

THE COLONY CAMPUS

10121 Jefferson Blvd | Culver City, CA

FOR LEASE
Pacific
West
SCOTT - Chris or Ron
818-244-3000

SEARCHBOX

The Colony
10113-
10131

HIGH IMAGE CULVER CITY CREATIVE CAMPUS

Pacific
West
Business Properties, Inc.

THE SPACE

Location	10121 Jefferson Blvd Culver City, CA 90232
County	Los Angeles
APN	4207-029-006

HIGHLIGHTS

- Opportunity to locate your business within a well landscaped creative campus boasting outdoor seating areas in a park like setting
- Former Home to SmashBox
- Turn-Key Studio / Production Space
- Onsite Generac Generator
- 3 Phase Power with Camlock Power Panel - Connections for Strobes and Lights
- Private Gated Yard with Loading
- Culver City is home to a growing tech & production population
- Major tenants within Culver City include Sony Pictures, Tik Tok, Apple, Amazon, Amazon Studios, HBO, Scopely, Sweetgreen, and more
- Strategically located less than 2 miles from the San Diego & Marina Freeways



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,274	291,630	858,212



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$157,418	\$138,937	\$141,211



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,825	122,411	367,703

PROPERTY FEATURES

BUILDING SF	4,852
PRICE PER FOOT	\$3.95
YEAR BUILT	1955
YEAR RENOVATED	2015
ZONING TYPE	Industrial
BUILDING CLASS	B
LOCATION CLASS	B
LEASE TYPE	Modified Gross
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	15+
PARKING RATIO	3 / 1,000 SF
PRICE PER PARKING SPACE	\$125 / Month
CEILING HEIGHT	14
GROUND LEVEL DOORS	1
LOADING DOOR HEIGHT	10'
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	TBD

MECHANICAL

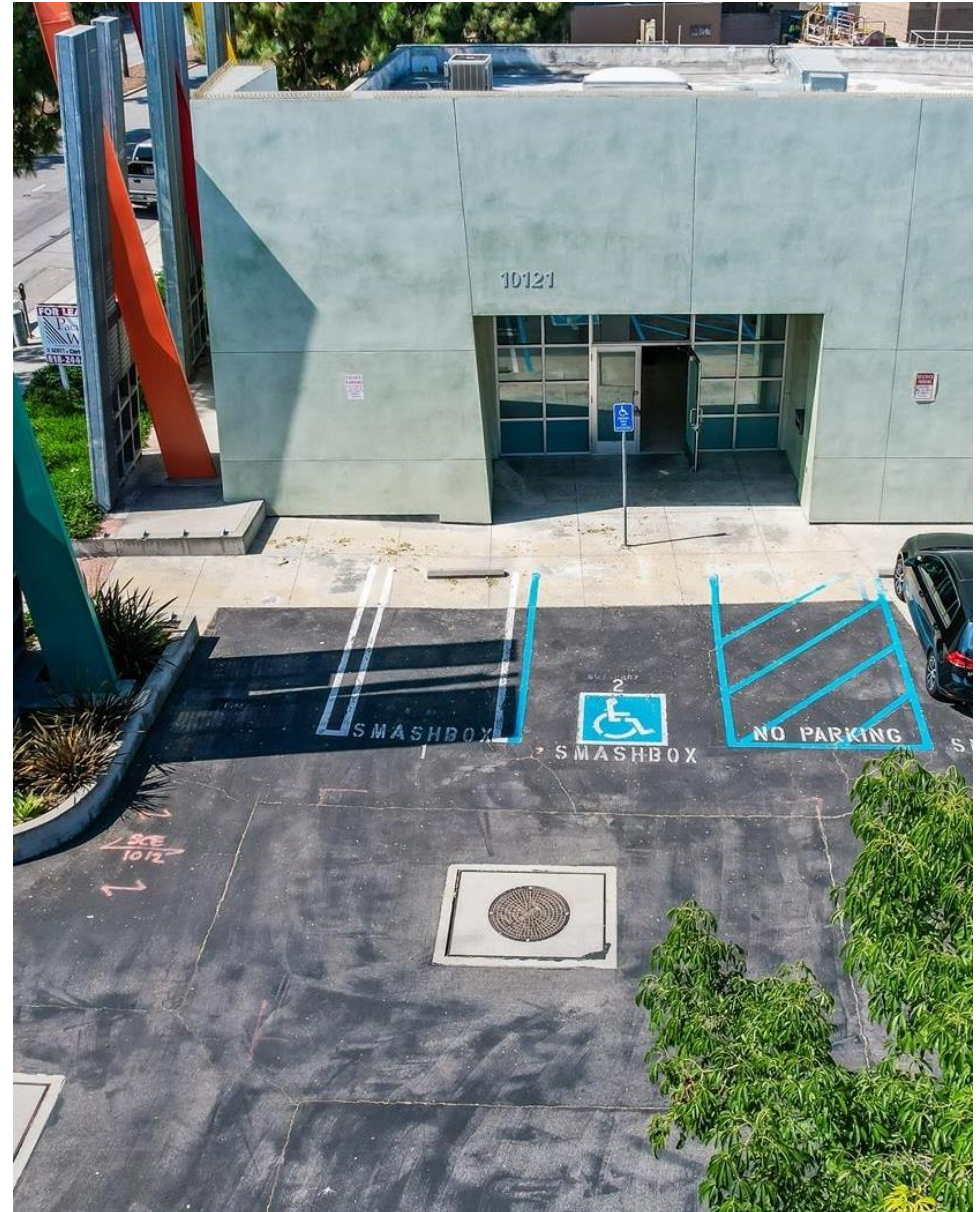
HVAC	Full
ELECTRICAL / POWER	400 Amps; 3 Phase

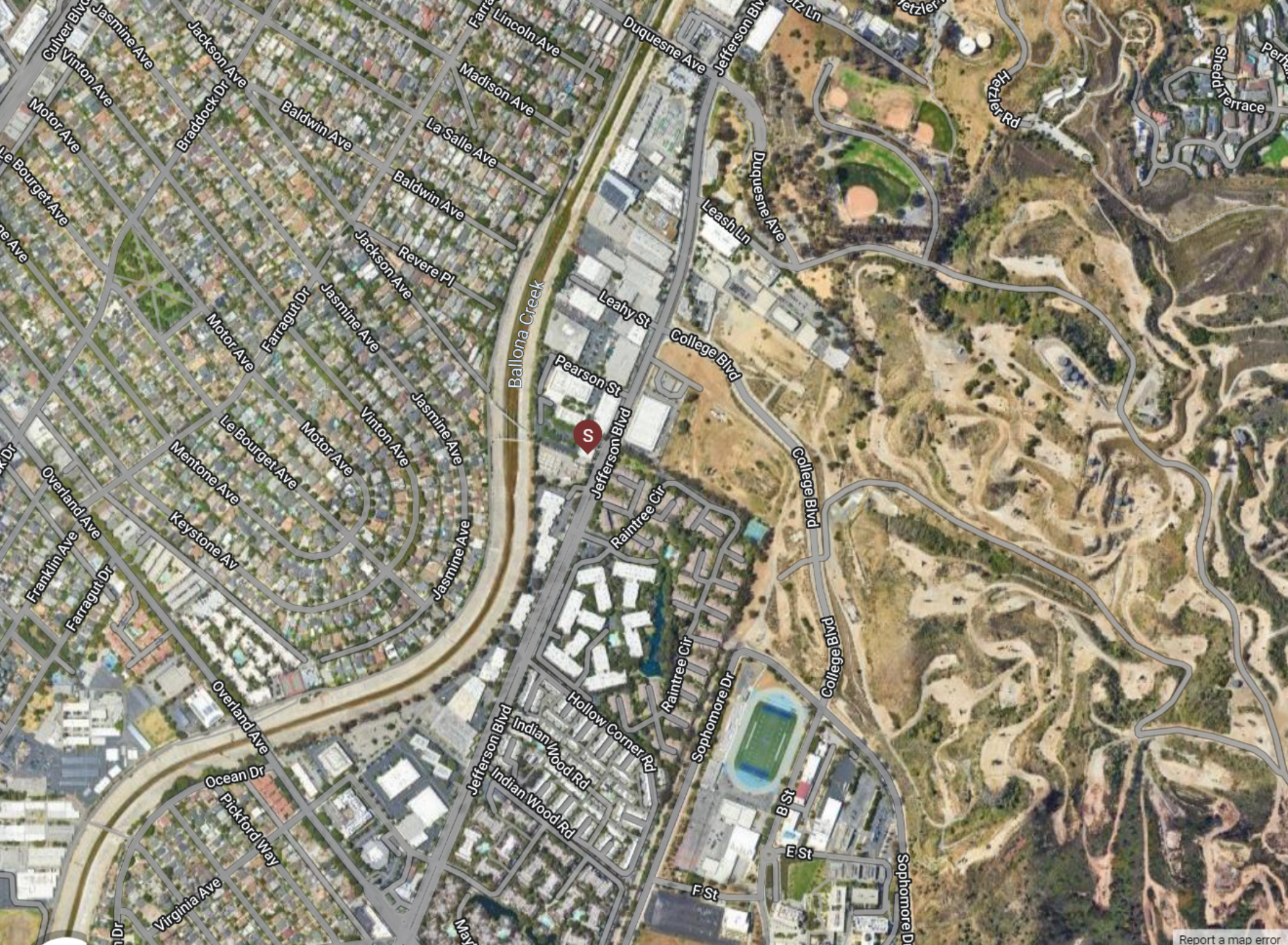
CONSTRUCTION

EXTERIOR	Block / Stucco
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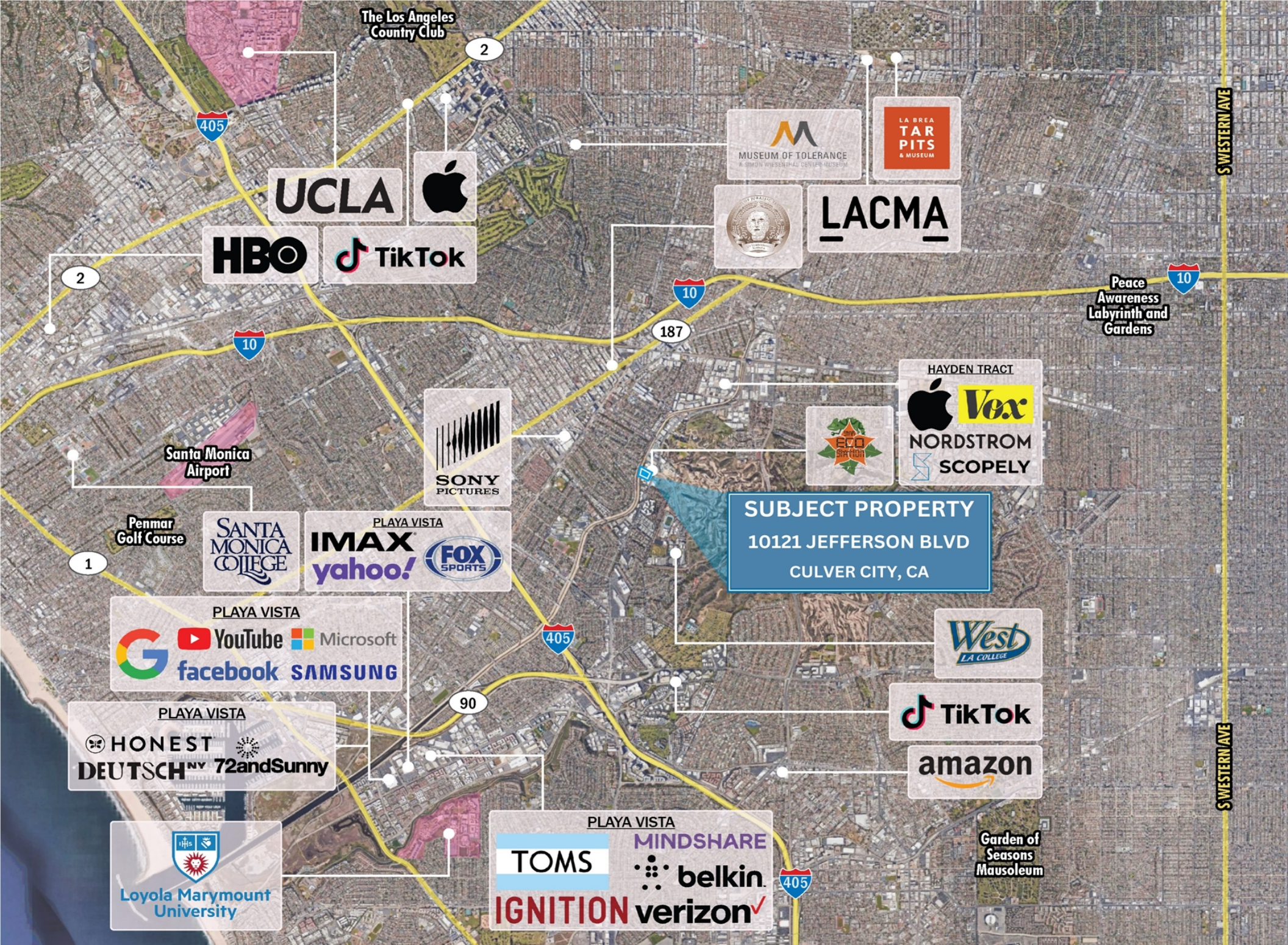
TENANT INFORMATION

LEASE TYPE	Modified Gross
MAJOR TENANT/S	Paige Jeans





[Report a map error](#)



UCLA



HBO

TikTok

MUSEUM OF TOLERANCE
A SPIRO WISNIEWSKI CENTER MUSEUM

LA BREA
TAR
PITS
& MUSEUM



LACMA

Peace
Awareness
Labyrinth and
Gardens

Santa Monica
Airport

SONY
PICTURES



HAYDEN TRACT
Vox
NORDSTROM
SCOPELY

SUBJECT PROPERTY
10121 JEFFERSON BLVD
CULVER CITY, CA

Penmar
Golf Course
SANTA MONICA
COLLEGE
PLAYA VISTA
IMAX
yahoo!
FOX SPORTS

PLAYA VISTA
YouTube Microsoft
facebook SAMSUNG

West
LA COLLEGE

PLAYA VISTA
HONEST
DEUTSCH NY 72andSunny

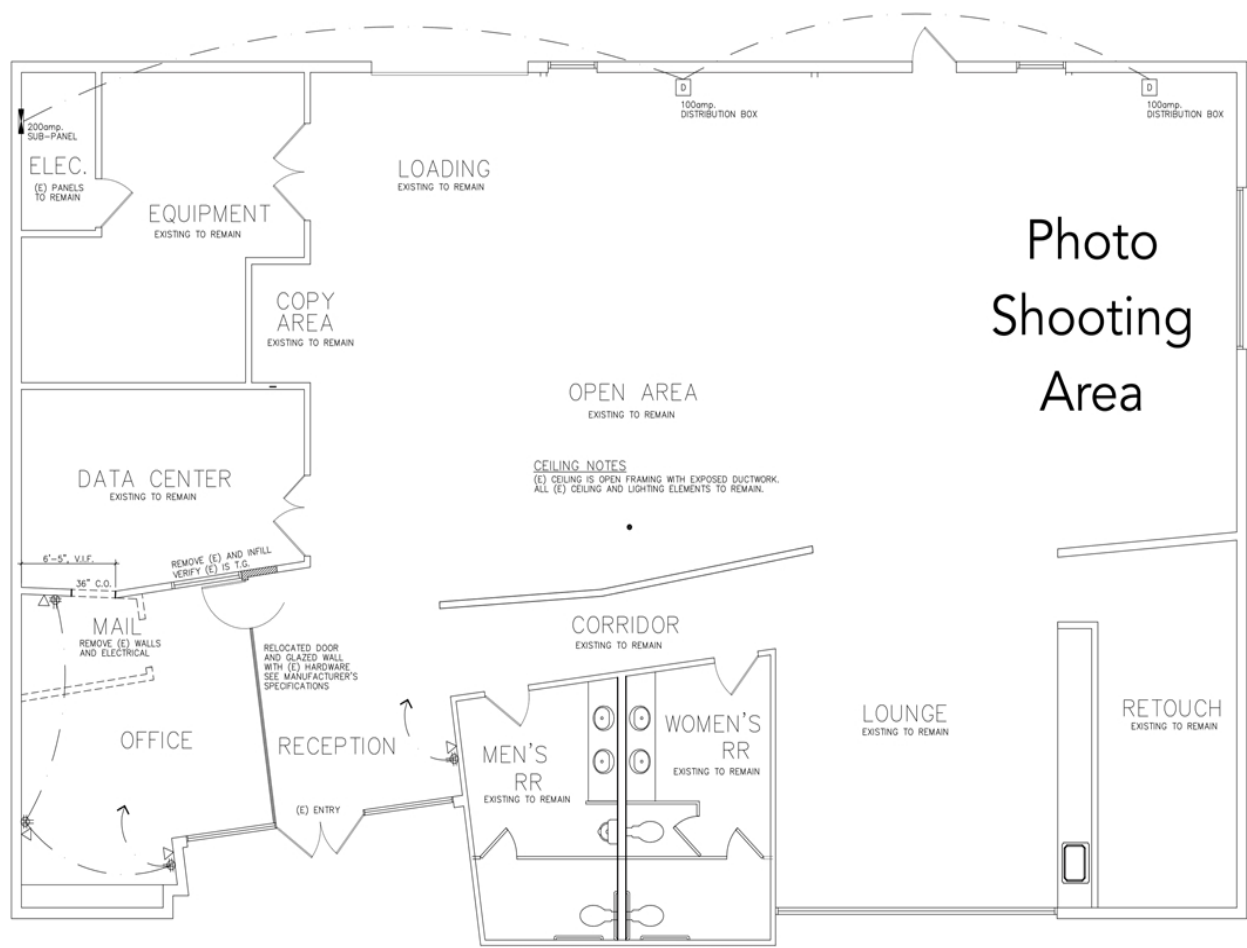
TikTok

amazon

Loyola Marymount
University

PLAYA VISTA
TOMS
MINDSHARE
belkin.
IGNITION verizon

Garden of
Seasons
Mausoleum



FLOOR PLAN
SCALE: 1/4" = 1'-0"



The Colony Campus



Exclusively Marketed by:

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