

3340-3342 S LA CIENEGA BLVD

LOS ANGELES, CA 90016

LEASING BROCHURE

CULVER EXCHANGE



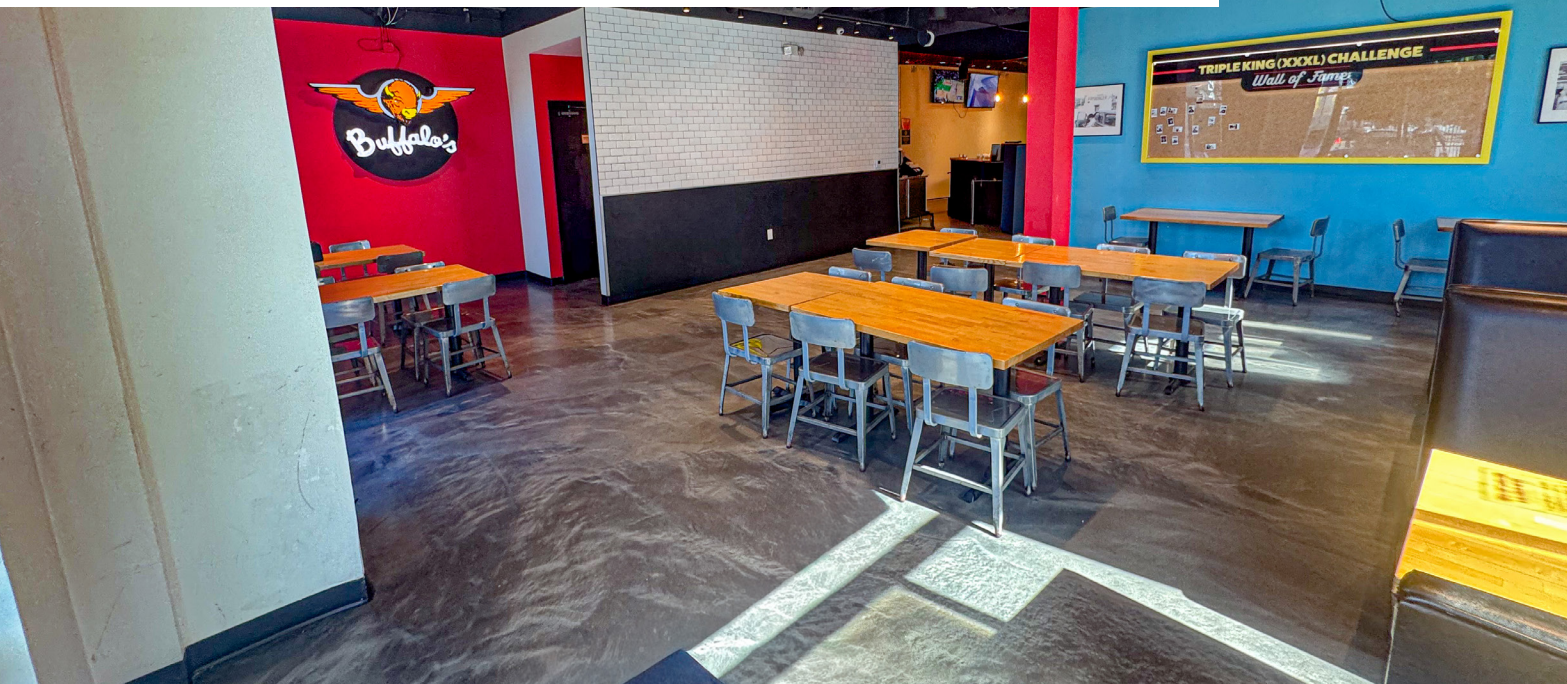
SECOND-GEN RESTAURANT



FORMER STARBUCKS

MATTHEWS™

SECOND-GEN RESTAURANT | 2,115 SF



NEW DEVELOPMENTS

ON THE INTERSECTION OF LA CIENEGA BLVD AND JEFFERSON BLVD

HABITAT
260 UNITS

VOX
910 UNITS

ANCHOR TENANT
**WHOLE
FOODS
MARKET**

ARQ
300 UNITS

CUMULUS
DISTRICT

SUBJECT PROPERTY

2ND GEN RESTAURANT & 2ND GEN CAFE AVAILABLE

Address	Tenant	SF	Asking Rent
3350 S La Cienega Blvd	AVAILABLE	±6,000	Contact Broker
3340 S La Cienega Blvd	FORMER STARBUCKS	±1,600	\$5.50 PSF
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



FORMER STARBUCKS



LA CIENEGA/JEFFERSON STATION ON LA METRO'S E LINE IS ONE OF THE STRONGER-PERFORMING WESTSIDE STATIONS



SUBJECT PROPERTY

Average weekday boardings

Approximately 3,329 daily riders

Transit line | Metro E Line (Expo Line)

connecting Santa Monica ↔ Downtown LA ↔ East LA

Station parking: 476 spaces

Transit score around station: 82/100

Walk score around station: 82/100

Jobs within 0.5-mile travelshed: ±4,495 jobs

Population within 0.5-mile travelshed: ±4,900 residents

LA CIENEGA/JEFFERSON STATION

NEW OPENINGS IN CULVER CITY



Hayama by WATAMI

BROKEN SPANISH
COMEDOR

LAUREL GRILL



IPPUDO



MENSHO
TOKYO

Picala *cali*
Saga
indian kitchen



Folks
Pizzeria



Area	Restaurant	Proximity to SP	Description
Downtown Culver	IPPUDO Culver City	~0.3 miles	Major national ramen brand opening on Main Street
Downtown Culver	Laurel Grill	~0.5 miles	Popular for business lunches and cocktails
Downtown Culver	Fat Sal's	~0.5 miles	Popular late-night sandwich chain opening in Downtown Culver City
Downtown Culver	Mensho Tokyo	~0.6 miles	Highly anticipated Tokyo ramen import
Helms District	Folks Pizzeria	~1.0 miles	Popular Costa Mesa pizza spot expanded into Culver City
Helms District	Hayama by Watami	~1.0 miles	New upscale Japanese concept from Watami Group
Helms District	Ikea	~1.5 miles	Popular Swedish home furnishings retailer just opened in the Culver City area
Platform / Washington Corridor	Butterfly	~0.8 miles	One of the most talked-about openings
Culver City	Picala	~0.1 miles	Newest full service restaurant/bar in the Cumulus District
Culver City	Racked Studio	~0.1 miles	Replaced the Nike training studio in Cumulus District
Culver City	Cali Saga	~1.6 miles	Newly opened Indian street food concept from an established brand
Culver West	Broken Spanish Comedor	~2.7 miles	Revival of the well-known Broken Spanish brand
Ivy Station	Zaytinya	~1.2 miles	Acclaimed Mediterranean concept from José Andrés opening at Ivy Station
Ivy Station	Butterfly	~1.2 miles	One of the most talked-about rooftop restaurant opening by Jose Andres group openings in Culver City

CULVER CITY

CONNECTED TO CULVER CITY'S MOMENTUM

Demographics (Within 3 Miles)

210K+

Employees & Residents

95K+

Daytime Employees

15.8M+

Annual Riders Along LA Metro's E Line Serving Culver City & West LA Corridors

48K+

Average Weekday Riders on the Metro E Line

Major Employers



One of LA's Premier Media, Dining & Mixed-Use Districts

Downtown Culver City continues evolving into one of the Westside's most active mixed-use and experiential retail environments, supported by a powerful combination of media and technology employment, luxury residential growth, and destination-oriented dining and entertainment. Significant investment throughout the district, including Ivy Station, The Culver Steps, and One Culver, has transformed the area into a highly walkable urban hub catering to affluent residents, office professionals, and regional visitors. Continued office expansion, curated retail tenancy, and strong pedestrian activity continue positioning Culver City as one of Los Angeles' most desirable restaurant and retail corridors.

DOWNTOWN CULVER CITY

Amazon MGM Studios employees, outdoor dining activity, nightlife traffic, and heavy pedestrian visitation throughout the day and evening.

THE CULVER STEPS

modern mixed-use development in downtown Culver City featuring terraced outdoor steps, luxury retail, restaurants, office space, and public gathering areas.

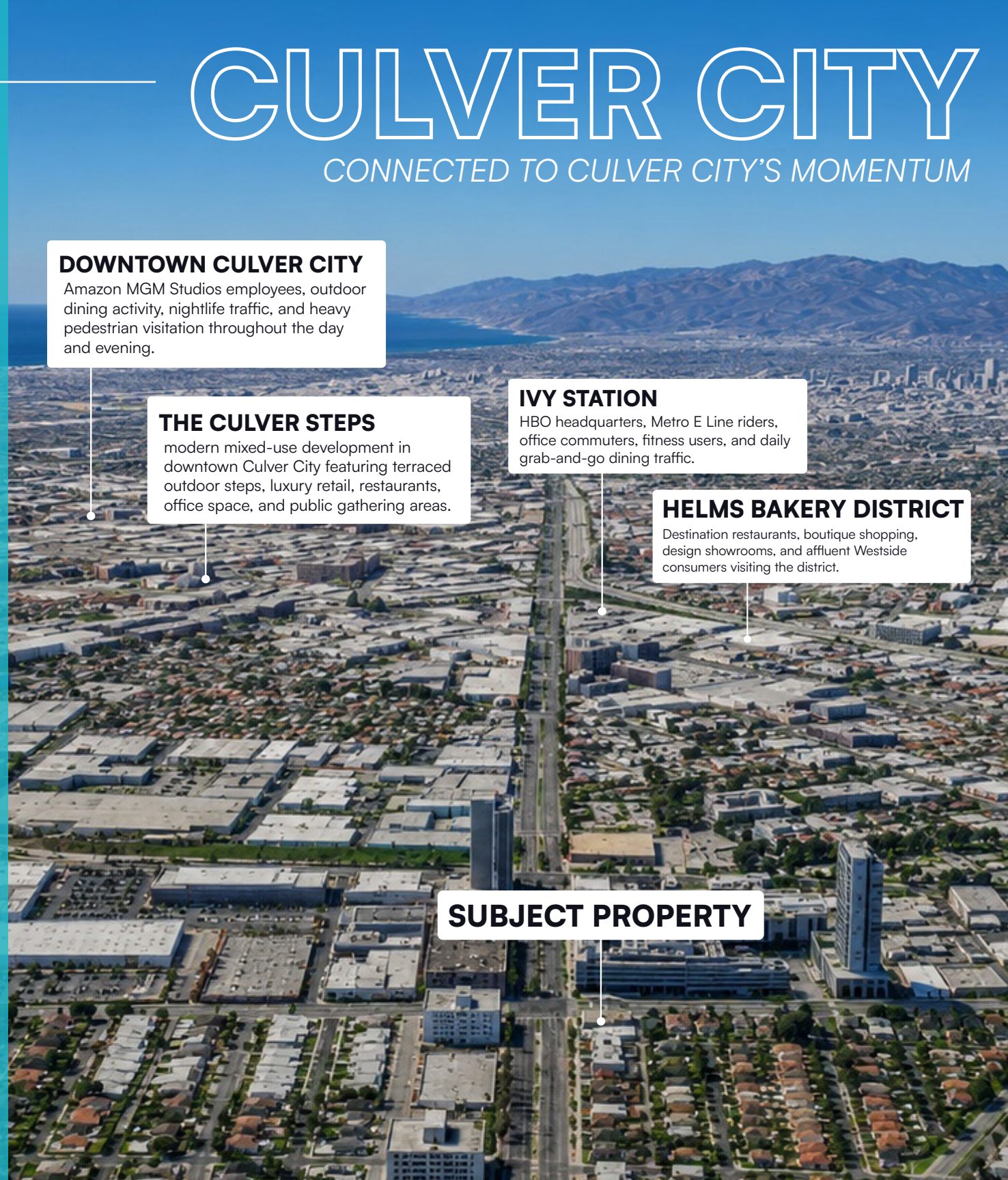
IVY STATION

HBO headquarters, Metro E Line riders, office commuters, fitness users, and daily grab-and-go dining traffic.

HELMS BAKERY DISTRICT

Destination restaurants, boutique shopping, design showrooms, and affluent Westside consumers visiting the district.

SUBJECT PROPERTY



3344 S LA CIENEGA BLVD

Los Angeles, CA 90016

Leasing Brochure

EXCLUSIVELY LISTED BY



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MATTHEWS™