

RESTAURANT, RETAIL & FITNESS

SPACES AVAILABLE FOR LEASE

9300 CULVER BOULEVARD, CULVER CITY, CA 90232

THE
CULVER
STEPS

LIMITED SPACE
AVAILABLE

KENNEDY WILSON

BROKERAGE

EHRlich
YANAI
RHEE
CHANEY
ARCHITECTS

2015 AIA
National
Architecture
Firm Award

Hackman
Capital
Partners

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Photo Credit: Eric Staudenmaier

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» PROJECT OVERVIEW



CLICK FOR DRONE VIDEO

The Culver Steps consists of $\pm 120,000$ square feet of high-end development in the heart of downtown Culver City. The project features as approximately 40,000 square feet of chef-driven full service, quick service restaurants, iconic retail, and health/wellness tenants beneath approximately 70,000 square feet of Amazon studios office space on three levels. Tenants include: **Erewhon Market, Sephora, Core Power Yoga, Salt & Straw Ice Cream, Philz Coffee, Pop's Bagels, Afuri Ramen & Dumpling, Mendocino Farms, & Yunomi Japanese restaurant.**

Amazon Studios is located at the project itself and next door at **Culver Studios totaling greater than 650,000 SF**, and both HBO and Apple have leased newly constructed building total over 350,000 SF just down the block totaling **greater than 1 million square feet of new office space under construction in the submarket.**

Located at the center of the booming Culver City market between Amazon Studios, the Arclight Theater, and Trader Joe's. The restaurant and retail spaces will benefit from a location surrounded by a large and growing daytime and evening population. It is adjacent to the Expo Line's Culver City Station (connecting DTLA to Santa Monica), providing ease of access for customer and employee transportation to the site. There are **three (3) city owned public structures within two blocks containing over 1,500 public parking spaces**, in addition to subterranean on-site parking.

The outdoor areas surrounding the project are highly improved featuring patio seating for restaurants as well as open public space for family, community events and activities. The restaurant and retail tenants are being carefully selected to provide the neighborhood with a shopping experience that will continue to define the increasing affluence of the Culver City market.

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» PROJECT OVERVIEW

PROJECT HIGHLIGHTS

- Beneath the new **Amazon Studios office space** and adjacent to Helms Bakery, the Hayden Tract, Apple Studios office building and Sony Studios
- Approximately **290 on-site parking spaces** in addition to **1,500 public parking spaces** within 2 blocks
- Center of the submarket – **1 million SF of new office space under renovation/construction** - over **5,000 daytime employees** within two blocks

AVAILABLE SPACES

- **Boutique retail space** on the ground floor **positioned between Sephora and Erewhon Market with ±1,002 SF**
- **Full service restaurant** on the 2nd floor of **±7,541 SF with 2 large dedicated patios**

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



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» PROJECT VIEWS



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Clockwise from top Left:
View of Culver Steps from W. Washington
Blvd., office space lobby, The Culver
Steps at the corner of Culver Blvd. and W.
Washington Blvd., and view of the Culver
Hotel from second floor.



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» RETAIL LEASING PLAN: GROUND FLOOR

Ground Floor



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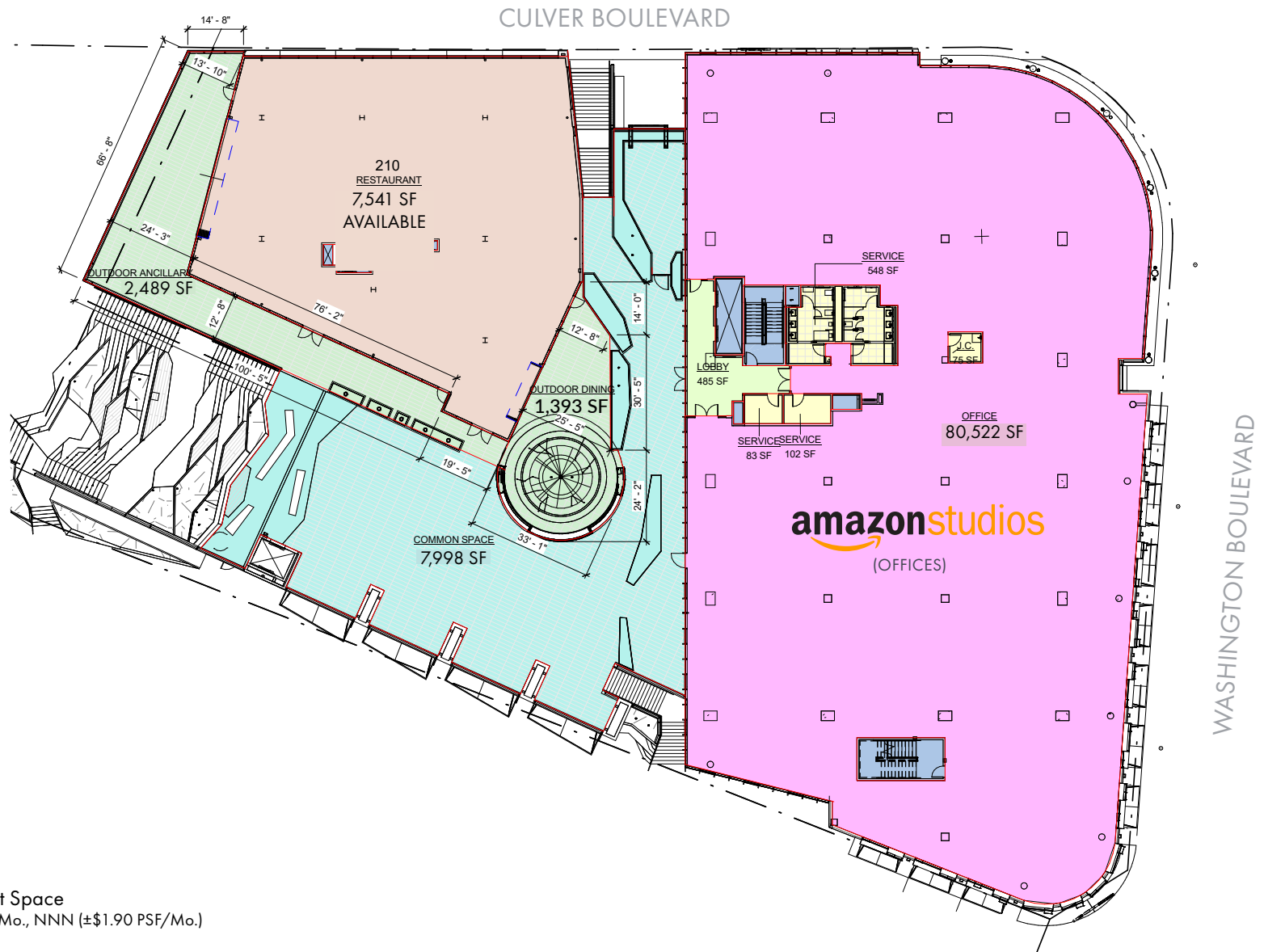
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» RETAIL LEASING PLAN: SECOND FLOOR

Second Floor



KEY:

Restaurant Space
\$4.50 PSF/Mo., NNN (±\$1.90 PSF/Mo.)

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» IN THE HEART OF CULVER CITY



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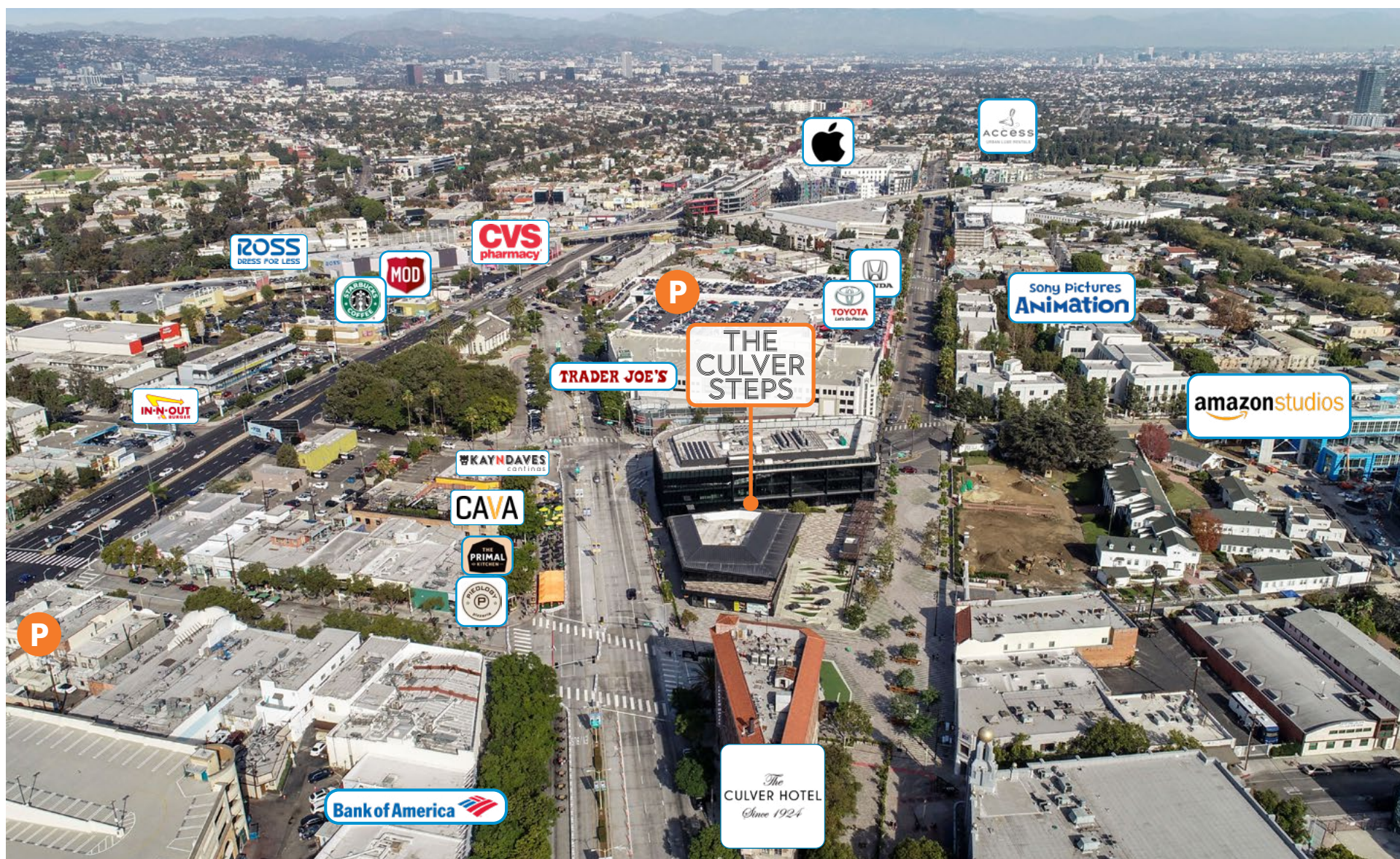
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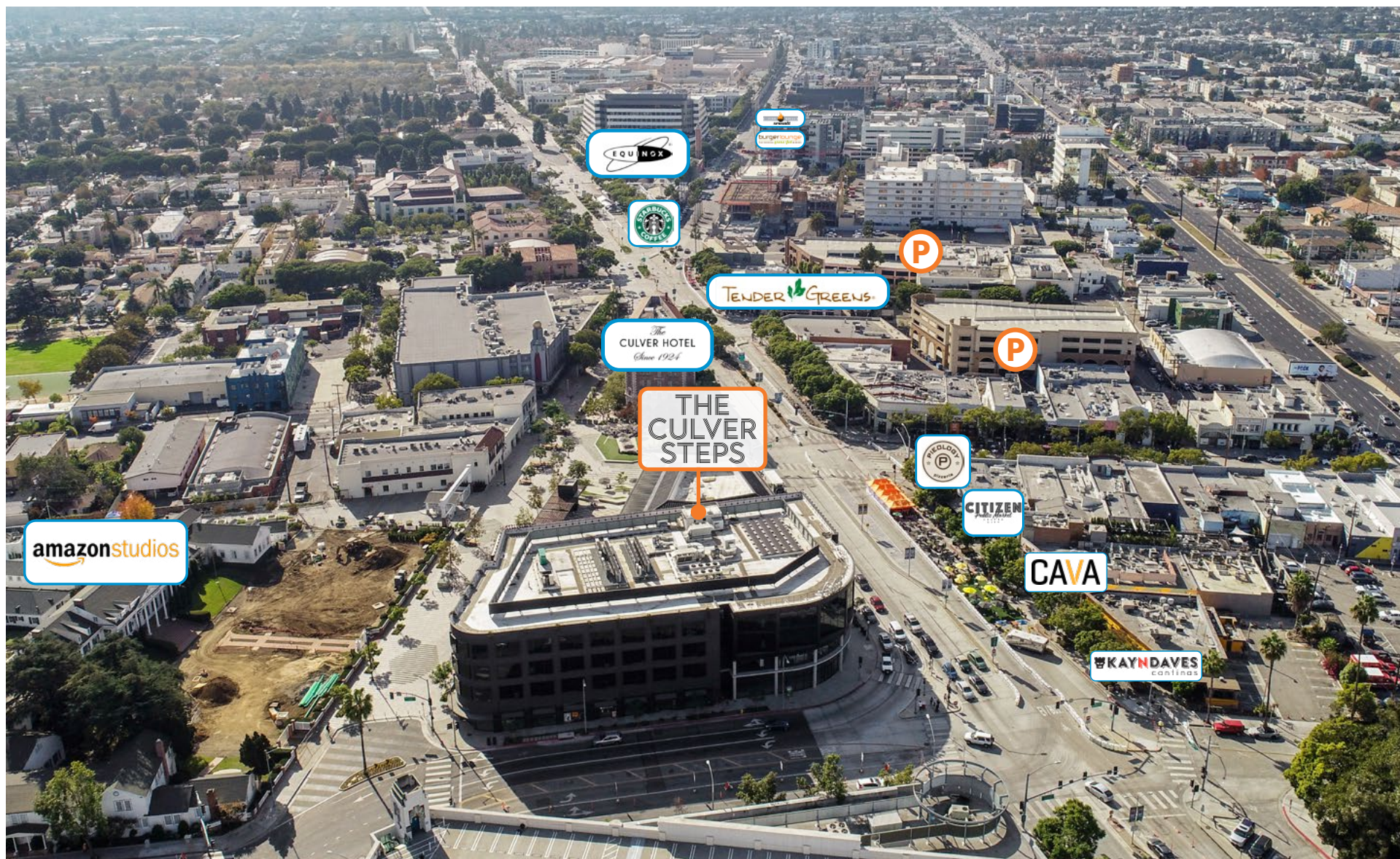
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» AMAZON STUDIOS RENDERING



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» APPLE'S \$162 MILLION LAND DEAL

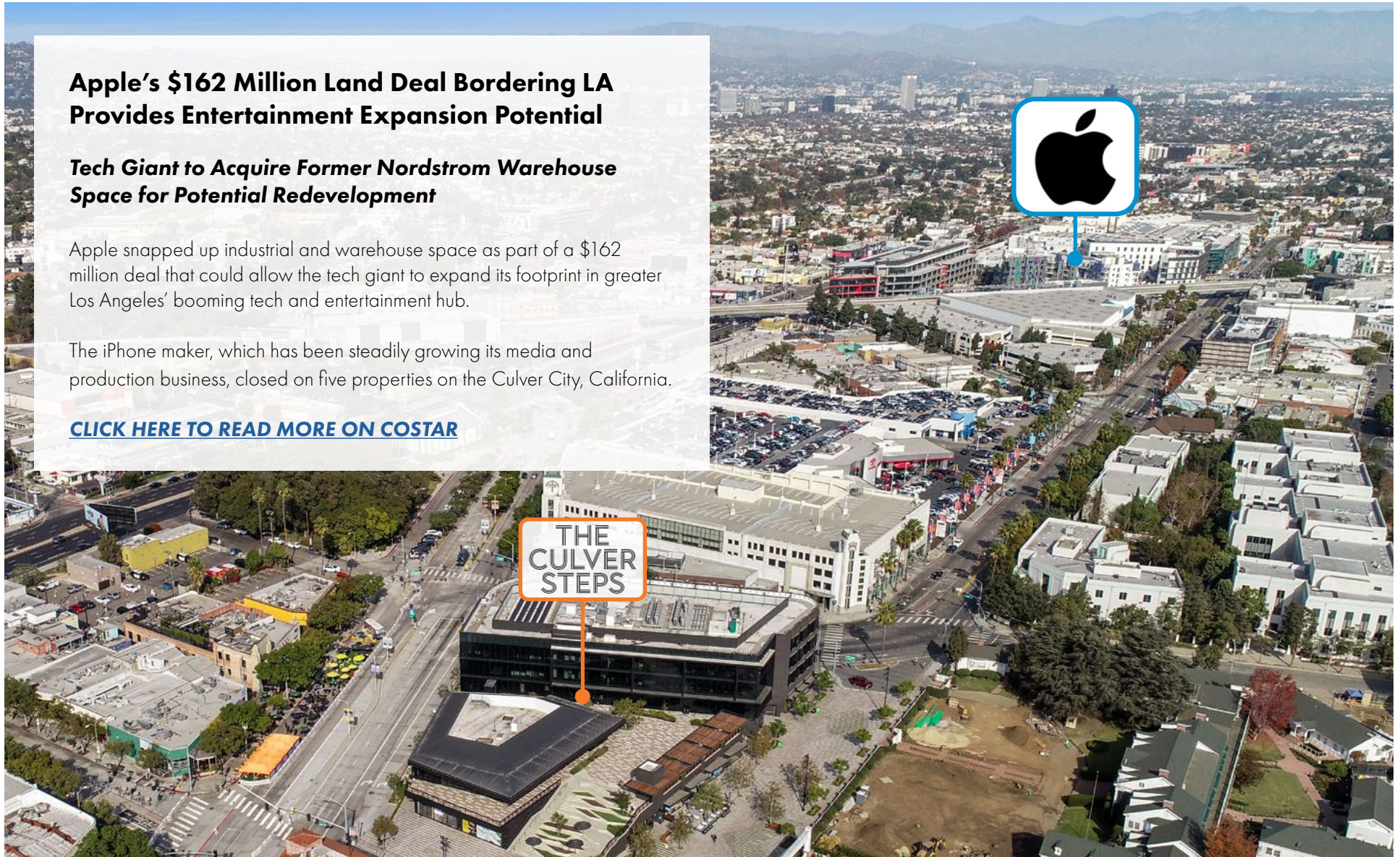
Apple's \$162 Million Land Deal Bordering LA Provides Entertainment Expansion Potential

Tech Giant to Acquire Former Nordstrom Warehouse Space for Potential Redevelopment

Apple snapped up industrial and warehouse space as part of a \$162 million deal that could allow the tech giant to expand its footprint in greater Los Angeles' booming tech and entertainment hub.

The iPhone maker, which has been steadily growing its media and production business, closed on five properties on the Culver City, California.

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» DEMOGRAPHICS

POPULATION

2021 Estimated Population

	1 Mile	2 Miles	3 Miles
2021 Estimated Population	39,502	128,824	305,937
2026 Projected Population	39,423	127,539	302,496
2010 Census Population	37,690	125,822	297,887
2000 Census Population	38,181	124,554	296,586
Projected Annual Growth 2021 to 2026	-	-0.2%	-0.2%
Historical Annual Growth 2000 to 2021	0.2%	0.2%	0.2%
2021 Median Age	35.8	37.6	38.3

HOUSEHOLDS

2021 Estimated Households	19,373	56,738	135,294
2026 Projected Households	20,157	58,581	139,502
2010 Census Households	17,595	52,818	125,616
2000 Census Households	17,613	52,474	125,993
Projected Annual Growth 2021 to 2026	0.8%	0.6%	0.6%
Historical Annual Growth 2000 to 2021	0.5%	0.4%	0.4%

RACE & ETHNICITY (2021 Estimates)

White	51.6%	51.5%	50.5%
Black or African American	9.6%	12.0%	16.3%
Asian or Pacific Islander	19.7%	17.1%	13.4%
American Indian or Native Alaskan	0.7%	0.7%	0.6%
Other Races	18.4%	18.8%	19.2%
Hispanic	28.1%	29.7%	29.9%

INCOME (2021 Estimates)

Average Household Income	\$109,282	\$120,358	\$120,569
Median Household Income	\$88,177	\$91,960	\$88,280
Per Capita Income	\$53,732	\$53,102	\$53,388

EDUCATION (2021 Estimates)

Elementary (Grade Level 0 to 8)	3.4%	5.3%	6.6%
Some High School (Grade Level 9 to 11)	3.3%	4.1%	4.6%
High School Graduate	9.7%	11.6%	13.2%
Some College	16.4%	16.8%	17.1%
Associates Degree Only	5.6%	5.3%	5.5%
Bachelors Degree Only	37.3%	32.6%	31.1%
Graduate Degree	24.4%	24.4%	21.9%

BUSINESS (2021 Estimates)

Total Businesses	2,792	6,945	25,153
Total Employees	30,239	62,802	218,000
Employee Population per Business	10.8	9.0	8.7
Residential Population per Business	14.1	18.5	12.2



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For more information on The Culver Steps:

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