

# JEFFERSON

## MEDIA CAMPUS

9905-9909 Jefferson Blvd., Culver City, CA 90232

TWO-BUILDING CAMPUS WITH 40,229 SF OF  
CREATIVE / MEDIA IMPROVEMENTS ON 1.67 AC

Owner-User or Covered Land Play Opportunity

BALLONA CREEK

JEFFERSON BOULEVARD

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## THE OPPORTUNITY

**Cushman & Wakefield of California, Inc.**, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in the Jefferson Blvd Media Campus in Culver City, CA (the “Property”). This offering consists of two brick creative office buildings totaling 40,229 square feet, accompanied by a large surface parking lot, all situated on a 1.67-acre site in the vibrant Culver City submarket of Los Angeles.

9905 Jefferson Blvd is currently 100% leased to a single tenant, PrettyBird Pictures, Inc., whose lease extends through October 2025 in an upgraded creative office space. 9909 Jefferson Blvd is currently owner-occupied and will either be vacated upon sale or enter into a short-term leaseback upon closing. The property features beautiful bow truss ceilings, private offices, studio space, recording rooms, and renovated kitchens and bathrooms.

This property presents a unique opportunity for an owner-user to occupy the smaller 9905 Jefferson building upon expiration of the current PrettyBird lease, while collecting rental income from the seller through a leaseback at closing. Investors will find value in the existing cash flow, while implementing a value-add strategy in one of Los Angeles’ premier submarkets for creative office space.

The Property is also a perfect covered land play for mixed-use residential development. The City of Culver City just updated their general plan to allow for dense residential zoning, which can be further increased by applying state density bonuses.

Culver City’s dynamic environment, robust infrastructure, and recent zoning updates make the Property ideal for a variety of uses, whether it be for continued office occupancy or future multifamily development. For office users, the Property provides an attractive and central location with immediate occupancy options and expansion potential. For developers, the updated zoning and connectivity to major employers such as Amazon, ByteDance (TikTok), Apple, HBO, and Sony Pictures, combined with access to vibrant dining, retail, and entertainment options, make this site a prime opportunity for creating a premier mixed-use community. The close proximity to the Culver City Metro Station enhances its appeal, offering seamless connectivity to the greater Los Angeles area. Jefferson Blvd Media Campus is an exceptional opportunity for buyers seeking a versatile asset in one of Los Angeles’ most sought-after neighborhoods.

SONY PICTURES STUDIO

DOWNTOWN CULVER CITY

CENTURY CITY

CULVER STUDIOS

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# INVESTMENT HIGHLIGHTS



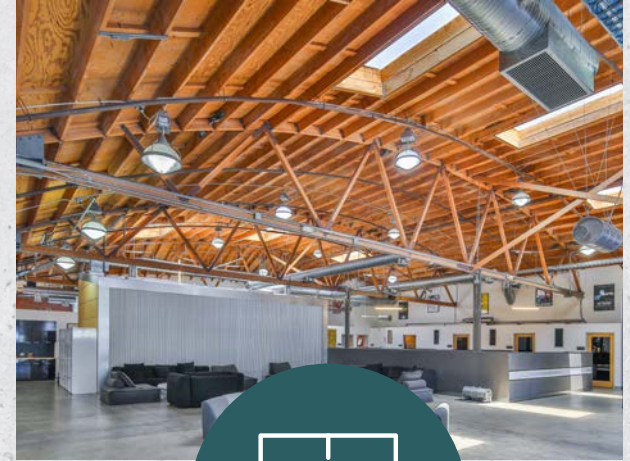
## ONE OF WEST LA'S MOST DESIRABLE OFFICE SUBMARKETS

Culver City is a highly desirable submarket for office/media tenancy due to its strategic location in the heart of Los Angeles' Westside and its live/work/play lifestyle. The location offers convenient access to major freeways and public transportation. This area has experienced significant growth, particularly in the technology and entertainment sectors, making it a hub for innovative companies.



## OWNER-USER OPPORTUNITY WITH INCOME

The Property offers a compelling opportunity for owner-users, with immediate income in place and future occupancy potential. Upon expiration of the current tenant's lease at 9905 Jefferson, an owner-user can take occupancy of that space while collecting income through a leaseback from the seller at closing. This setup provides flexibility for a range of business strategies, whether the buyer intends to transition into the property over time or maintain it as an income-generating asset while evaluating future plans.



## COVERED LAND PLAY OPPORTUNITY

Following the adoption and implementation of the updated Culver City General Plan in October 2024, mixed-use residential projects are now a permitted use. The base density allows for 65 units per acre on the property, making this an ideal covered land play for multifamily development.



## RENOVATED CREATIVE OFFICE CAMPUS

The two buildings boast numerous beautiful features, including stunning bow truss ceilings, exposed brick walls, and abundant natural light. They also offer private conference rooms and offices, recently renovated bathrooms and kitchens. 9909 Jefferson Blvd also features specialized studio space and recording rooms designed for radio production.



## WALKABLE LIFESTYLE

The Culver City location boasts exceptional walkable accessibility, allowing easy movement throughout the entire city. It is within walking distance to the vibrant downtown area, offering a plethora of dining, shopping, and entertainment options. Additionally, the property is conveniently close to several nearby neighborhoods, enhancing the walkable lifestyle and making it an attractive choice for tenants seeking convenience and a dynamic urban environment.

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9909 JEFFERSON

# PROPERTY OVERVIEW



## PROPERTY OVERVIEW

### ADDRESS:

9905-9909 Jefferson Blvd., Culver City, CA 90232

### PROPERTY TYPE:

Media / Creative Office

### BUILDINGS:

Two

### STORIES:

One

### RENTABLE AREA:

40,229 SF (14,950 SF at 9905 building; 25,279 SF at 9909 building)

### OCCUPANCY:

The 9909 building is currently owner-occupied and will require a short-term leaseback upon closing. The 9905 building is leased to a third-party tenant (expiring in October 2025).

### YEAR BUILT (RENOVATED):

1956 (1999)

### PARKING:

73 surface parking stalls

### LOT SIZE:

72,745 SF (1.67 AC)

### ZONING:

MU-I (Mixed Use Industrial)

### APN:

420-031-017

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9905-9909 Jefferson Blvd., Culver City, CA 90232

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