



9900 VENICE BLVD

Culver City, CA 90232

Leasing Brochure



RARE CULVER CITY
RETAIL OPPORTUNITY

MATTHEWS™

YOUR NEXT CULVER CITY LOCATION STARTS HERE

9900 VENICE BLVD

±707-1,640 SF
SPACE SIZE

±22
ONSITE PARKING SPACES

\$5.50 PSF NNN **POTENTIAL RESTAURANT**
ASKING RENT USE

GENEVA

With 54 apartment units, the property provides a built-in customer base that supports consistent demand, steady foot traffic, and daily engagement within a boutique residential setting.





DOWNTOWN CULVER CITY
±0.4 MILES

Venice Blvd ±60,000 VPD

YOUR SIGN HERE

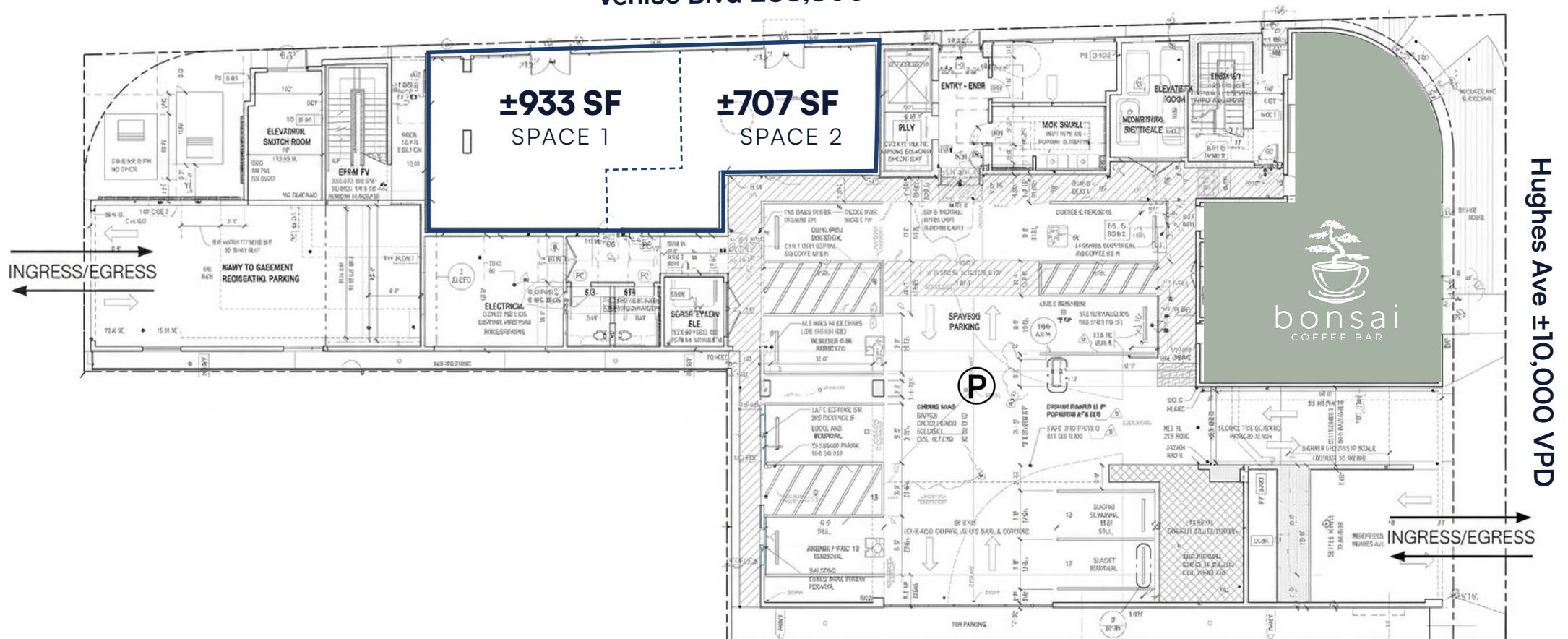
The property includes a ±1,640 SF ground-floor retail suite strategically integrated into the building's design, activating the street frontage along Venice Boulevard. Supported by 54 on-site residential units, the space benefits from a consistent, built-in consumer base in addition to strong visibility and passing foot traffic. This positioning enhances long-term tenancy appeal and contributes to a cohesive mixed-use environment aligned with the overall site plan.

SITE PLAN

Unit Number	Tenant Size (SF)	Tenant Size (SF)
1*	Available	933 SF
2*	Available	707 SF
3-4	Bonsai Coffee	1,400 SF

*Can be combined

Venice Blvd ±60,000 VPD



NEW RESTAURANT OPENINGS IN CULVER



Hayama by WATAMI



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
Venice Blvd Corridor	Truly Acai	~0.8 miles	New late-night acai and café concept
Culver West	Mom's List	~1.4 miles	Buzzed-about smashburger concept
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



Ivy Station



±200 Employees



Kenneth Hahn State Recreation Area
±2.6 Miles Away

±263,000 VPD

Helms Design District



The Culver Steps



±2.7K Employees



Culver Crossroads Center



187

Subject Property

Coming Soon



One Culver
±2.5K Employees

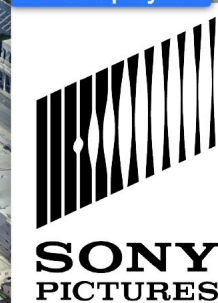


Southern California Hospital at Culver City
±570 Beds

3838 by CLG
±138 Units

The Harlow
±132 Units

±3K Employees



Smart & Final



Venice/Jasmine Bus Stop
Bus 33

The Goldwyn
±34 Units

±60,000 VPD

Google Earth

CULVER CITY, CA

Culver City's Downtown district is one of the Westside's premier retail leasing environments, defined by its highly walkable core, curated tenant mix, and concentration of dining, entertainment, and lifestyle concepts. Anchored by a dense base of media, technology, and creative employers—including Amazon Studios, Apple, Sony Pictures, and HBO—the area generates significant daytime foot traffic that directly supports street-level retail performance. This consistent consumer activity, combined with an affluent residential base and strong visitor draw, creates a dynamic trade area for both daily-needs and experiential retailers. The district's activated streetscape, outdoor dining culture, and frequent community programming further enhance dwell time and drive sustained consumer engagement.

From a leasing perspective, Downtown Culver City benefits from limited retail supply, high barriers to entry, and proven tenant demand, making available spaces highly competitive. The market consistently performs for food-and-beverage, boutique fitness, and experiential retail concepts, supported by strong co-tenancy and high visibility storefronts. Accessibility via the Metro E Line and proximity to Interstate 10 and Interstate 405 expands the customer base across the Westside, reinforcing the district's role as a regional destination. With a blend of office professionals, residents, and destination visitors, Downtown Culver City offers retailers long-term occupancy stability and a premium positioning opportunity within one of Los Angeles' most resilient submarkets.



4.8M MONTHLY VISITORS

WITHIN 3-MILES OF SUBJECT PROPERTY

±210,000 DAYTIME POPULATION

WITHIN 3-MILES OF SUBJECT PROPERTY

\$112,000 HH INCOME

WITHIN 3-MILES OF SUBJECT PROPERTY

295,000 RESIDENTS

WITHIN 3-MILES OF SUBJECT PROPERTY

\$4.6B CONSUMER SPENDING

WITHIN 3-MILES OF SUBJECT PROPERTY



MARKET OVERVIEW



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EXCLUSIVELY LISTED BY



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