

CONFIDENTIAL OFFERING MEMORANDUM

8621

HAYDEN PLACE



FOR SALE

CULVER CITY, CA

CBRE

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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HAYDEN PLACE

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8621 Hayden Place is located in the heart of the Hayden Tract in the center of Culver City, California. Culver City is one of the most dynamic and strongest markets in the western United States and is home to such global market leaders as Apple, Amazon, HBO, Sony, and others who have been attracted to this submarket because it is centrally located to employees, its highly walkable amenities such as restaurants, hotels, fitness and public parks, its small town feel, and excellent municipal services including public transportation.

The Hayden Tract has always been a leader in the “creative space” movement offering non-traditional real estate options to tech, media and entertainment tenants. It is also one of the central hubs for entertainment stage, studio and production space. There are a number of companies that film features and television shows and 8621 Hayden Place is perfectly positioned in that Culver City ecosystem. The subject property sits between NantStudios’ production facility and the Nova Exhibition and is across the street from Apple’s campus.

8621 Hayden is an attractive purchase opportunity for both investors, developers, and owner-users.

The current tenant has a lease expiring March 31, 2025 which means the property will be delivered unencumbered at close of escrow.

The location, the “bones” of the building, and the opportunity to redevelop the property make for redevelopment, make 8621 Hayden an incredible asset to own.



PROPERTY DESCRIPTION

PROPERTY CHARACTERISTICS

Year Built	1977
Square Feet	25,550 SF
Lot Size	42,296 SF
Number of Units	1
Number of Stories	1 + Mezzanine
Parking	43 Spaces
Property Type	Commercial
Use Code	Manufacturing (Light)
Zoning	CCC2YY
Assessor Parcel Number	4204-005-022
Ceiling Heights	Floor to Lowest Beam - 21'6" Floor to Insulation - 23'10" 2nd Floor Office Floor to Roof - 12'1"
Loading	Dock High Loading - 13'11" GU Loading - 11'11"

Asking
Price



\$13,995,000
(\$547.75 per SF)



CULVER
CITY



25,550
SQUARE FOOT



MANUFACTURING
(LIGHT)

Culver City

AREA OVERVIEW

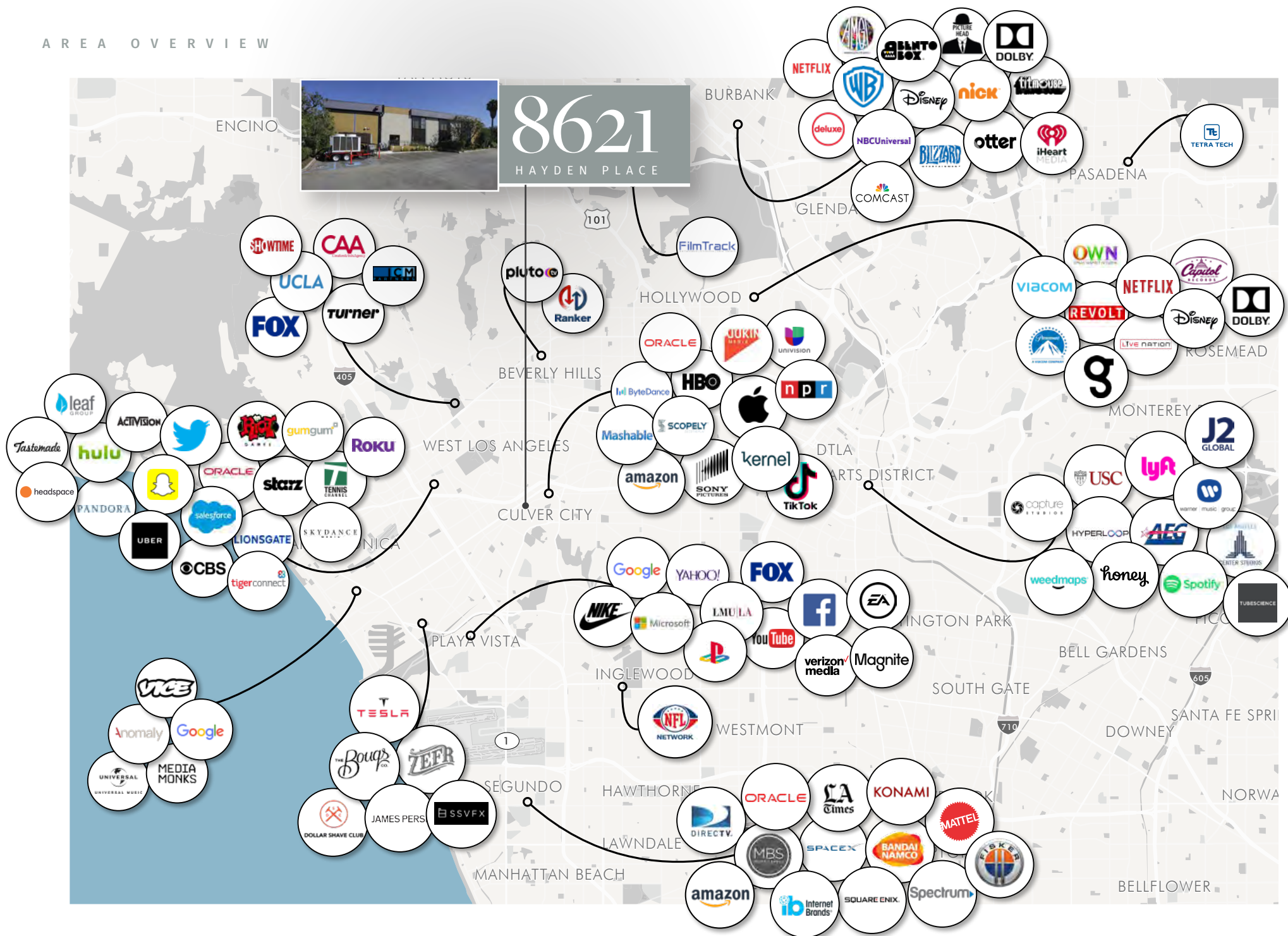
Culver City's unique combination of small-town charm and urban amenities makes it a great place to live, work, and play. Some of Los Angeles' best art galleries, graphic design houses, architectural and advertising firms, entertainment, technology and media companies, and more have recently moved to Culver City in search of realizing this live, work, and play lifestyle.

Businesses are attracted to the area's central location, Metro access, and proximity to major freeways (I-405, I-105, I-10, CA-90) and LAX. Additionally, tenants can save up to 45% in gross receipts tax by locating in Culver City versus Santa Monica and the City of Los Angeles. Culver City has been an integral part of the motion picture and television production world since the 1920s. It was home to the first MGM Studios and still houses the headquarters for National Public Radio West and Sony Pictures Entertainment. The area underwent massive revitalization in the 1990s and now prides itself on being a thriving cultural hub, while still maintaining strong ties to Hollywood. Centrally located between the beach and Downtown Los Angeles, Culver City offers a vibrant business environment and an exceptional quality of life in a safe, modern, and progressive community with exceptional transit, shopping, dining, and entertainment.

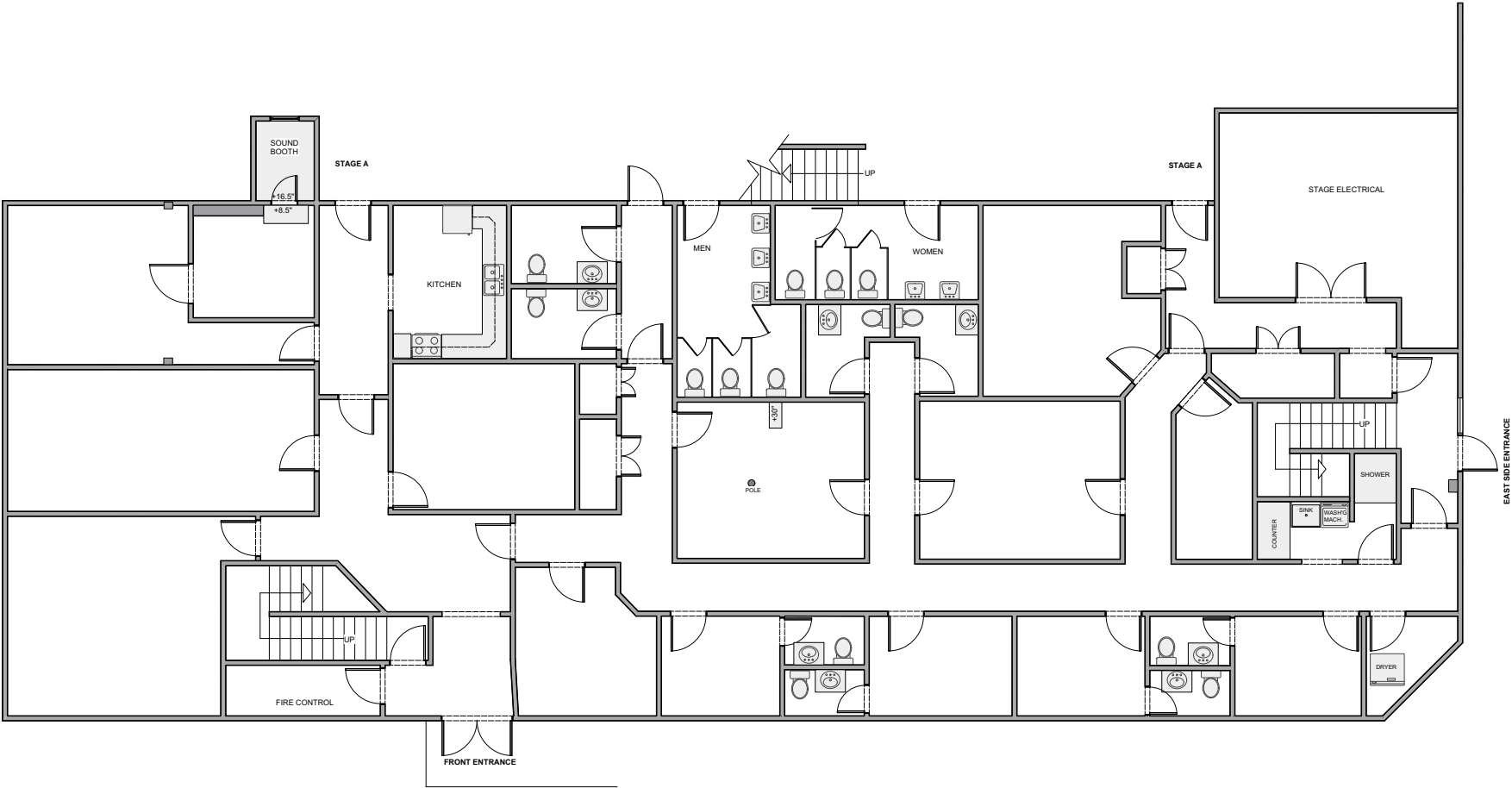


+ Centrally located between the beach and Downtown Los Angeles, Culver City offers a vibrant business environment and an exceptional quality of life in a safe, modern, and progressive community. Culver City's downtown office market boasts a remarkably low vacancy rate of 0.4% underscoring its desirability among media, tech, and entertainment companies.

43,900 Resident Population	27% Millennials	\$125,000 Average HH Income	3.06 Average HH Size	66,800 Daytime Population
79.9% White Collar	62.8 Bachelor's Degree or Higher	51,300 Employee Population	4,500 Businesses	



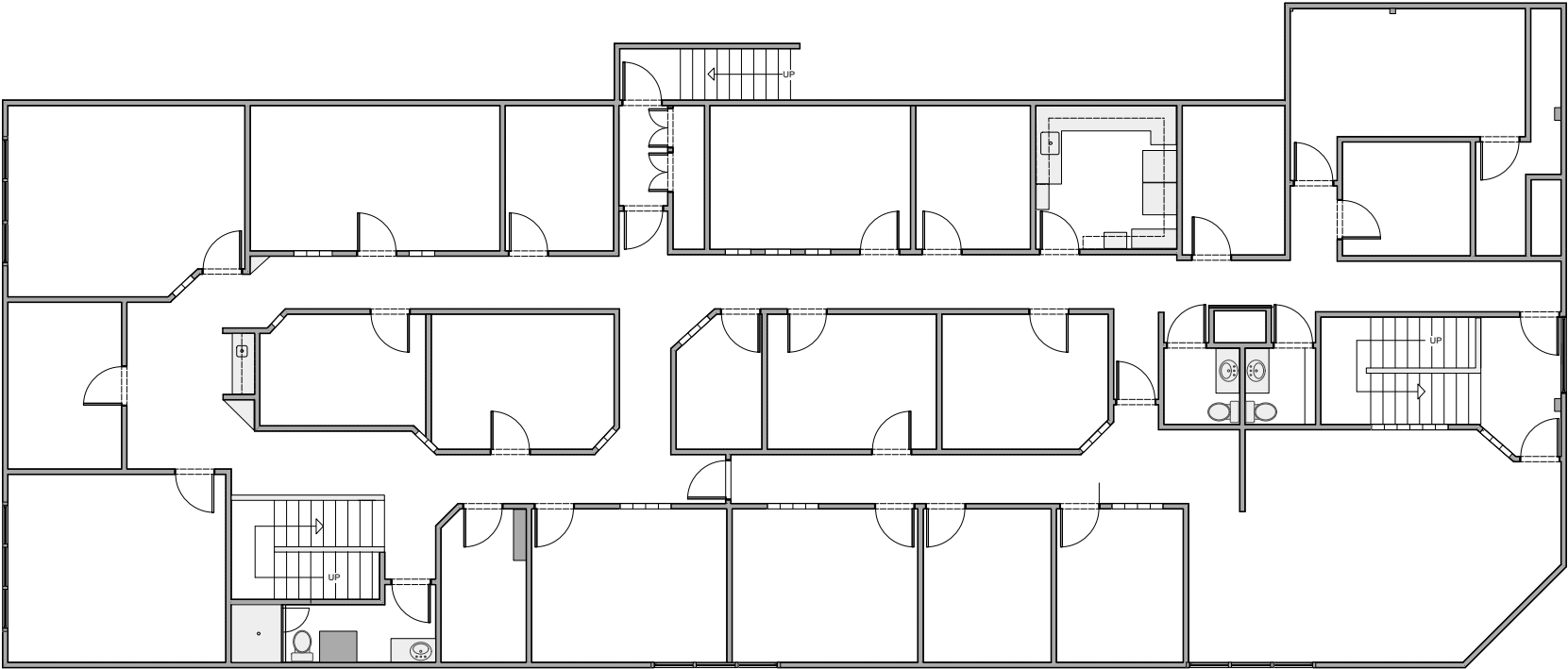
Floor Plan - 1st Floor



HAYDEN STUDIOS - STAGE A
1st FLOOR OFFICE SPACE

Scale: 1/4" = 1'- 0"
Date: 5/16/18

Floor Plan - 2nd Floor

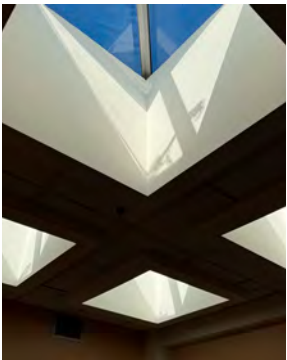


HAYDEN STUDIOS - STAGE A
2nd FLOOR OFFICE SPACE
Scale: 1/4" = 1'- 0"
Date: 5/16/18

Gallery



Gallery





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JEFF PION

Vice Chairman
+1 310 550 2537
jeff.pion@cbre.com
Lic. 00840278

DREW PION

Vice President
+1 310 550 2566
drew.pion@cbre.com
Lic. 02085229

MICHELLE ESQUIVEL-HALL

Executive Vice President
+1 310 550 2525
michelle.esquivel@cbre.com
Lic. 0120582

ARIEL SIEGELBERG

Transaction Manager
+1 310 550 2550
ariel.siegelberg@cbre.com
Lic. 01858760

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