

9400 *Washington Blvd*

RETAIL - RESTAURANT - OFFICE
DOWNTOWN CULVER CITY OPPORTUNITY





METRO EXPO CULVER CITY STATION

PLATFORM

VENICE BLVD

BAGLEY AVE

CULVER BLVD

WASHINGTON BLVD

THE CULVER HOTEL

THE CULVER STEPS

CULVER CITY TOWN PLAZA

THE CULVER STUDIOS

THE CULVER THEATER

9400
Washington Blvd

VAN BUREN PL

9400 Washington Boulevard - Culver City

PROPERTY *highlights*

AT THE CENTER OF IT ALL

9400 Washington is located in the downtown heart of Culver City.

Positioned between the historic Culver Hotel and The Culver Studios, 9400 Washington is one of the best located buildings in this submarket. Build-to-suite opportunity to create your retail or office vision, this project presents the ideal Culver City location with the Hackman Capital Partners ownership to match.



OPPORTUNITY

Great location with new tenant build potential for retail, restaurant, or office use in a standalone building.



AMENITIES

In the Downtown heart of Culver City including dozens of dining and amenity options within 2 blocks.



TRANSIT

Easily accessible by Metro, Bus, and the I-10 freeway.



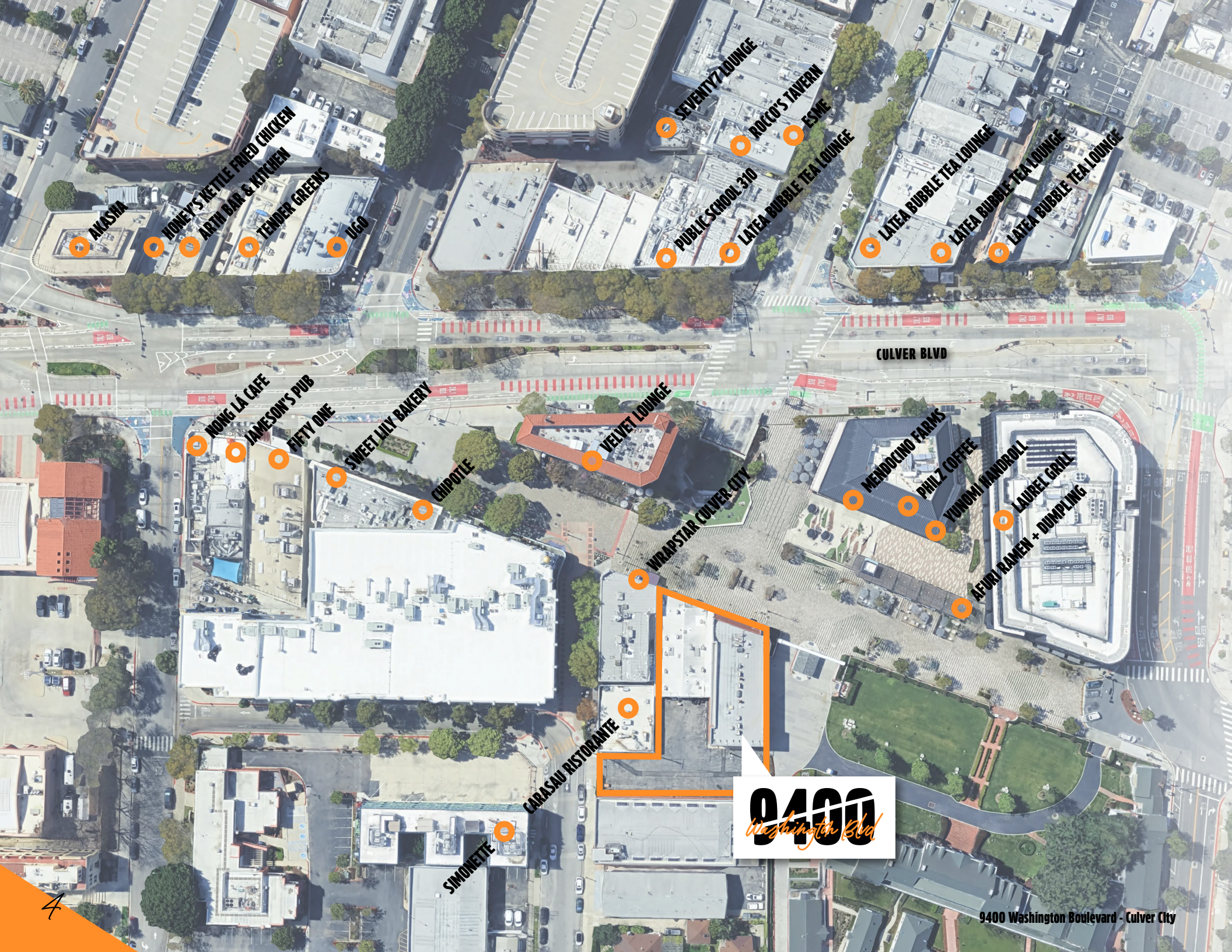
TOTAL PROJECT SIZE

2 Buildings / ±15,000 RSF Total



CULVER CITY TENANTS

A Premier submarket tenant roster including HBO, Apple, Sony, Amazon Studios, among others.



AKASHA

HONEY'S KETTLE FRIED CHICKEN
ARTH BAR & KITCHEN

TENDER GREENS

UGO

SEVENTY7 LOUNGE

ROCCO'S TAVERN

ESME

PUBLIC SCHOOL 310

LATEA BUBBLE TEA LOUNGE

LATEA BUBBLE TEA LOUNGE

LATEA BUBBLE TEA LOUNGE

LATEA BUBBLE TEA LOUNGE

CULVER BLVD

NONG LA CAFE

JAMESON'S PUB

FIFTY ONE

SWEET LILY BAKERY

CHIPOTLE

VELVET LOUNGE

WRAPSTAR CULVER CITY

MENDOCINO FARMS

PHILZ COFFEE

YUNOMI HANDROLL

LAUREL GRILL

AFURI RAMEN + DUMPLING

CARASAU RISTORANTE

SIMONETTE

9400
Washington Blvd

9400 Washington Boulevard - Culver City

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LOCATION *matters*

CULVER CITY ON YOUR DOORSTEP

Just a couple blocks make a big difference. Turn that 10-minute lunch walk into a quick stop next door. Boasting a 97 walk score 9400 Washington brings new meaning to the term walkable amenities with locations at your fingertips and right outside your front door.



WALKERS PARADISE

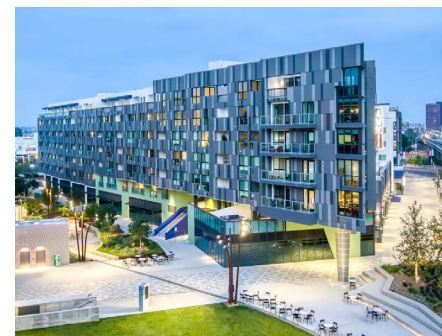
A 97 walk score means you will never have to go far for what you need.



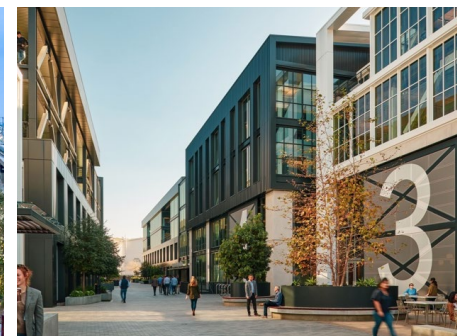
CULVER STEPS



PLATFORM



IVY STATION



CULVER STUDIOS



EQUINOX CULVER CITY



SIMONETTE



CAFE VIDA

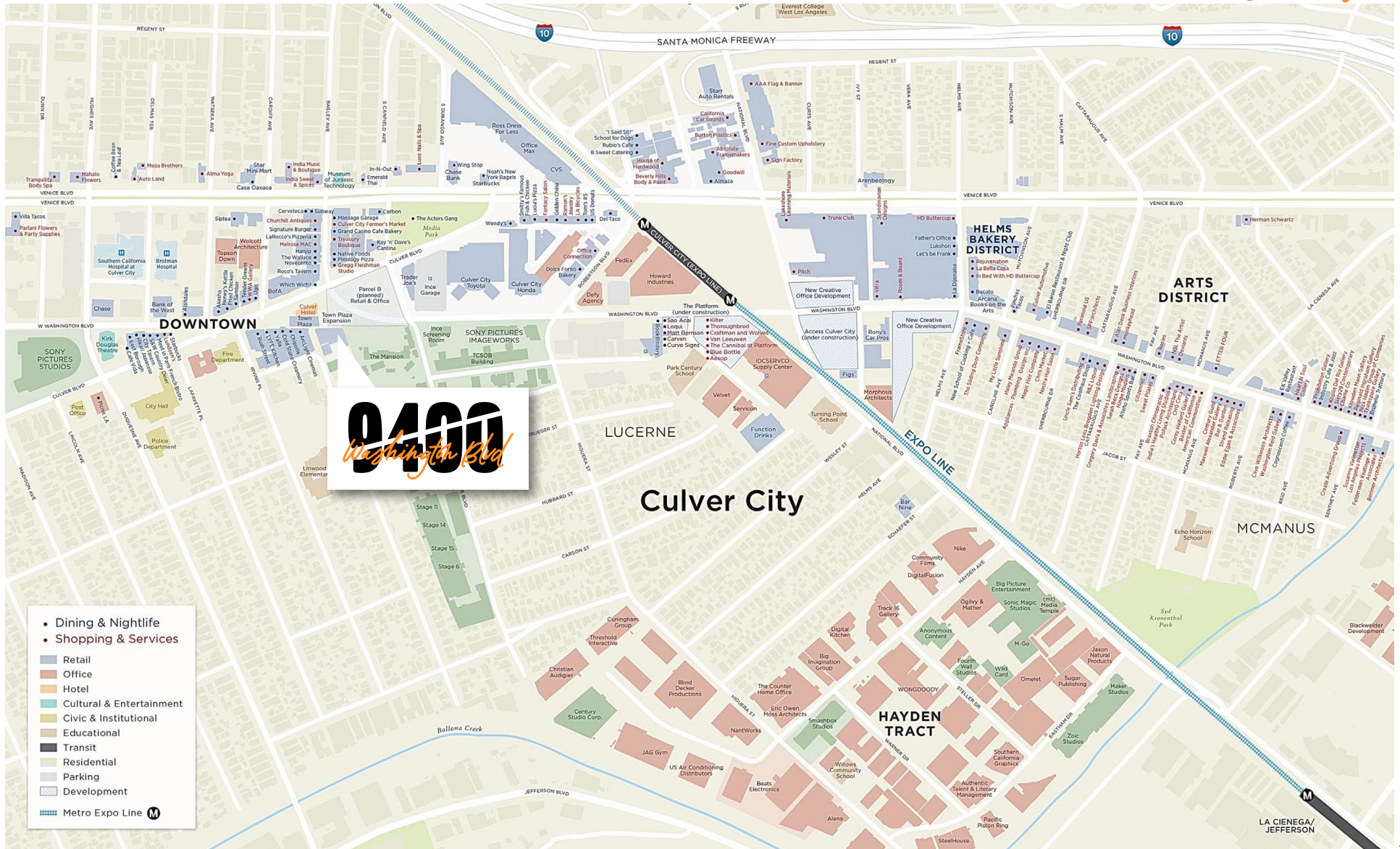


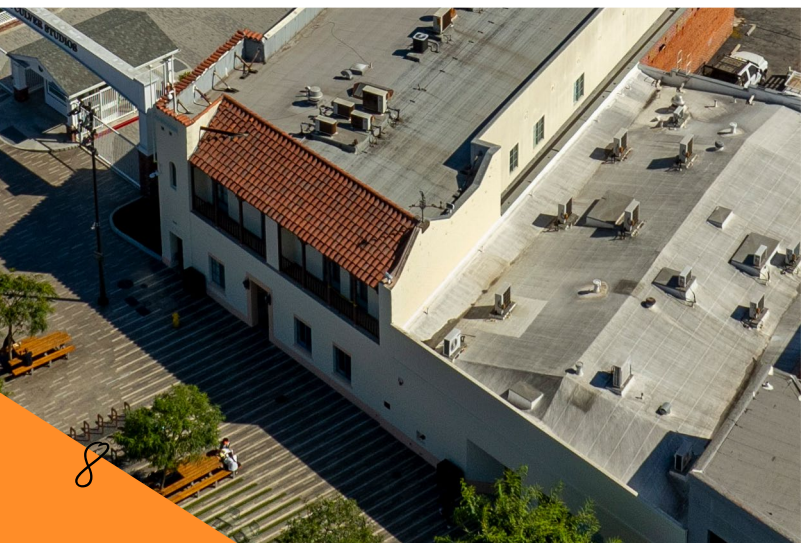
CARASAU RISTORANTE

9400 Washington Boulevard - Culver City

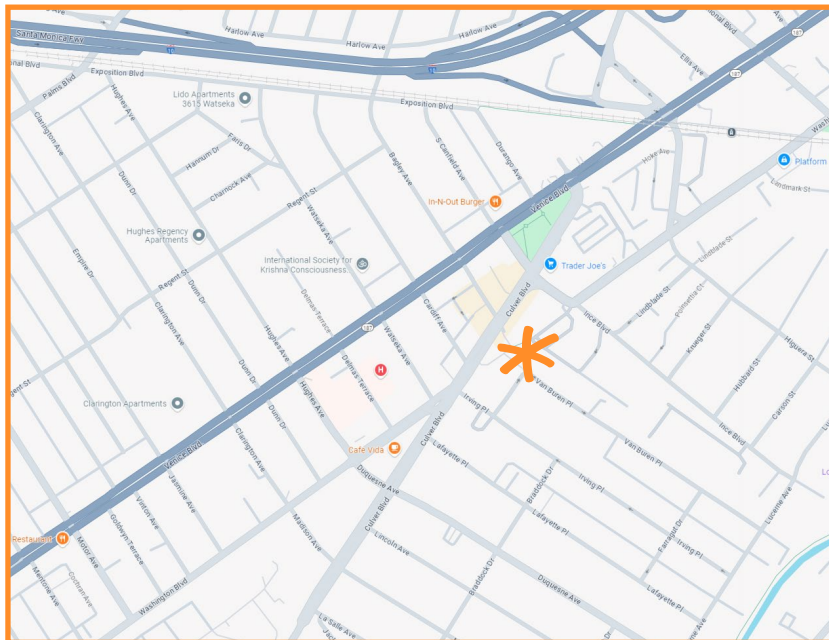
CULVER CITY

Overview





BUILDING *details*



BUILDING DETAILS

Address:	9336 & 9400 Washington Blvd Culver City, CA 90232
Total SF Available:	±15,000 RSF
Available:	9336 Washington Blvd 1st Floor – 5,000 RSF 9400 Washington Blvd 1st Floor – 5,000 RSF 2nd Floor – 5,000 RSF
Rate:	Available Upon Request
Parking:	28 total spaces on surface Lot
Outdoor Space:	Public office-front access to Culver Steps and the Culver Studios Lot
Space/Building Features:	Shell space condition Negotiable build allowance opportunity
Tenant Improvements:	Negotiable based on space use

BUILDING

Floorplans

**9400 WASHINGTON BLVD
2ND FLOOR
±5,000 SF**

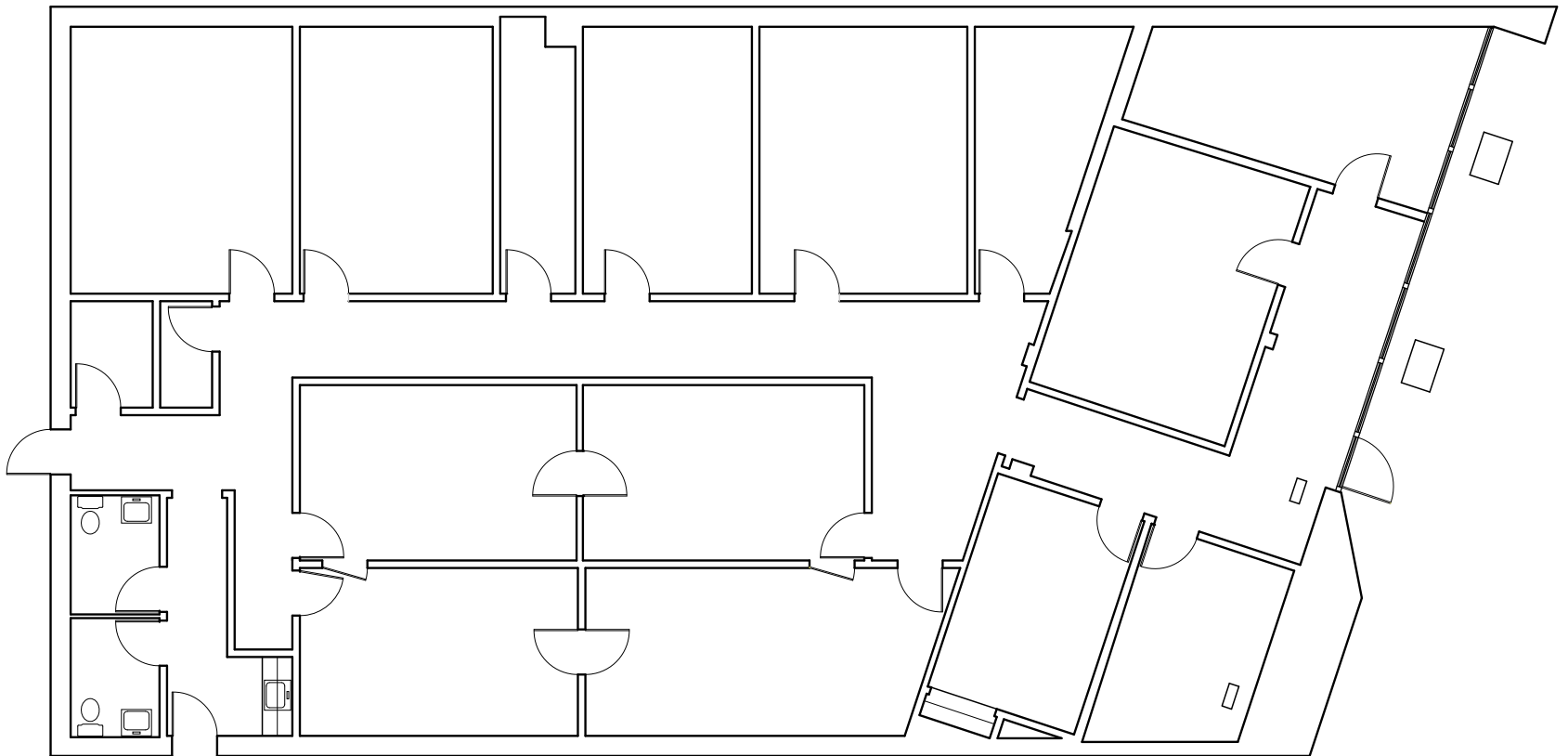
**9336 WASHINGTON BLVD
1ST FLOOR
±5,000 SF**

**9400 WASHINGTON BLVD
1ST FLOOR
±5,000 SF**

THE CULVER STUDIOS

BUILDING *floorplans*

9336 Washington Blvd - Floor 1
±5,000 SF

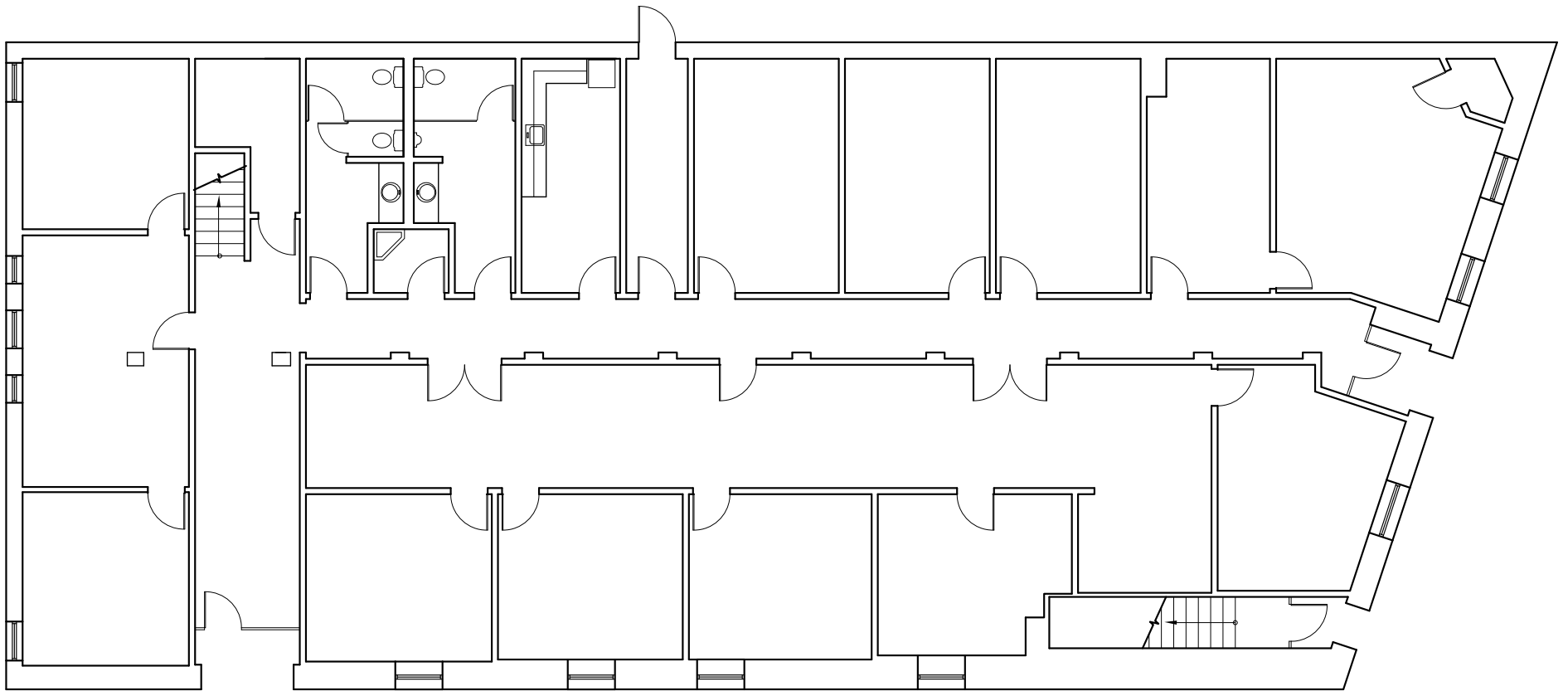


BUILDING

Floorplans

9400 Washington Blvd - Floor 1

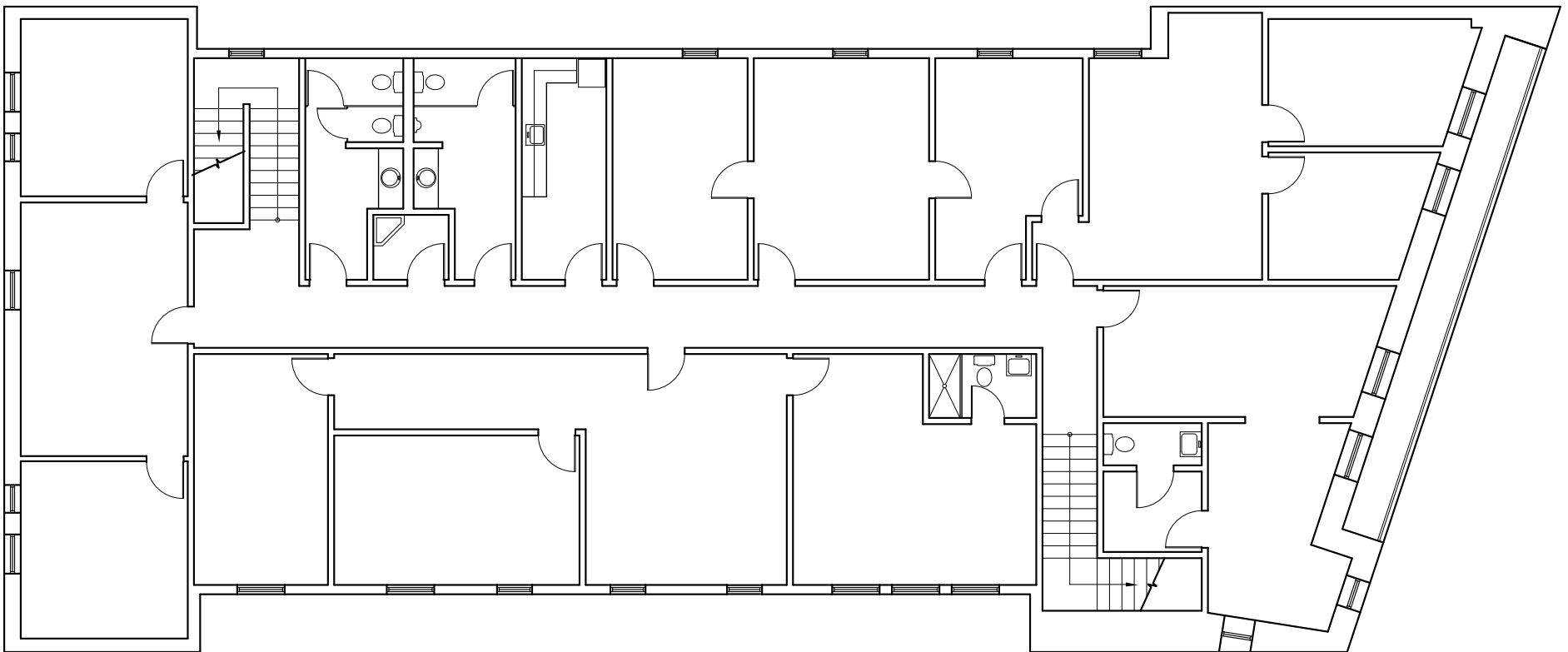
±5,000 SF



BUILDING

floorplans

9400 Washington Blvd - Floor 2
±5,000 SF



9400 *Washington Blvd*



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