

FORMER STARBUCKS & SECOND-GEN RESTAURANT AVAILABLE

JOIN:  



CULVER EXCHANGE

3346 S LA CIENEGA BLVD | LOS ANGELES, CA 900 16

MATTHEWS™



INTERACTIVE
LEASING BROCHURE



W JEFFERSON BLVD
±37,000 VPD

SUBJECT PROPERTY

**LA CIENEGA/JEFFERSON
METRO STOP**

LA CIENEGA BLVD
±73,000 VPD



2ND GEN RESTAURANT & 2ND GEN CAFE AVAILABLE

Address	Tenant	SF	Asking Rent
3340 S La Cienega Blvd	FORMER STARBUCKS	±1,600	Upon Request
3342 S La Cienega Blvd	SECOND-GEN RESTAURANT AVAILABLE	±2,115	\$4.75 PSF
3336 S La Cienega Blvd	Egg Tuck	±750	-
3338 S La Cienega Blvd	Nishi Poke & Ramen	±685	-
3336 S La Cienega Blvd	UPS	±750	-

Estimated NNNs: \$2.02 PSF



NEW DEVELOPMENTS ON THE INTERSECTION OF LA CIENEGA BLVD AND JEFFERSON BLVD



VOX

WHOLE FOX MARKET



HABITAT



CUMULUS DISTRICT

ARQ



CUMULUS
DISTRICT
ARQ
± 300 Units

VOX
± 910 Units

SANDBOX^{VR}



Subject Property

GymTonic
FITNESS & WELLNESS

W JEFFERSON BLVD ± 37,000 VPD

LA CIENEGA / JEFFERSON LIGHT RAIL STATION ± 45,000 RIDERS

Metro Station Parking
± 476 Spaces

HABITAT
± 260 Units

LA CIENEGA BLVD ± 73,000 VPD

See's
CANDIES



Platform Shopping Center

sweetgreen fish
Wyeth LOQUI
VanLeeuwen BLUE BOTTLE COFFEE

Helms Design Center/Bakery District



etta
THE SHAY IVY STATION
CULVER CITY
Sweetfin
EQUATOR COFFEES [solidcore] milk + honey. SPA | RETREAT | SHOP

HANK'S Organic
Coming Soon

GymTonic
FITNESS & WELLNESS



HABITAT
± 260 Units

VOX
± 910 Units

See's CANDIES



Metro Station Parking
± 476 Spaces

LA CIENEGA BLVD ± 73,000 VPD



Subject Property

CUMULUS DISTRICT
ARQ
± 300 Units

LA CIENEGA / JEFFERSON LIGHT RAIL STATION ± 45,000 RIDERS
W JEFFERSON BLVD ± 37,000 VPD

EXPANDING MULTIMEDIA HUB

Culver city continues to be sought after by both people and business looking to call home. Culver City's studios, officially nicknamed "The Heart of the Screenland" have produced hundreds of films.

While media is still king in Culver City and has a heavy presence, start-ups including Criteo, MeUndies, and Steelhouse all make their homes in town are more are likely to follow.



TOP EMPLOYERS



SONY PICTURES



SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY



CULVER CITY UNIFIED SCHOOL DISTRICT



West LA COLLEGE



amazon



Symantec

GOLDRICH+KEST



MEDIA

TARGET



MAKER

HAYDEN TRACT

A couple of blocks from La Cienega Place lies Hayden Tract an area of formerly abandoned industrial warehouses that are now studios and offices for people like graphic designers and software engineers. Hayden Tract is home to some well known media and advertising companies.

The original goal of Hayden Tract was to improve the economy, which it has, and introduce art and culture. There is an amazing history of creative companies in Hayden Tract. Hayden Tract is home to big names including Apple's Beats Headquarters, Maker Studios, Sony Pictures, and Smashbox Studios.

Platform is Hayden Tract's newest attraction. Sprawled across four acres in the middle of Hayden Tract it is an indoor-outdoor urban oasis that showcases high-end fashion retailers, top-chef restaurants, a skin-care apothecary, and design store from around the world.

MAJOR COMPANIES

- » SnackNation
- » SteelHouse
- » Clutter
- » Audiencex
- » OpenDrives
- » Scopely
- » Beats Music
- » Jam City
- » PopSugar (LA)
- » Zoic Studios
- » Sony Pictures
- » Maker Studios



LA CIENEGA/JEFFERSON METRO STOP



INCREASING EXPO LINE PASSENGERS

In the bustling heart of Los Angeles, a remarkable transportation transformation is underway. The Expo Line, a pivotal part of the city's public transit network, is undergoing a profound evolution with tangible results: an impressive surge in ridership numbers.

Over the past year, the Expo Line has experienced a remarkable 20% increase in ridership, carrying an astounding 250,000 passengers each week. This dramatic upswing can be attributed to a concerted effort to enhance the commuter experience. With the expansion of its routes, the addition of modernized stations, and a significant boost in service frequency, the Expo Line has become the go-to choice for overburdened Angelenos seeking a swift and sustainable mode of transportation.

the Expo Line expansion and ridership enhancement initiative in Los Angeles hopes to set new records, with an ambitious goal of reaching 500,000 weekly riders within the next two years.

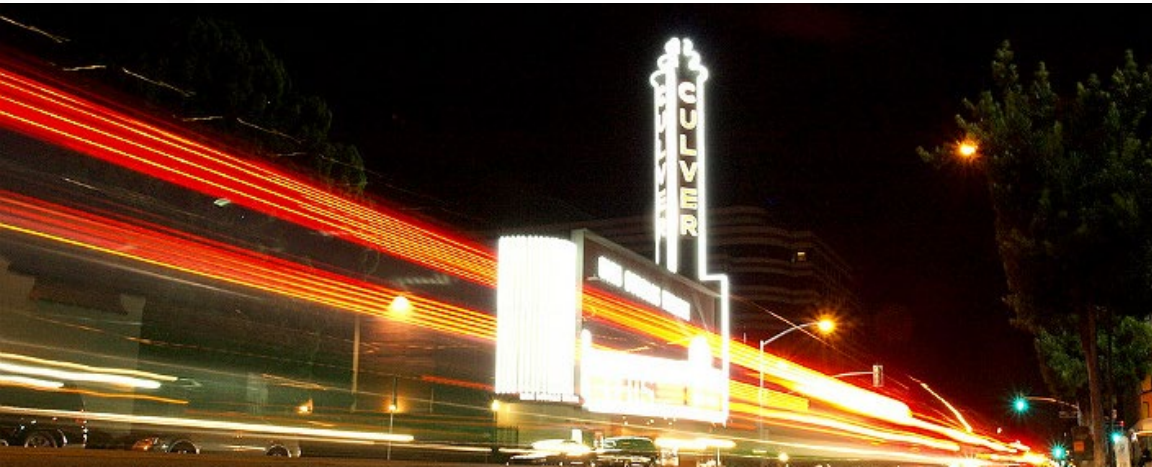


55,388	Record Breaking Ridership
45,876	Average Weekday Boarding
34,844	Average Saturday Boarding
35,995	Sunday and Holiday Boarding

CULVER CITY

Culver City is quickly becoming a major hub for new media ventures, as Amazon recently announced plans to lease 280,000 square feet of space at the Culver Studios, which is just a few blocks from the Apple site.

Culver city is a hip, modern and progressive community that sits right between the beach and downtown Los Angeles. Culver City combines unique restaurants and entertainment with a rapidly expanding multimedia hub. Culver City is an ideal retail location on Los Angeles' Westside, just minute. from LAX, Marina Del Rey, Santa Monica, and Downtown Los Angeles. Surrounded by nearly 295,000 households within a five mile radius, and a network of high-volume freeways (the 405 (San Diego) and the 10 (Santa Monica), Culver City offers great opportunity for businesses. Culver City captures more than twice its share of Los Angeles County employment and 3x its share of sales tax revenues.



2025 DEMOGRAPHICS

1 MILE



29,124
Population



10,530
Est. Households



\$104,762
Household Income

3 MILE



314,576
Population



131,178
Est. Households



\$112,547
Household Income

5 MILE



979,331
Population



412,081
Est. Households



\$108,901
Household Income

LEASING BROCHURE

CULVER EXCHANGE

3346 S LA CIENEGA BLVD | LOS ANGELES, CA 90016

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