

# THE COLONY CAMPUS

10113 Jefferson Blvd | Culver City, CA

HIGH IMAGE CULVER CITY CREATIVE CAMPUS

 Pacific  
West  
Business Properties, Inc.

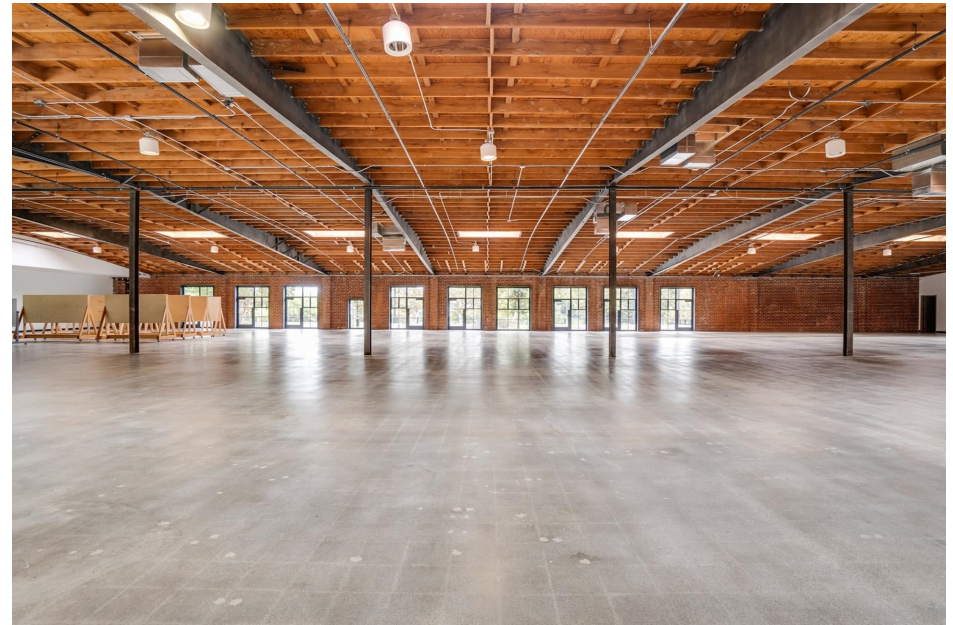


# THE SPACE

Location	10113 Jefferson Blvd Culver City, CA, 90232
County	Los Angeles
APN	4207-029-006
Cross Street	Jefferson Blvd
Traffic Count	33060

# HIGHLIGHTS

- Opportunity to locate your business within a well landscaped creative campus boasting outdoor seating areas in a park like setting
- Strategically located less than 2 miles from the San Diego & Marina Freeways
- Located in the same project as Paige Jeans
- Additional expansion room available - Currently Under Renovation
- Major tenants within Culver City include Sony Pictures, Tik Tok, Apple, Amazon, HBO, Scopely, Sweetgreen, and more
- EV Charging Stations Available
- Culver City is home to a growing tech & production population
- New HVAC Systems



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,863	290,733	861,402



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$157,994	\$138,998	\$141,436



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,113	122,200	369,967

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## PROPERTY FEATURES

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BUILDING SF	20,054
PRICE PER FOOT	\$3.75
YEAR BUILT	1955
YEAR RENOVATED	2023
ZONING TYPE	Industrial
BUILDING CLASS	A
LOCATION CLASS	A
LEASE TYPE	Modified Gross
NUMBER OF STORIES	1
PARKING RATIO	3 / 1,000 SF
PRICE PER PARKING SPACE	\$125 / Month
CEILING HEIGHT	14
DOCK HIGH DOORS	1
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	TBD

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## MECHANICAL

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HVAC	Full
ELECTRICAL / POWER	400 Amps

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## CONSTRUCTION

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EXTERIOR	Brick
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## TENANT INFORMATION

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LEASE TYPE	Modified Gross
MAJOR TENANT/S	Page Jeans

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The Los Angeles Country Club



2

UCLA



LACMA

HBO

TikTok



187

Peace Awareness Labyrinth and Gardens



S W E S T E R N A V E

2



Santa Monica Airport



HAYDEN TRACT  
Apple Vox  
NORDSTROM  
SCOPELY

Penmar Golf Course

1

SANTA MONICA COLLEGE

PLAYA VISTA  
IMAX yahoo! FOX SPORTS

SUBJECT PROPERTY  
10115 JEFFERSON BLVD  
CULVER CITY, CA

PLAYA VISTA  
G YouTube Microsoft  
facebook SAMSUNG



PLAYA VISTA

HONEST DEUTSCH NY 72andSunny

90



TikTok

amazon



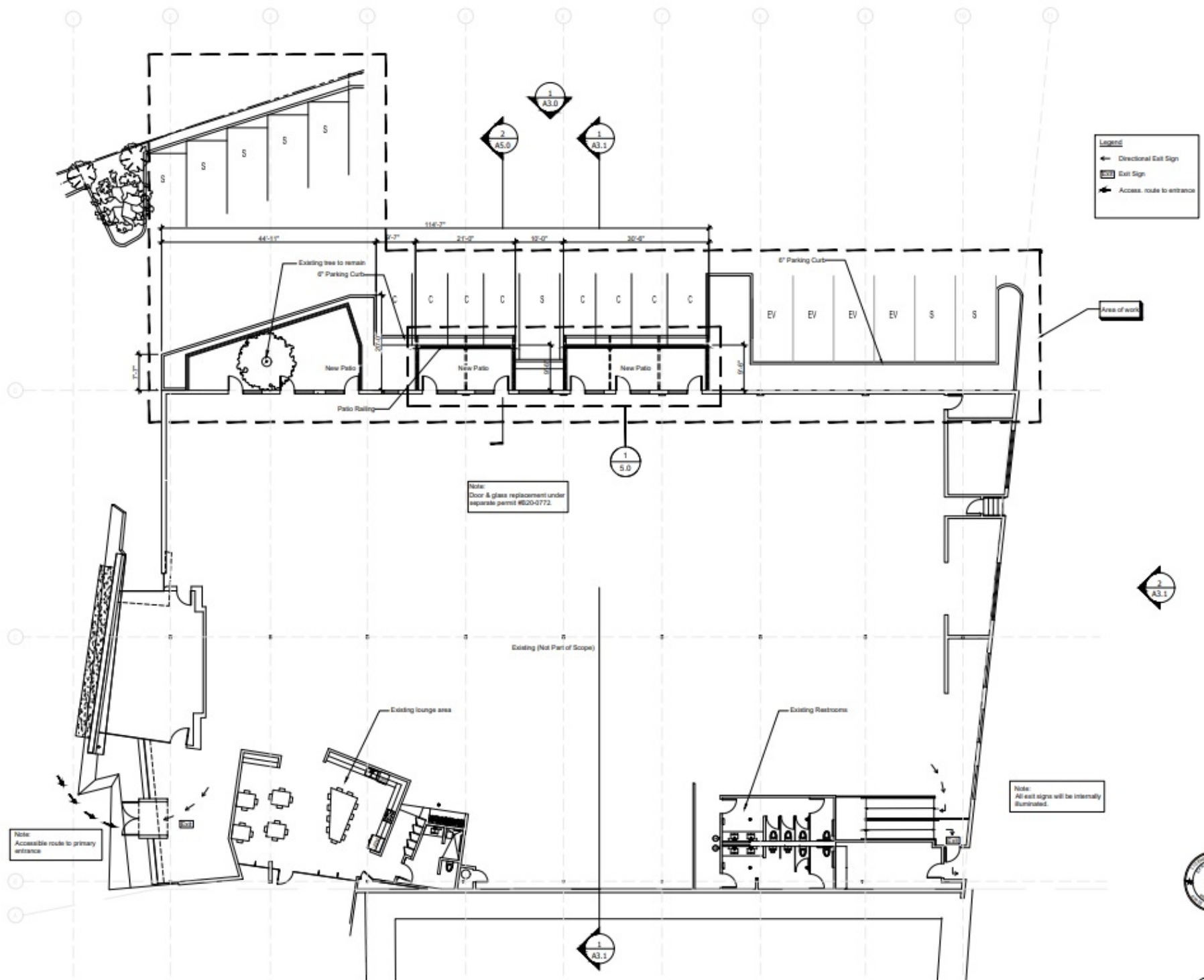
PLAYA VISTA  
TOMS MINDSHARE  
belkin.  
IGNITION verizon

Garden of Seasons Mausoleum

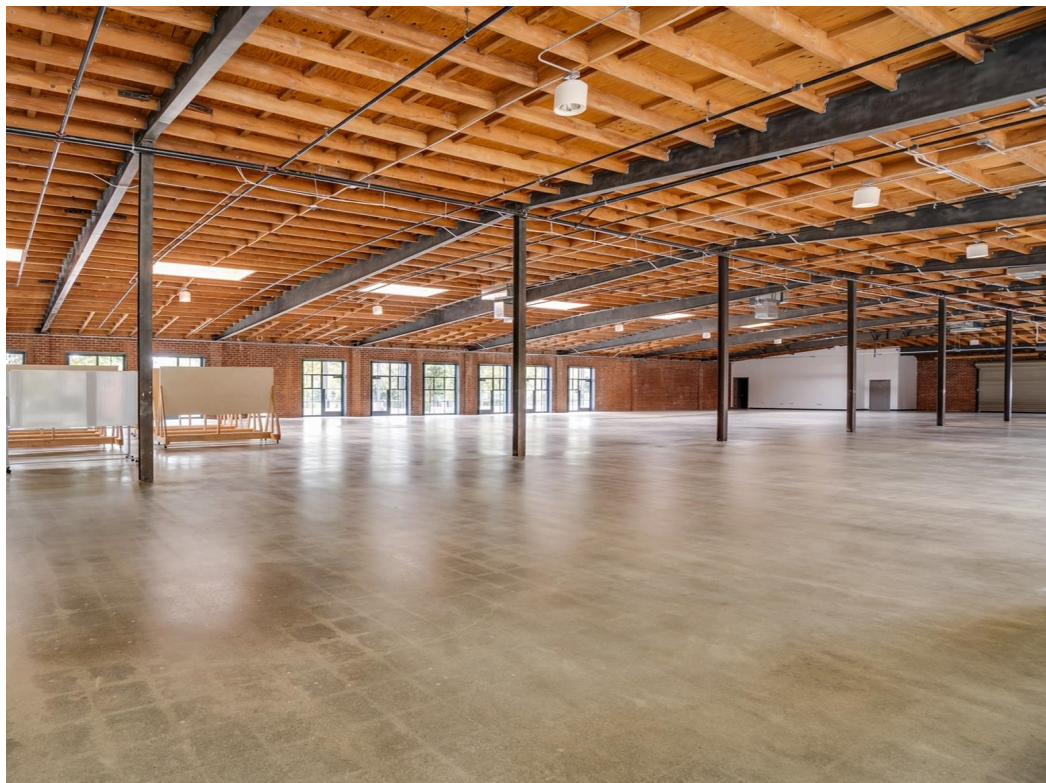
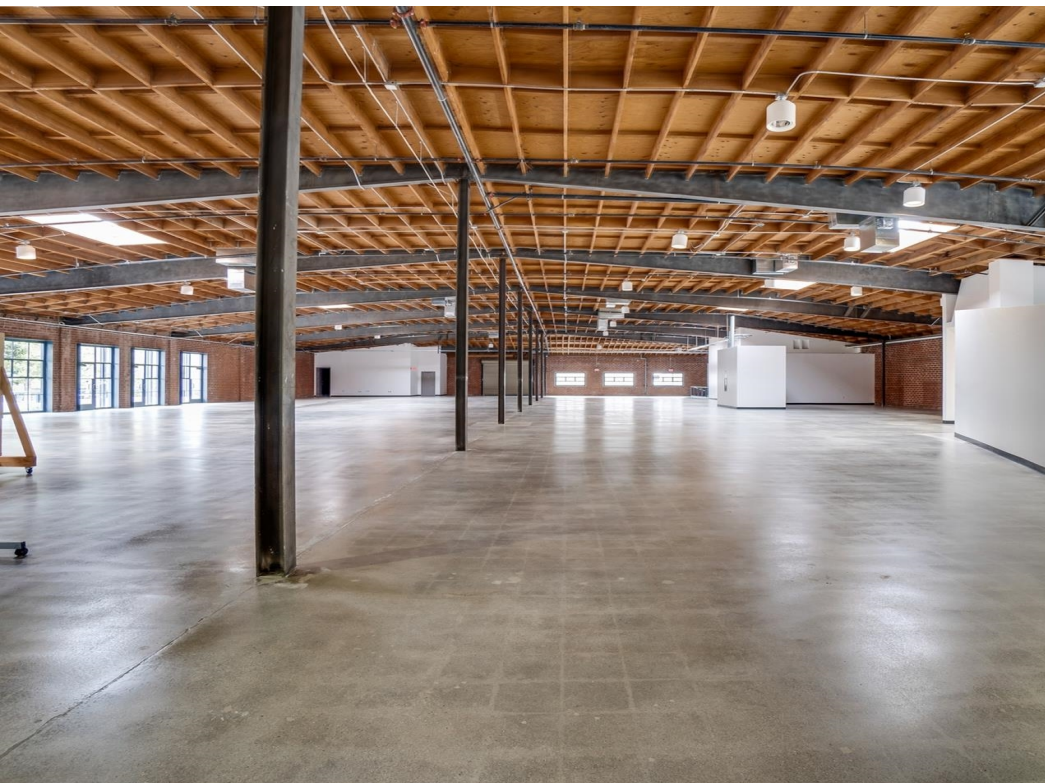
S W E S T E R N A V E











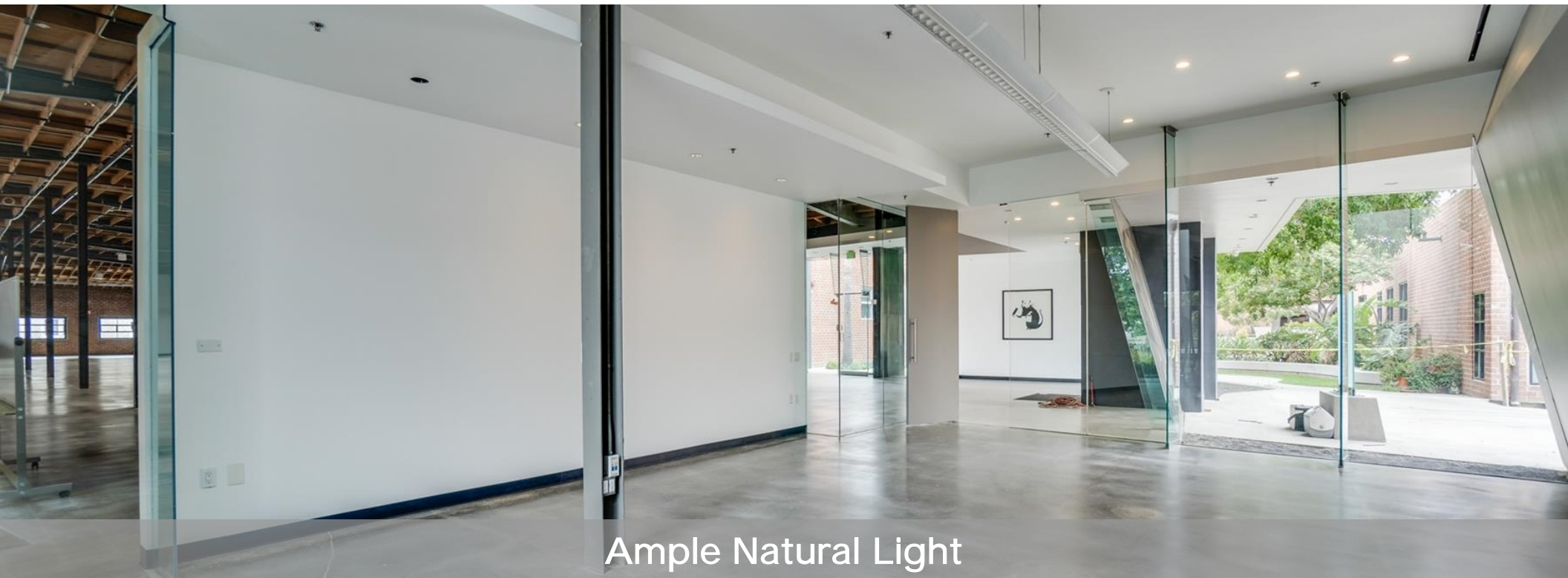




Courtyard Setting



EV Chargers



Ample Natural Light





Former Banksy Exhibit Hall



60 Parking Spaces Available



# The Colony Campus



*Exclusively Marketed by:*

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