

4301 WEST JEFFERSON BLVD



 **URBANLIME**
REAL ESTATE

5,083 SF CORNER AVAILABLE FOR LEASE



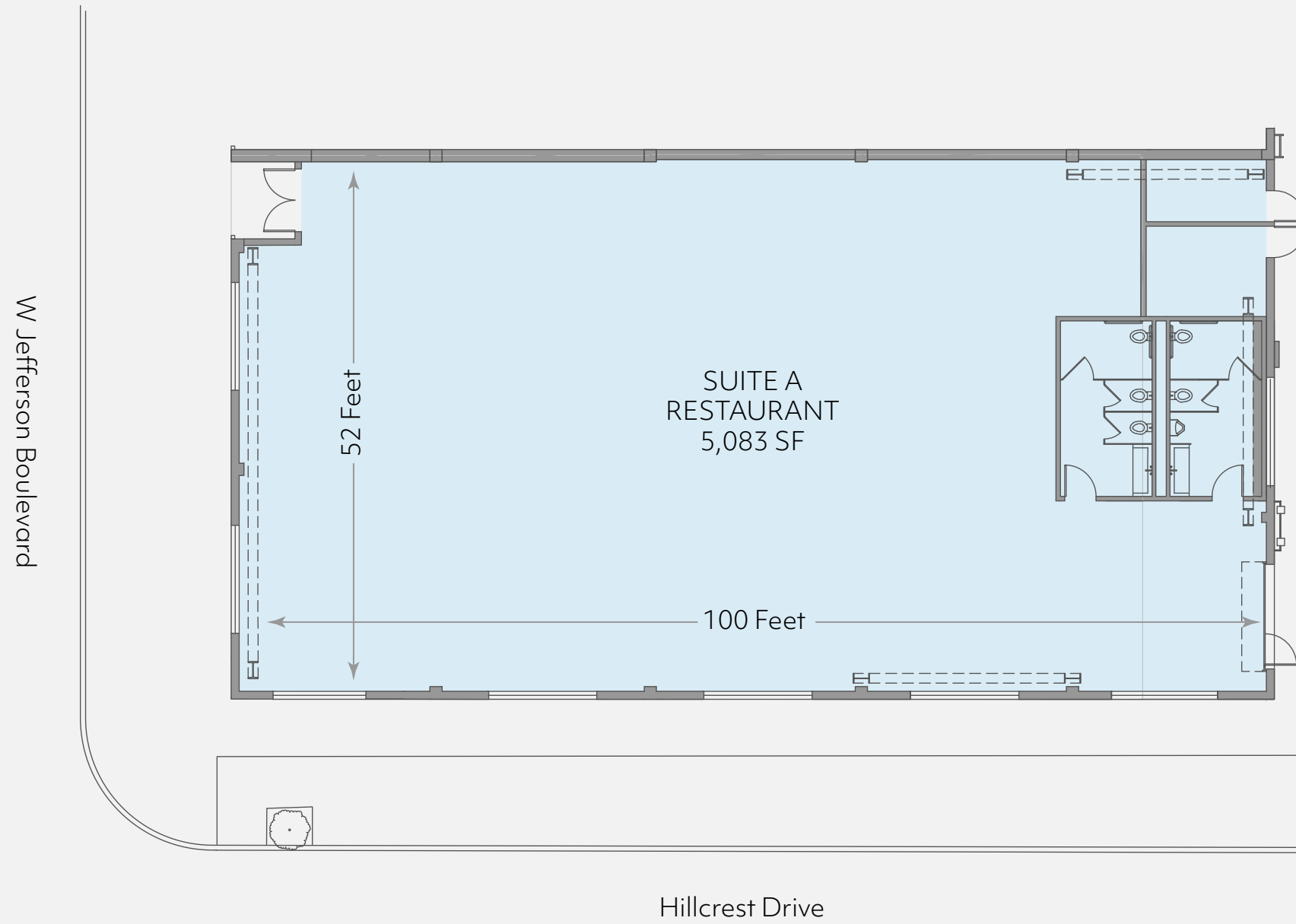
PROPERTY DETAILS

- + 5,083 SF
- + Ground floor
- + Open floor plan
- + Restaurant workletter delivery
- + CUP: Restaurant with Type 47, 2am daily
- + Rent: Contact broker

FLOOR PLAN

Ceiling Height:

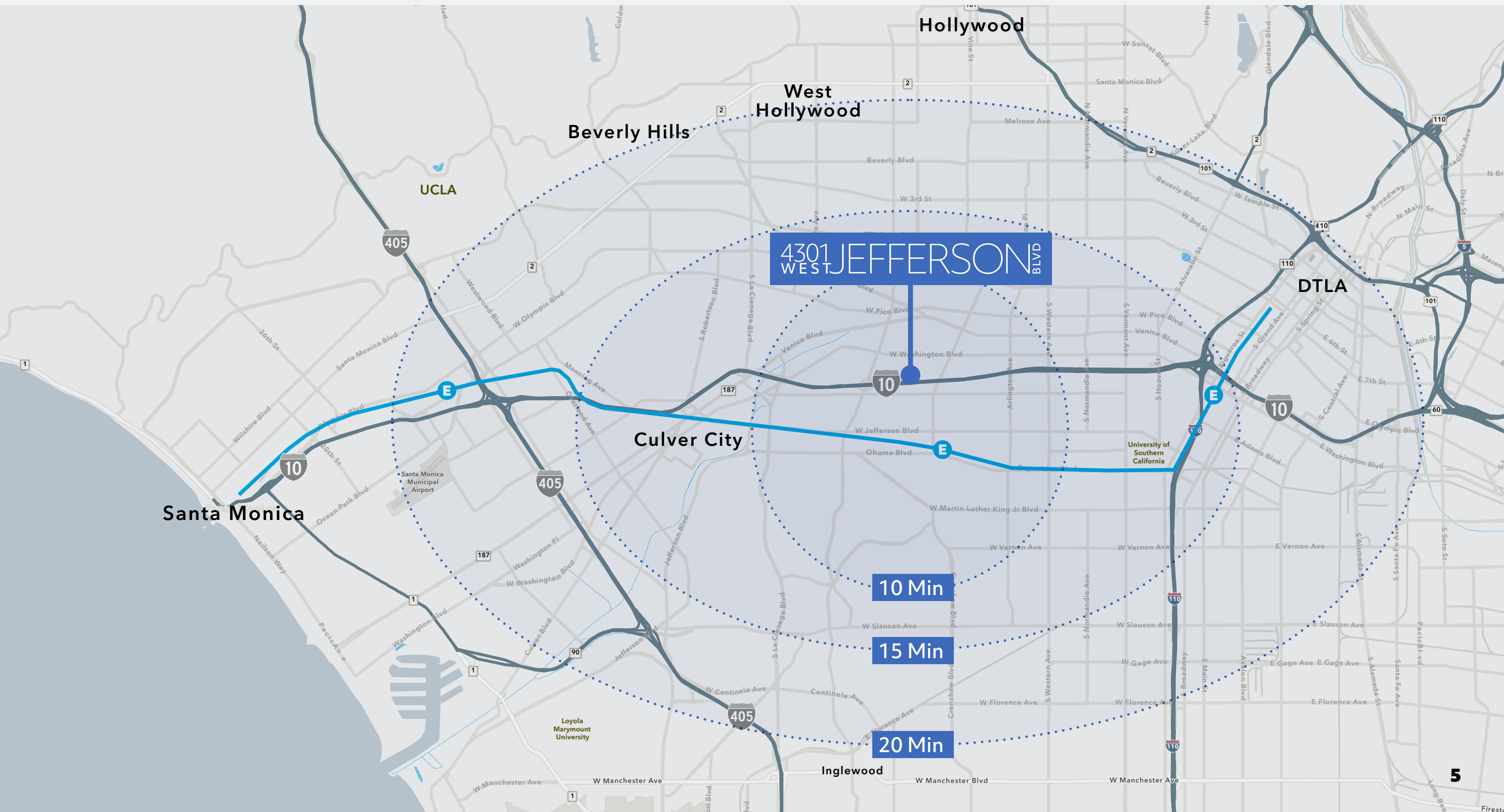
+ 19'- 3" | 12'- 3" to beam



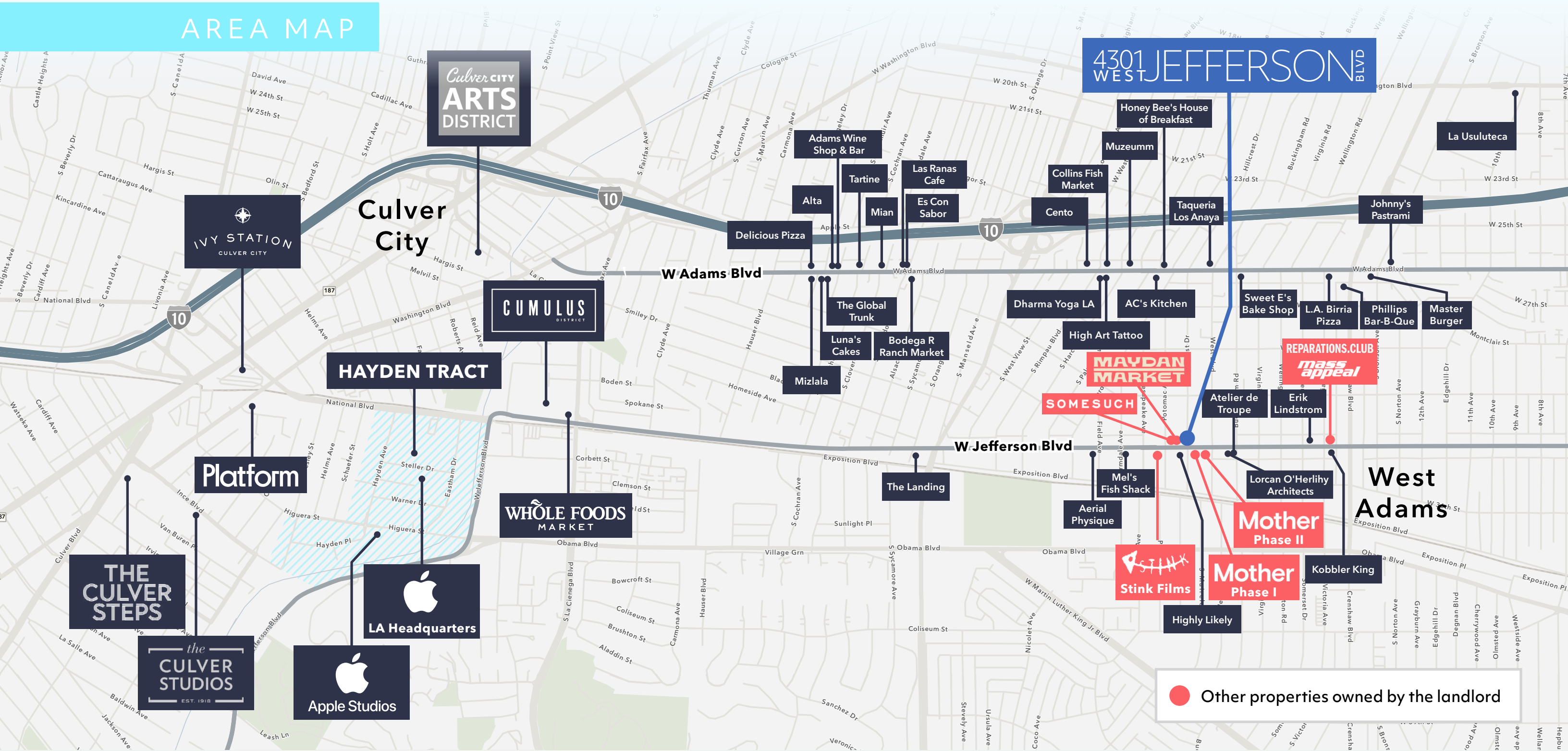
RENDERINGS



DRIVE TIMES



AREA MAP



THE CULVER STEPS

115,000 SF gathering place that includes ground-level retail, a four-story office building, and a Grand Stair that leads visitors up to a restaurant pavilion and landscaped Elevated Plaza

CULVER STUDIOS

Spanning 14 acres, The Culver Studios is a world-class studio campus featuring over 1,200,000 SF of office and studio space.

IVY STATION

A mixed-use transit-oriented development with 240,000 SF office occupied by HBO, 200 apartment units, a boutique hotel, and 50,000 SF of retail space

PLATFORM

A collection of independent retail, restaurants and creative businesses consisting of 50,000 SF of retail space and 80,000 SF of creative and office space.

HAYDEN TRACT

Over 1,500,000 SF of creative office, flex, and industrial space occupied Nike, Beats by Dre, Smashbox, and many more.

CUMULUS

14-acre living and retail destination nestled on the border of Culver City and West Adams comprising of 1,210 apartment units and 100,000 SF of retail anchored by Whole Foods

APPLE HEADQUARTERS

Apple currently occupies 500,000 SF and recently received approvals to expand their campus by another 538,000 SF. Targeted completion in 2025 or 2026.

KEY FACTS

DEMOGRAPHICS



\$89,102
AVERAGE HOUSEHOLD INCOME



366,071
2023 POPULATION



130,773
2023 # OF HOUSEHOLDS



109,820
DAYTIME EMPLOYEES

RETAIL SPENDING

\$585M

DINING OUT

\$481M

ENTERTAINMENT

\$353M

TRAVEL

\$348M

APPAREL



Bar Nine



4301 WEST JEFFERSON BLVD



Apple



Vespertine



4301 WEST JEFFERSON BLVD

SOMESUCH

MAYDAN MARKET

Good+Foundation

Melissa Levinson Antiques

MODERN RE SALE

Blue8

highly likely

ILLA

Stink Films

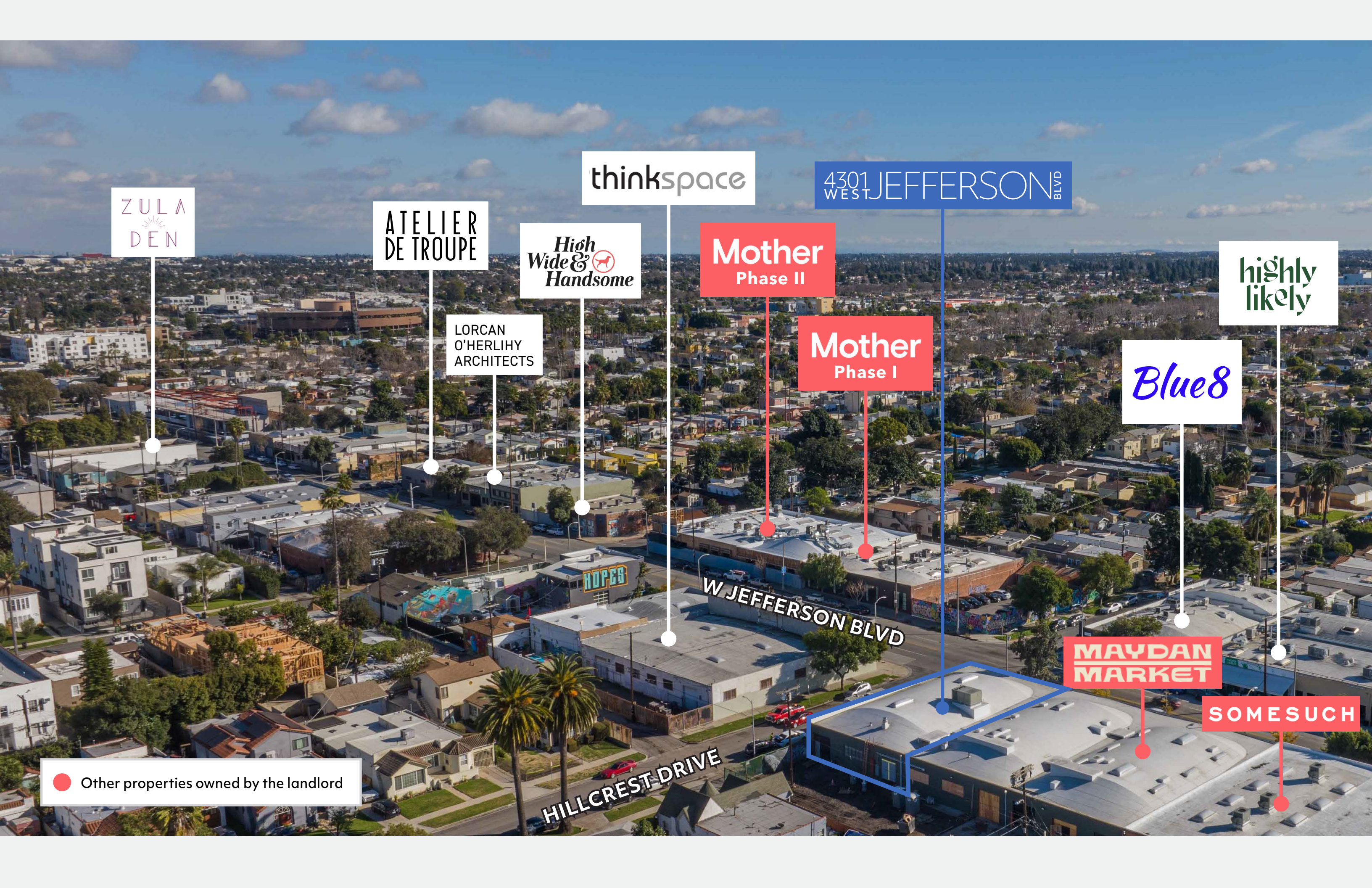
Mother Phase I

thinkspace

W JEFFERSON BLVD

HILLCREST DRIVE

● Other properties owned by the landlord



ZULA
DEN

ATELIER
DE TROUPE

High
Wide &
Handsome

thinkspace

4301 WEST JEFFERSON BLVD

Mother
Phase II

highly
likely

LORCAN
O'HERLIHY
ARCHITECTS

Mother
Phase I

Blue8

W JEFFERSON BLVD

MAYDAN
MARKET

SOMESUCH

HILLCREST DRIVE

● Other properties owned by the landlord

WEST JEFFERSON PORTFOLIO



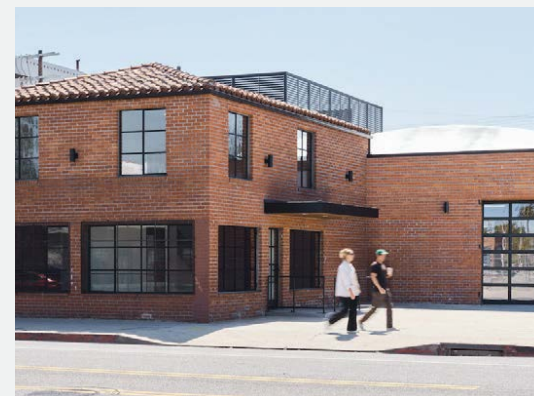
4005 WEST JEFFERSON
6,160 SF built-to-suit creative office



4319-21 WEST JEFFERSON
Creative office leased to Somesuch, Inc.



4216 WEST JEFFERSON
Leased to Mother LA



3626 WEST JEFFERSON
5,811 SF restaurant or creative office



4301 WEST JEFFERSON
5,000 SF restaurant or creative office



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ATLANTIC PACIFIC INDUSTRIES