twist. Known for their unique creations like the "Serenity Now!" and "Big Bambino" sandwiches, they emphasize fun and flavor in a casual, welcoming atmosphere. They use fresh, high-quality ingredients and serve each sandwich with a distinctive touch.

3 min
DRIVE

Bar Nine. A specialty coffee shop that prides itself on sustainability and quality, Bar Nine offers a modern, minimalist atmosphere. It's the perfect spot for coffee aficionados looking to enjoy a meticulously brewed cup.

4 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.

3 min
DRIVE

Destroyer. This avant-garde cafe offers a unique dining experience with innovative breakfast and lunch options. The sleek, minimalist design creates a serene environment, ideal for enjoying their meticulously crafted dishes.

3 min
DRIVE

Cognoscenti Coffee is a specialty coffee shop that prides itself on its expertly brewed coffee and minimalist ambiance. It's a haven for coffee enthusiasts who appreciate the finer nuances of coffee. The clean, modern space makes it an ideal spot for both working and relaxing.

AMENITIES

AT CUMU- LUS

5 MIN WALK



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.



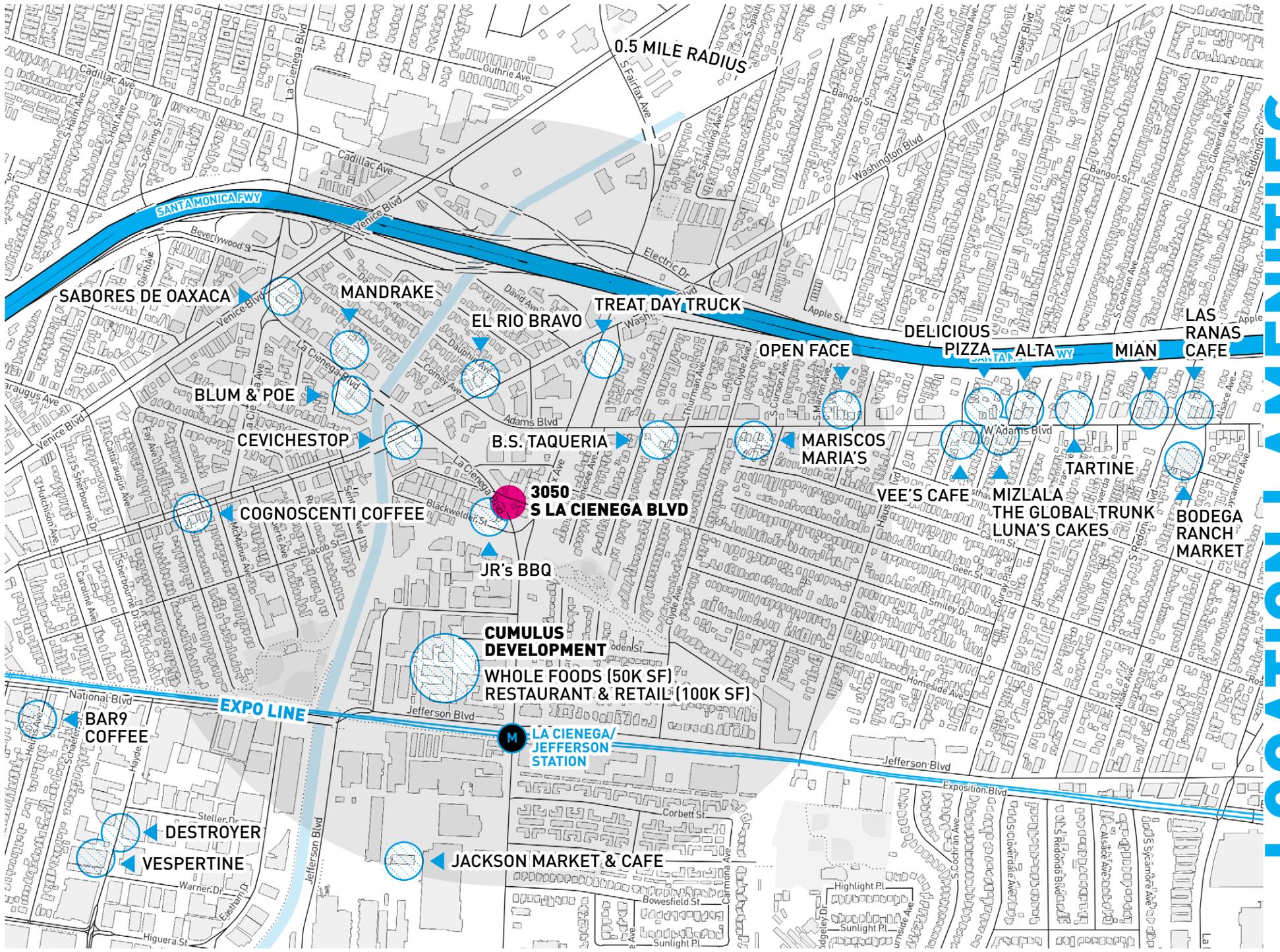
Alchemist Coffee Project is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espresso-based beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet 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

CULVER CITY

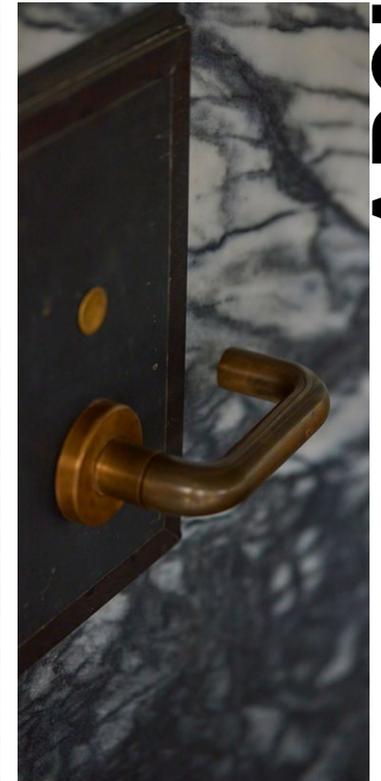


LOCATION | AMENITIES

Redcar Properties - the developer of 3050 S La Cienega Blvd. - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES



ABOUT