



CUMULUS

DISTRICT

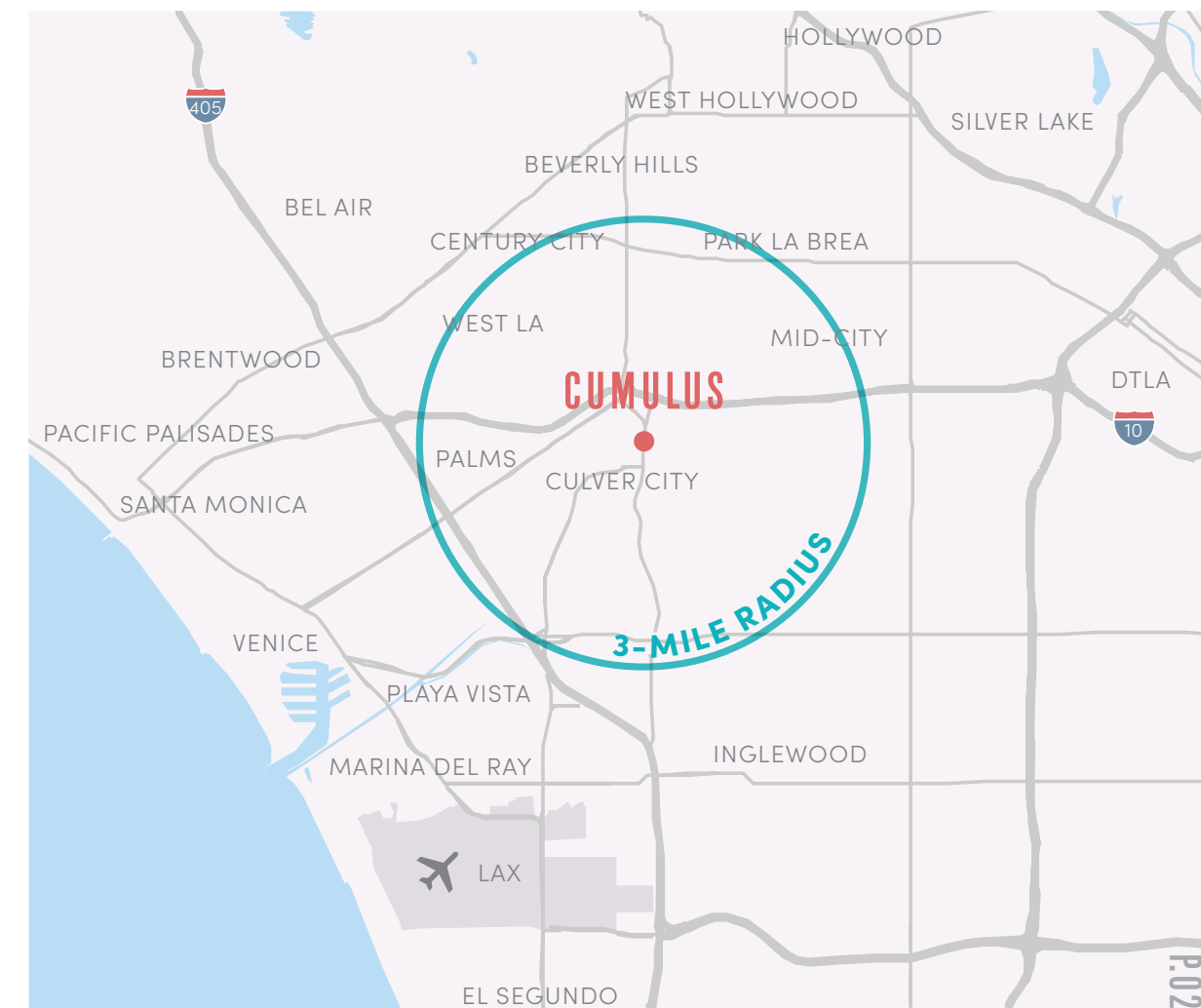
LOS ANGELES

WELCOME TO THE DISTRICT

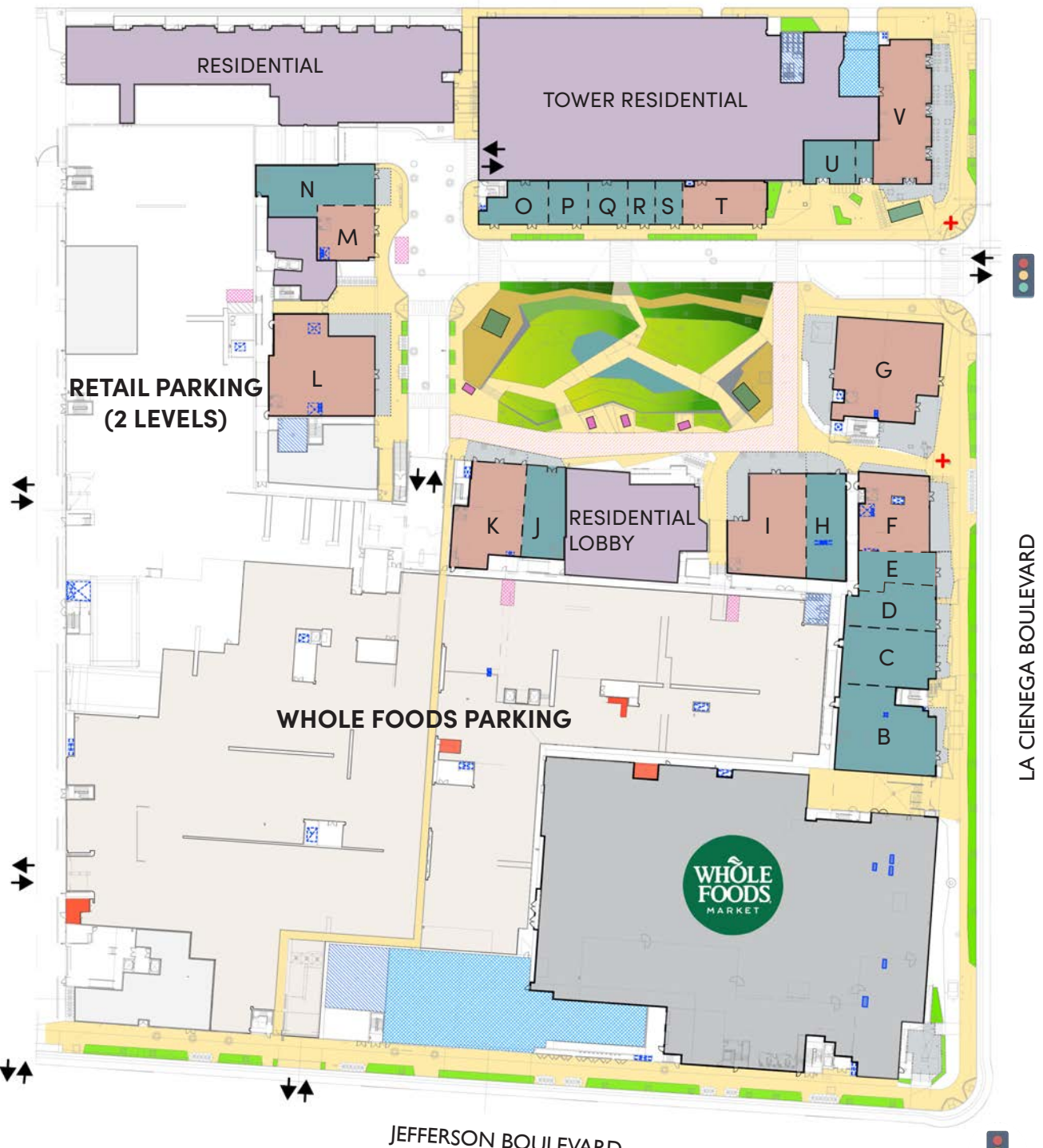
3321 S LA CIENEGA BLVD.

SUMMER 2021
DELIVERY

SPRING 2022
OPENING



RETAIL FOR LEASE

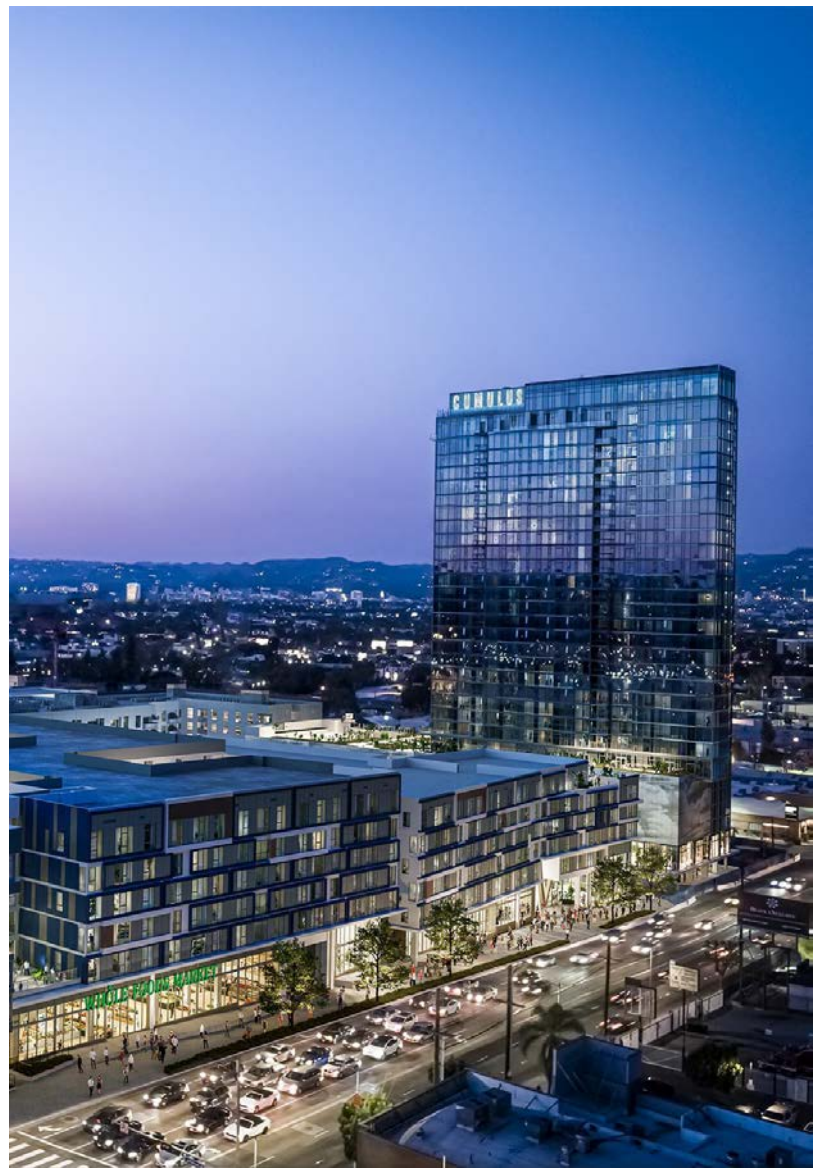


KEY

- RESTAURANT
- RETAIL
- STAIRS / ELEVATORS
- INGRESS / EGRESS

B 3,804 SF	I 3,811 SF	P 840 SF
C 2,807 SF	J 1,780 SF	Q 840 SF
D 1,745 SF	K 3,182 SF	R 580 SF
E 1,455 SF	L 4,691 SF	S 580 SF
F 2,499 SF	M 1,808 SF	T 1,784 SF
G 4,833 SF	N 2,329 SF	U 1,439 SF
H 1,672 SF	O 1,212 SF	V 3,673 SF

LA CIENEGA/JEFFERSON STATION
ON OPPOSITE CORNER



50,000 SF RETAIL FOR LEASE
restaurant / retail / fitness / fashion

WHOLE FOODS MARKET
anchored by 50,000 SF gourmet grocer

1,210 APARTMENTS
curated high-rise & mid-rise residences
ranging from studios to penthouses

383 PARKING SPACES
designated for retail

1 ACRE ZOCALO PARK
activated public park with retail



1 ACRE PUBLIC PARK

Grounded by a dynamic all-day park and gathering place, Cumulus District brings sustainable living, open space, and community events and activation to its urban neighborhood.



VIBRANT ZOCALO



URBAN CHIC

Residents in the Urban Chic segment are busy, tech-savvy, well-educated consumers. They travel extensively, love books and movies, and shop and eat at upscale establishments.



INTERNATIONAL MARKETPLACE

The Culver City corridor reflects the rich cultural fabric of Los Angeles. Striving to get ahead, the International Marketplace segment cares about style, and values being in tune with nature.



TRENDSETTERS

Nearly one third of area residents qualify as Trendsetters. These single high earners spend their disposable income on upscale city living – fashion, dining out, and entertainment.

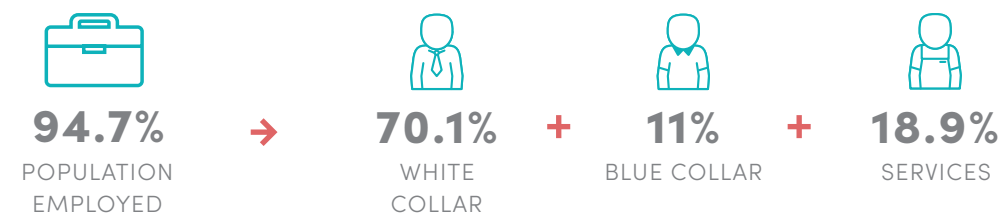
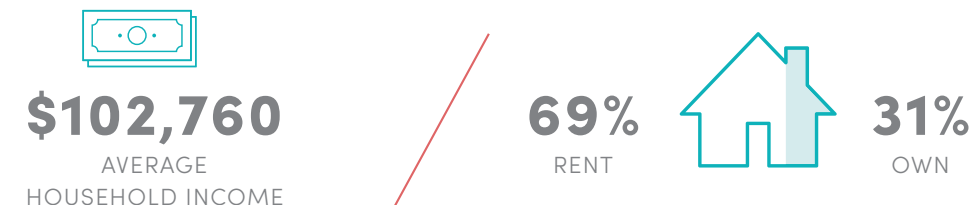
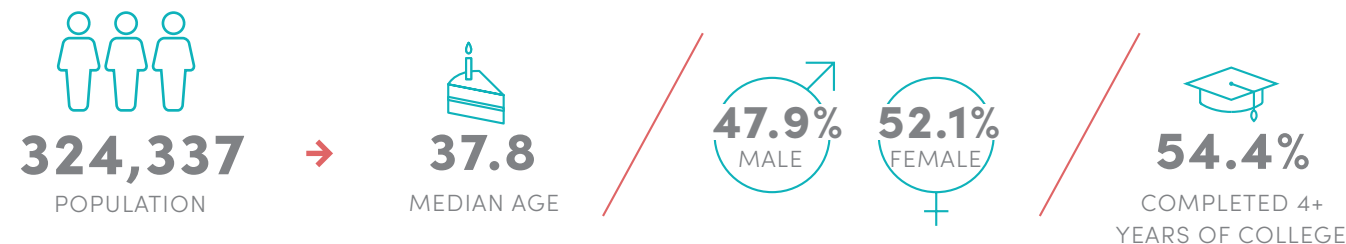


CITY LIGHTS

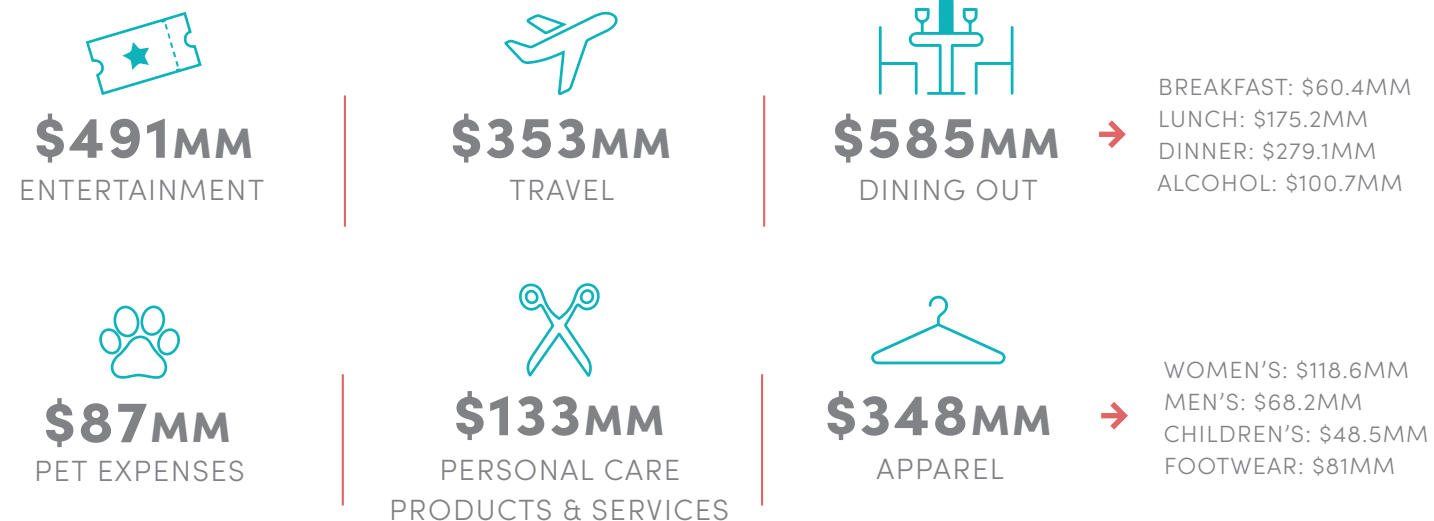
The area's diverse, dynamic character shines through in City Lights – health-conscious residents with a passion for social justice. They are willing to pay for natural products and brands they trust.

DEMOGRAPHIC SNAPSHOT

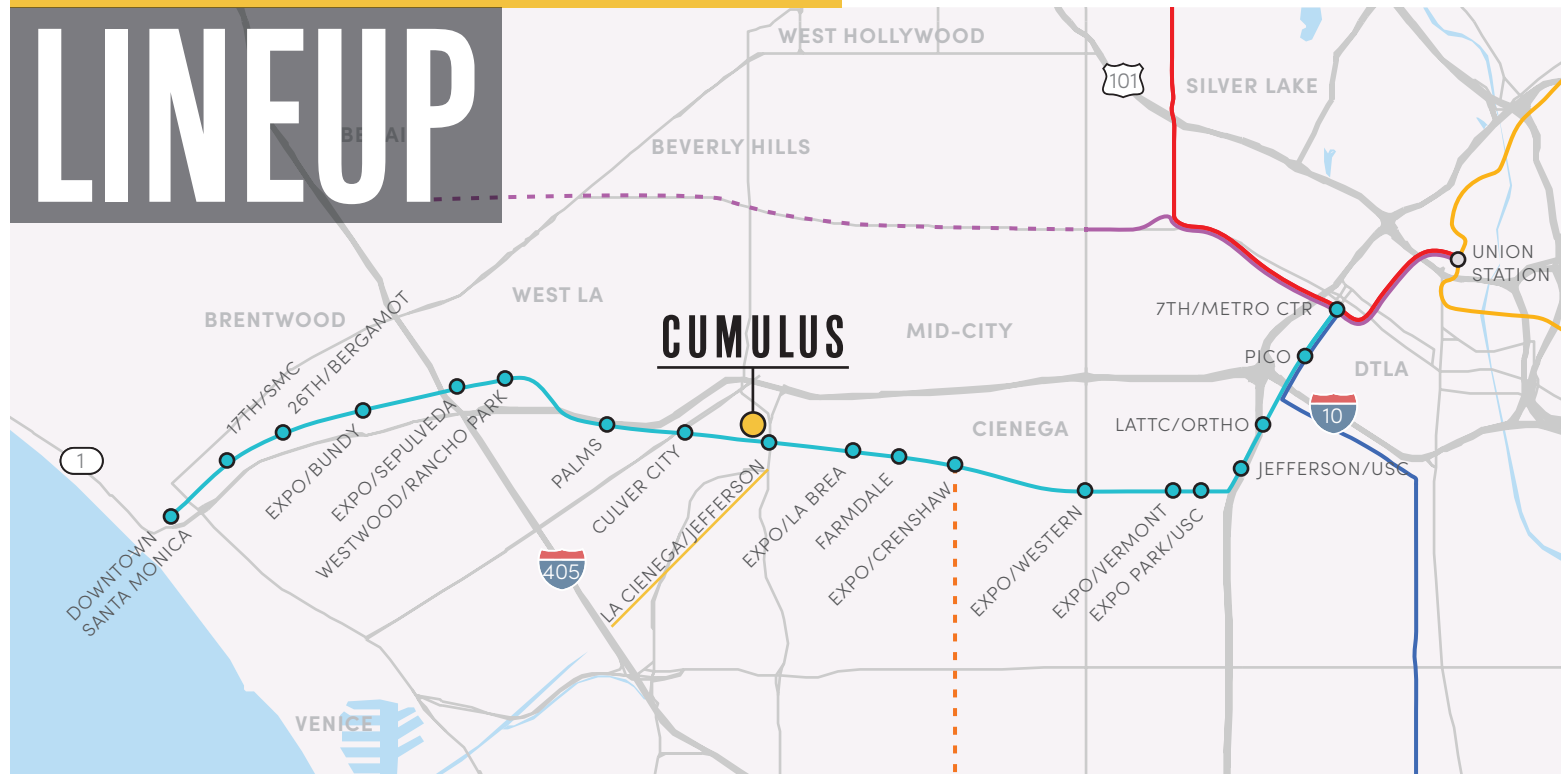
3-MILE RADIUS



RETAIL SPENDING



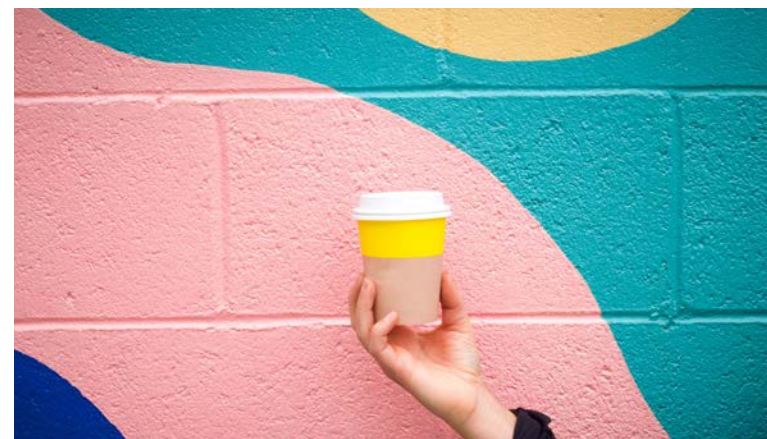
THE PERFECT LINEUP



Transit-oriented and perfectly positioned between the beach and DTLA, Cumulus District is a stop on the Expo Line and near commuter routes to local destinations.

DRIVE TIMES

10 MINS	20 MINS	30 MINS
Beverly Hills	DTLA	Manhattan Beach
Santa Monica	West Hollywood	Pasadena
West LA	Venice	Studio City
Marina Del Rey	Silver Lake	Glendale
Playa Vista	Hollywood	Calabasas
	LAX	



64K+
riders per
day on the
Expo Line

130K+
cars per day passing
through intersection at
Jefferson and La Cienega



THE NEW LA SCENE



ATTRACTIONS

- Arclight Theater
- Baldwin Hills Scenic Overlook
- Ballona Creek Bike Path
- Culver City Farmers Market
- Culver Hotel
- Ivy Station Hotel
- Kirk Douglas Theater
- Museum Of Jurassic Technology

COFFEE

- Adams Coffee Shop
- Bar Nine
- Boba Guys
- Cjs Café
- Cognoscenti Coffee
- Conservatory For Coffee & Tea
- Highly Likely

DAILY

- Co-Opportunity Natural Foods
- CVS
- Ralphs
- Sprouts
- Superior Grocers
- Trader Joes

DRINKS

- Blind Barber
- Brunello Trattoria
- City Tavern Culver City
- Industry Cafe & Jazz
- Mandrake Bar
- Public School 310
- Seventy7 Lounge
- The Velvet Lounge

FITNESS

- Cliffs Of Id
- Equinox
- Orange Theory Fitness
- Shanti Yoga
- Soul Cycle
- Sweat Pilates

RETAIL

- Helm's Bakery District (150,000 SF)
- Culver Steps (35,000 SF)
- Hi-Lo Liquor Market
- Ivy Station (47,000 SF)
- Midland Shop
- Platform (50,000 SF)
- Rolling Greens

RESTAURANTS

- Alta
- Akasha
- Amacita
- Coolhaus
- Delicious Pizza
- Destroyer
- Fathers Office
- JR's Barbeque
- Loqui
- Lukshon
- Margot
- Mian
- Mizlada
- Open Face Food Shop
- Roberta's
- Tender Greens
- Vespertine



IMAGINE THE POSSIBILITIES

Cumulus District is a cultural placemaker like no other, shifting the paradigm for LA living with a dynamic, amenity-rich community in an unmatched location.



SUMMER 2021
DELIVERY

SPRING 2022
OPENING

CARMEL
PARTNERS

CBRE



LEASING TEAM

TIMOTHY L. BOWER

Senior Vice President
Lic. 00864693
+1 310 550 2521
tim.bower@cbre.com

ZACHARY CARD

First Vice President
Lic. 01717802
+1 310 550 2542
zachary.card@cbre.com

ERIK KRASNEY

Lic. 01970585
+1 310 550 2680
erik.krasney@cbre.com

NEW HORIZONS

CUMULUS

DISTRICT

LOS ANGELES

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.