

MEDIAWORKS CREATIVE CAMPUS

# Potential Fitness Space For Lease

12950 Culver Blvd., Marina Del Rey, CA 90066

KENNEDY WILSON

BROKERAGE





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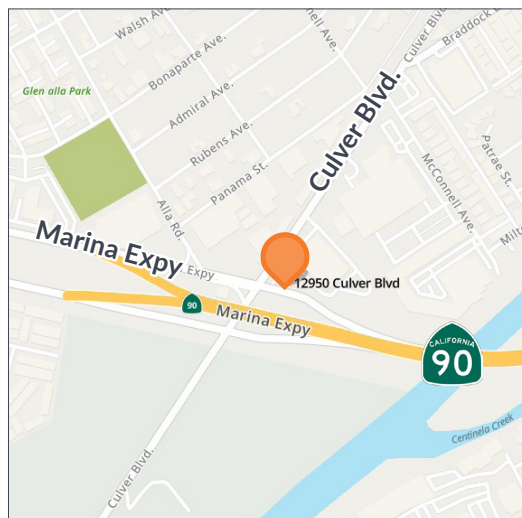
### AVAILABLE

Suite 180: ±3,852 SF  
 Rent: \$4.50 PSF/Mo., MG (Tenant pays electrical and janitorial)  
 Parking: 10 : 1,000

### PROPERTY HIGHLIGHTS

- Unique opportunity for fitness users and private training
- Showers and restrooms available
- Front monument signage available
- Excellent for Cross Fit, Boxing, Yoga, Pilates, etc.
- Campus expansion to include pickleball court and outdoor exercise pavilions
- High visibility off the 90 Freeway (±62,279 CPD)
- ±120,000 SF creative office campus (75% occupancy)
- Upgraded outdoor amenities (TV, fire pit, seating areas)
- Across the street from Del Rey office campus which consists of three two-story buildings with a total of 162,961 SF of workspace
- Strong demographics with an average HHI of ±\$163,174 and daytime population of ±27,492 within one mile
- Adjacent to Silicon Beach, home to more than 500 technology companies, including Google, YouTube, Sony, Amazon, Apple, and more

*\* Prospective tenants are hereby advised that all uses are subject to City approval*



### MEDIAWORKS CO-TENANTS



LONDON ALLEY



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**Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212**

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# DEL REY

New Del Rey office campus which consists of three two-story buildings with a total of 162,961 SF of creative workspace

CALIFORNIA  
90

CULVER BLVD.

MARINA EXPY.  
90 FWY OFF RAMP

Logos of client companies: South Park Digital Studios, FlowSpace, London Alley, edlio, HOOK, 900frames, sohonet, Secars Media, and AMV.

P

10 : 1,000



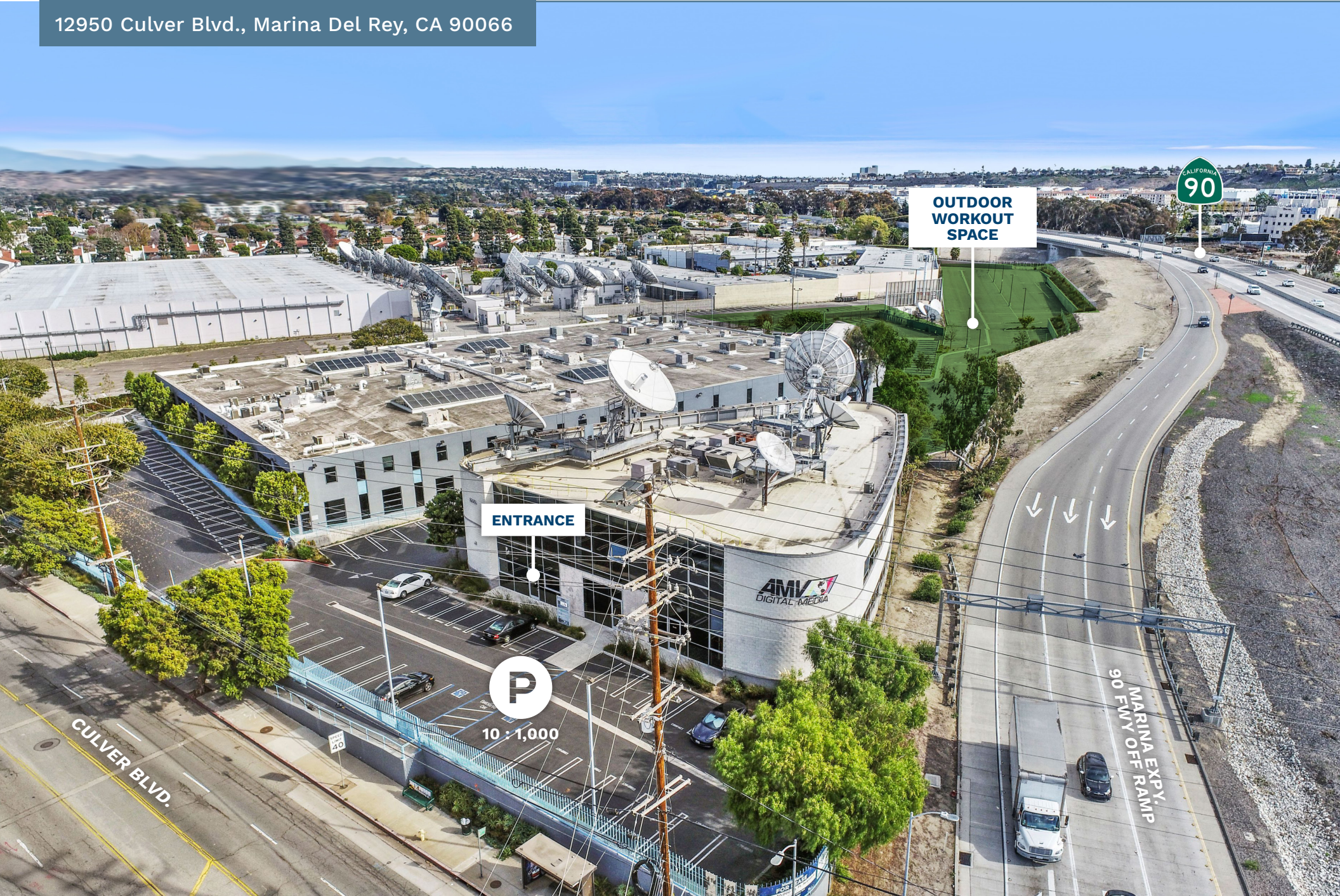
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OUTDOOR  
WORKOUT  
SPACE

ENTRANCE

P  
10 : 1,000

CALIFORNIA  
90

MARINA EXPY.  
90 FWY OFF RAMP

CULVER BLVD.

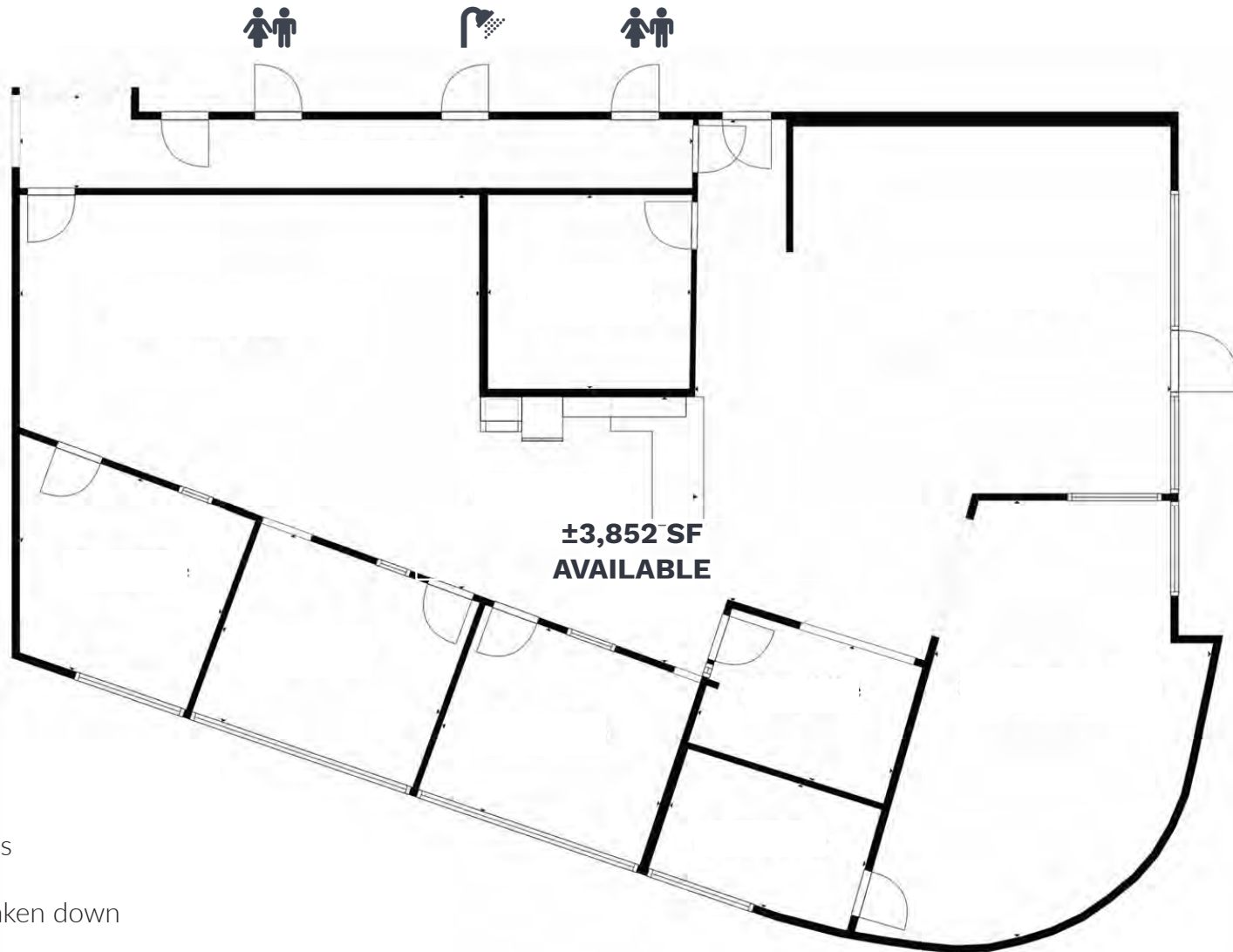
AMV  
DIGITAL MEDIA



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SUITE 180



Culver Blvd

- 15' high ceilings
- Walls can be taken down
- Concrete floors can be exposed



NORTH



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INTERIOR PHOTOS





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MARINA DEL REY

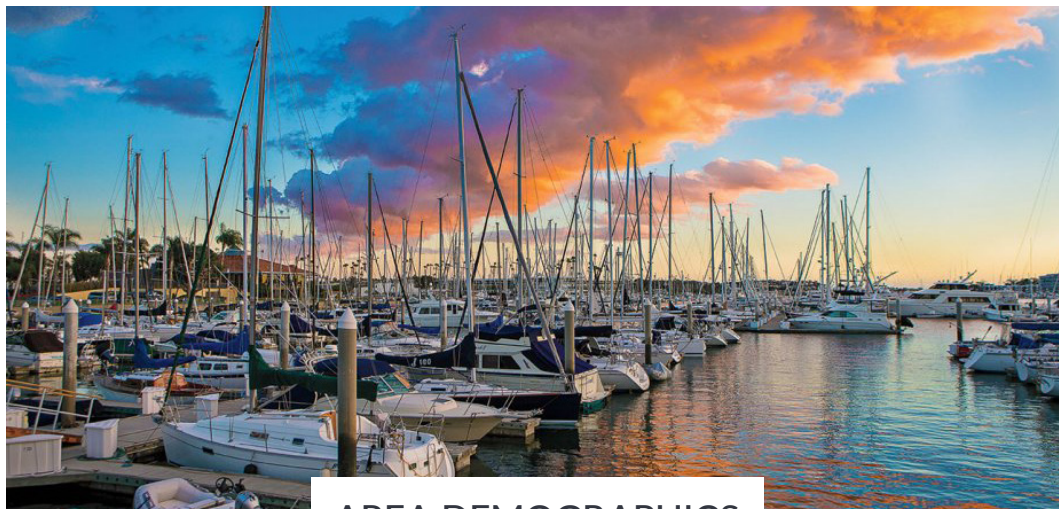




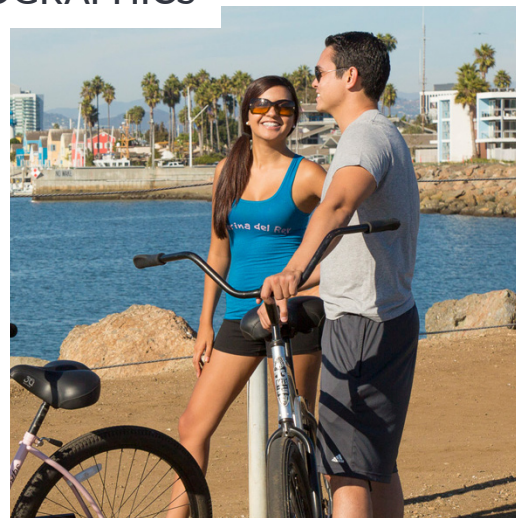
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### AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2022 Estimated Population</b>	<b>3,468</b>	<b>31,791</b>	<b>126,487</b>
2027 Projected Population	3,426	32,523	127,494
2020 Census Population	3,790	32,581	129,115
2010 Census Population	3,502	25,071	116,049
Projected Annual Growth 2022 to 2027	-0.2%	0.5%	0.2%
Historical Annual Growth 2010 to 2022	-	2.2%	0.7%
2022 Median Age	44.6	41.6	40.6
<b>HOUSEHOLDS</b>			
2022 Estimated Households	1,755	15,678	59,306
2027 Projected Households	1,752	16,177	60,433
2020 Census Households	1,923	16,133	60,583
2010 Census Households	1,719	11,793	52,422
Projected Annual Growth 2022 to 2027	-	0.6%	0.4%
Historical Annual Growth 2010 to 2022	0.2%	2.7%	1.1%
<b>RACE &amp; ETHNICITY</b>			
2022 Estimated White	55.8%	53.7%	55.0%
2022 Estimated Black or African American	4.7%	6.0%	4.9%
2022 Estimated Asian or Pacific Islander	19.1%	19.9%	15.4%
2022 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.8%
2022 Estimated Other Races	19.7%	19.8%	23.8%
2022 Estimated Hispanic	18.4%	18.7%	23.7%
<b>INCOME</b>			
<b>2022 Estimated Average Household Income</b>	<b>\$118,376</b>	<b>\$163,174</b>	<b>\$146,279</b>
2022 Estimated Median Household Income	\$88,362	\$128,898	\$110,712
2022 Estimated Per Capita Income	\$59,924	\$80,736	\$68,845
<b>EDUCATION</b>			
2022 Estimated High School Graduate	10.2%	7.6%	10.3%
2022 Estimated Some College	22.2%	18.2%	16.6%
2022 Estimated Associates Degree Only	4.6%	4.8%	5.1%
2022 Estimated Bachelors Degree Only	35.6%	37.5%	37.4%
2022 Estimated Graduate Degree	21.7%	26.5%	22.9%
<b>BUSINESS</b>			
2022 Estimated Total Businesses	481	2,227	8,110
<b>2022 Estimated Total Employees</b>	<b>5,306</b>	<b>27,492</b>	<b>70,840</b>
2022 Estimated Employee Population per Business	11.0	12.3	8.7
2022 Estimated Residential Population per Business	7.2	14.3	15.6

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