

8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232

VARS Presented by
vars real estate Vars Real Estate



Price: \$4500 per month

Property Features:

Prime Retail location on Washington Boulevard in the Culver City Arts District.

Located on Washington Blvd. in the Culver City Arts District just a block east of Helms. Walking distance to numerous food and entertainment venues including Platform and Access Culver City. The Metro Expo Culver City Station is only 1/4 mile away and the entrance to the 10 Freeway is less than 1 mile away.

8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232



Culver City Arts District on Washington Blvd
Parking Lot in Rear with Reserved Parking
Across the Street from Helm Bakery District
Walking Distance to Breakaway Cafe, Monroe's Place, Lei'd Cookies, Platform
and Ivy Station



Jon Varsano

jon@varsrealty.com

(424) 258-5680

Vars Real Estate

10736 Jefferson Blvd, Suite 250

Culver City, CA 90230



8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232

8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232



front-exterior-8640-Washington



Photo Dec 05 2025, 11 37 35 AM

Major Tenant Information

Tenant	SF Occupied	Lease Expired
I.8 Sushi	-	
K & K Art Gallery	-	
Barta Interiors	-	
	-	
	-	

8634-8640 Washington Blvd, Culver City, CA 90232



Photo Dec 05 2025, 11 37 50 AM

Listing space

1st Floor Ste 8640

Space Available	1,200 SF
Rental Rate	\$3.75 /MO/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Culver City Arts District Retail Storefront for Lease 1st time in over 20 years this great retail space is on the market. The 1200 square foot street level space was recently painted, new light fixtures were added, and a new sink and toilet were added to the restroom. Space also features a sizable roll up loading door in the rear and plenty of glass windows in the front. Two reserved parking spaces are included in the rear parking lot at no additional cost. This small and affordable space is a terrific blank canvas for any business that wants a prominent location on Washington Boulevard in the heart of the Culver City Arts District. \$3.75/sf/mo Modified Gross, no NNN or CAM charges. Next to K & K Art Gallery, iEight Sushi, Barta Interiors, and APD Home (Appliance Plumbing Design) and Across the street from the Helms Bakery District, Pinches Tacos, and El Baron Restaurant & Night Club.

8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232

Property Photos



8634 Washington Blvd, Culver City



Arts District Culver City

8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232

Property Photos



Rear parking lot



Building Photo

8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232

Property Photos



Building Photo



Building Photo

8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232

Property Photos



Building Photo

8634-8640 Washington Blvd

8634-8640 Washington Blvd, Culver City, CA 90232

Location

