

# visionary's dream property overview

11844 Jefferson Blvd, Los Angeles, CA 90230

For more information  
please contact:

**Monica Trepany**  
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**M2**  
zoning

**± 3,990 SF**  
RSF

**3 - 5**  
term (yrs)

**\$2.00/SF**  
price

\$2.00/SF INTRO RATE for FIRST SIX MONTHS, \$2.50/SF for SECOND SIX MONTHS on TERM of 3 YEARS or MORE. \$3/SF on other years. This rare opportunity is one of the coolest creative spaces the Westside has to offer. Be truly inspired by the soaring high ceilings, generous windows, natural light, and a NY-vibe loft. Plenty of private offices, a modern spiral staircase, and your own private kitchen. This history-filled building is centrally located to FWYs, Culver City, Entertainment and Tech Hub Playa Vista, LMU, parks, and beaches. The perfect space and location to take your business to the next level.



**310.915.8088**

6700 S Centinela Ave, First Floor

welcome@playarealtyca.com

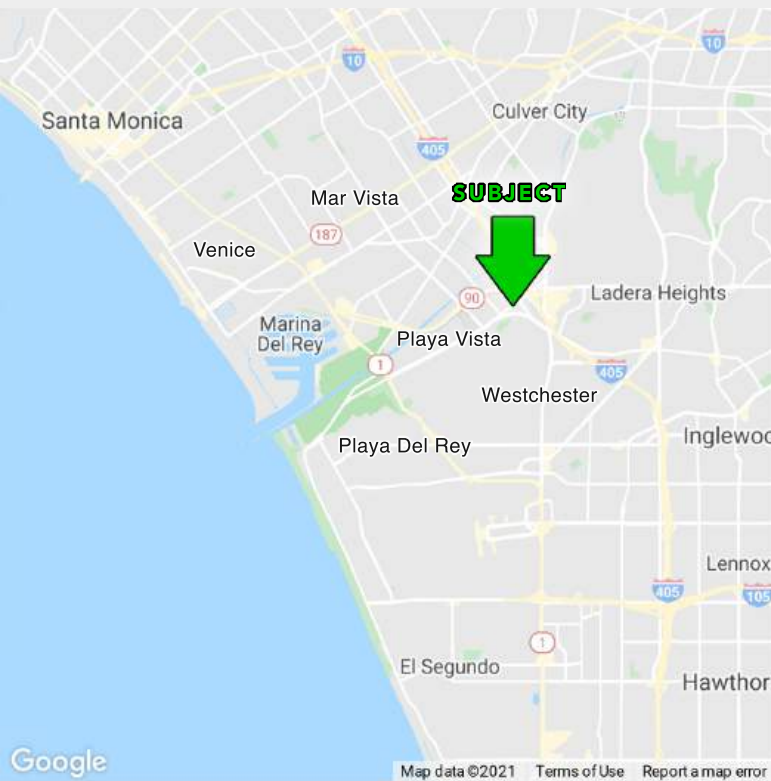
**playa realty**

CA DRE# 01251369

# visionary's dream neighborhood overview

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**16,055**  
population

**6,129**  
households

**\$138,786**  
median income

**38**  
median age

## driving distances from property

**nearby cities**

Playa Vista	1.5 mi
Westchester	2.1 mi
Culver City	3.1 mi
Playa del Rey	3.6 mi
LAX Airport	4.3 mi
Venice	4.8 mi
Marina del Rey	4.9 mi
Santa Monica	7.6 mi
Hollywood	10.1 mi
Downtown Los Angeles	11.7 mi

**local points of interest**

Amazon DLX9	0.3 mi
The Brickyard (Meta/LMU)	0.7 mi
Westfield Culver City	0.8 mi
Playa District	1.0 mi
Spruce Goose Hanger (Google)	1.1 mi
Playa Vista Runway	1.4 mi
West LA College	1.8 mi
Water's Edge (Electronic Arts)	2.2 mi
Loyola Marymount University	3.0 mi
Playa Del Rey Beaches	3.6 mi

\*distances are approximate

± 1.4 mi	± 1.9 mi	± 2.2 mi	± 5.1 mi	± 0.1 mi

## playa vista

Playa Vista, an area steeped in history. From its being the birthplace of the Spruce Goose to its current renaissance as the tech hub, Silicon Beach, the area has always been on the forefront of the amazing, the fantastic, and the future.

Perfectly located mere minutes from the beach, LAX, and the sunny Westside of Los Angeles, Playa Vista is central to some of the best Los Angeles has to offer, whether it be jobs, shopping, dining, or relaxation.

Join such famous companies as Google, Facebook, EA Games, The Honest Company, and The Los Angeles Clippers in Los Angeles' newest neighborhood.

## surrounding business



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# visionary's dream area map

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