

8770 WASHINGTON BLVD | CULVER CITY, CA

FLAGSHIP GROCER OPPORTUNITY



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Downtown Culver City



ACCESS

LEASING HIGHLIGHTS



FLAGSHIP GROCER/RETAIL OPPORTUNITY AT THE HARD CORNER OF WASHINGTON BLVD AND NATIONAL AVE IN CULVER CITY



GROUND FLOOR OF A MIXED-USE APARTMENT BUILDING CALLED "ACCESS CULVER CITY" WITH 115 LUXURY APARTMENT UNITS ABOVE ([CLICK HERE FOR MORE INFO](#))



GROUND FLOOR RETAIL CO-TENANTS INCLUDE ORANGETHEORY FITNESS, BMO, AND HOT 8 YOGA (RECENTLY OPENED)



RANKED #1 ORANGETHEORY FITNESS LOCATION IN THE ENTIRE COUNTRY WITH OVER 1,500 MEMBERS




ACCESS

50 YARD LINE OF CULVER CITY




IVY STATION
 CULVER CITY

 **WARNER BROS. DISCOVERY**  **THE SHAY**
 CULVER CITY
 148 ROOMS

UPPER IVY

 **[solidcore]**  **MAYWEATHER**
 milk + honey. BOXING + FITNESS

 **healthspot.**  **EQUATOR COFFEES**  **STRETCH**

 **Los Angeles ALE WORKS**  **health nut**  **Sweetfin**  **LAB**

 **Apple**
 PHASE 1 - ±120,000 SF OF OFFICE COMPLETE
 STARTED PHASE 2 - AN ADDITIONAL ±400,000 SF OF OFFICE NOW UNDER CONSTRUCTION

 **HELMS BAKERY DISTRICT**

FATHER'S OFFICE  **modative** 

SCANDINAVIAN ICON BY DESIGNS — DESIGN.

 **± 263,000 VPD**

NATIONAL BLVD
 ± 36,000 VPD

WASHINGTON BLVD
 ± 27,000 VPD

 **ACCESS**

HOT YOGA  **Orangetheory®** **BMO**

 **IVY STATION EXPO LINE STOP**
 ±184,400 DAILY RIDERSHIP
 ±61.9M ANNUAL RIDERSHIP

 **8770 WASHINGTON BLVD**

Platform

margot *Robert's* **THE OPTIMIST** **BROOME**
sweetgreen **IL BUCO VITA** GENERAL & COMPANY

 **LOQUI** *VanLeeuwen* **BLUE BOTTLE COFFEE** *Catbird* **STREET**

THE OPPORTUNITY



PREMISES SIZE

±19,020 SF



ASKING RENT

\$39.00 PSF + \$17.04 NNN



CURRENT CONDITION

TURNKEY FULLY EQUIPPED GROCERY STORE WITH FF&E



PARKING

147 PARKING SPACES IN THE PROPERTY EXCLUSIVE TO RETAIL CUSTOMER USE



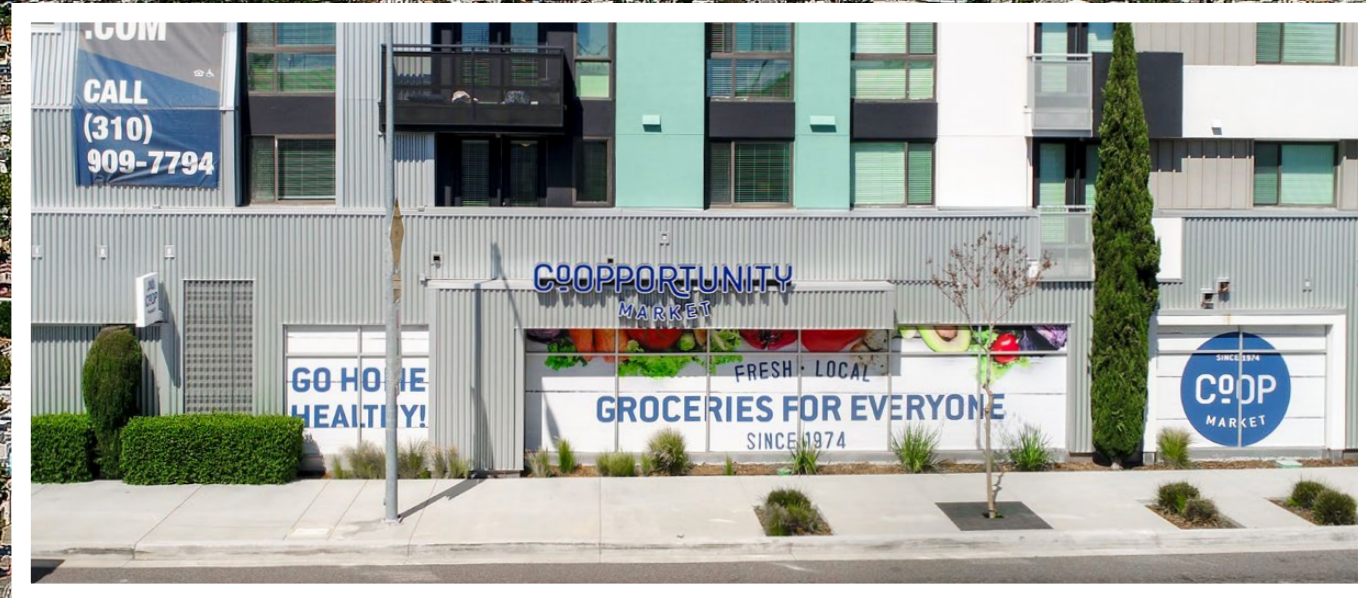
ADDITIONAL SPACE

FENCED OUTDOOR PATIO, OUTDOOR COMMON AREA, AND UPSTAIRS STORAGE AREA



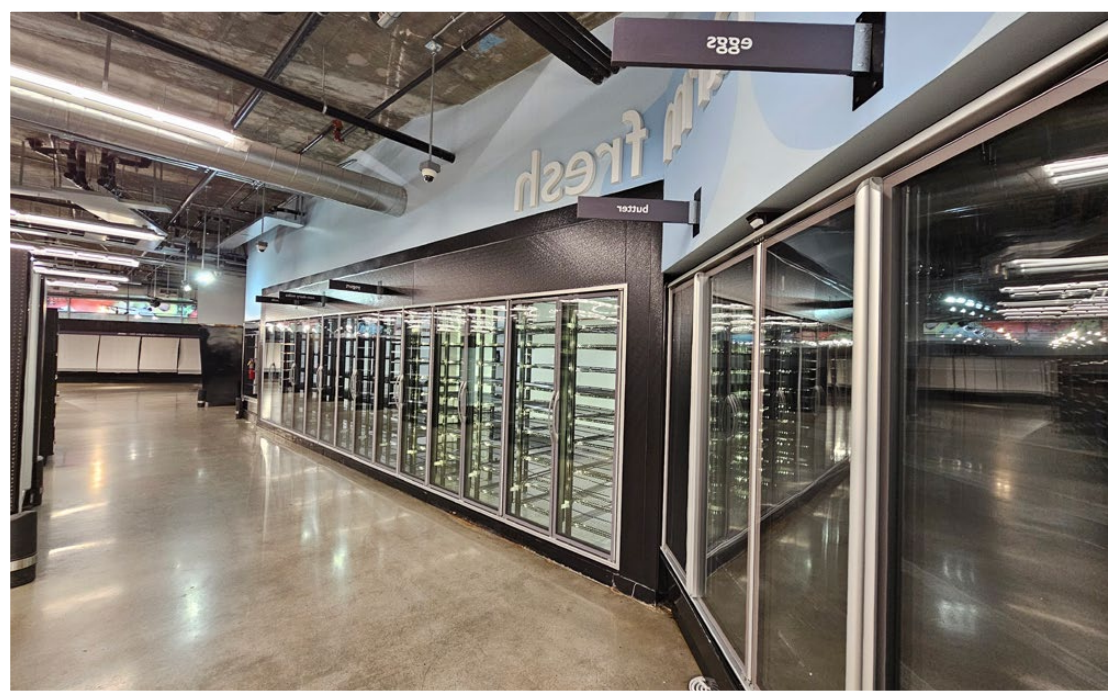
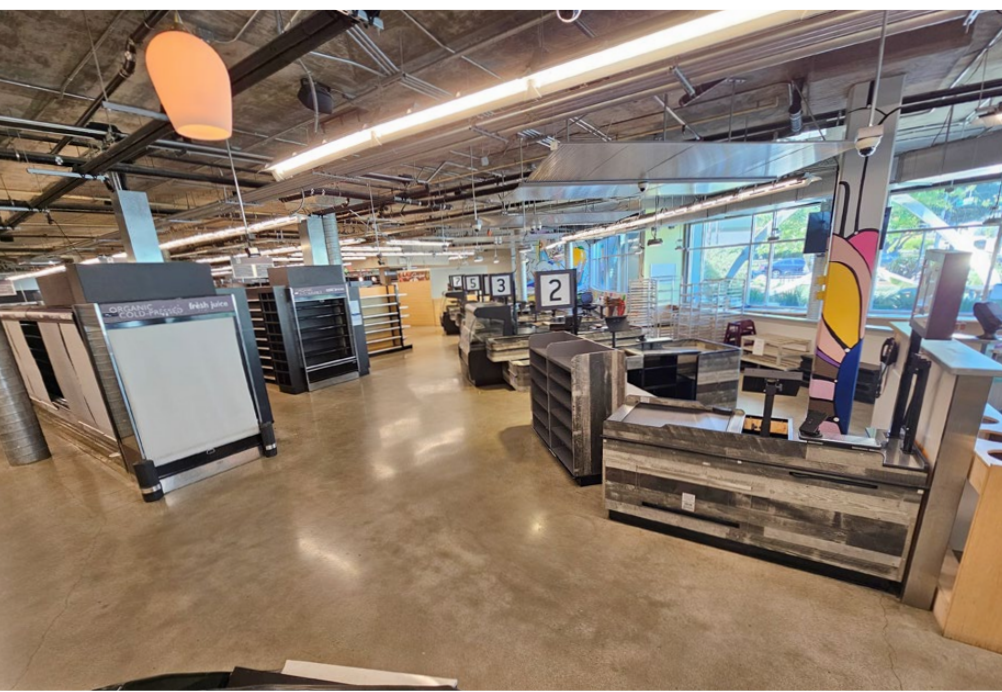
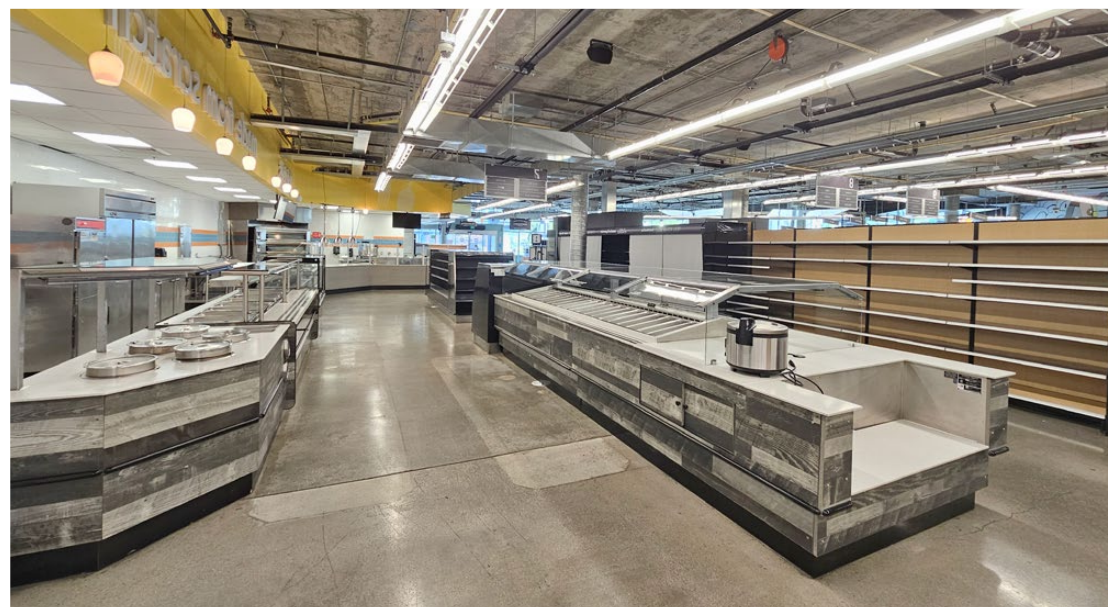
SIGNAGE

MONUMENT SIGNAGE AND FRONTAGE ALONG WASHINGTON BLVD AVAILABLE



EXCLUSIVE PATIO SPACE





EXISTING CONDITION

ALL EXISTING FF&E TO REMAIN IN PLACE FOR FUTURE TENANT'S USE.

PREMISES INCLUDES MULTIPLE WALK IN COOLERS / FREEZERS AND HOODS FOR COOKING

ON SITE DEDICATED PARKING




PARKING


SUBJECT PROPERTY

RENTALS
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CULVER
CITY
.COM
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909-7794

PUBLIC
PARKING
←

LEASING

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NOW LEASING
Luxury
Apartment Homes
Future Resident
Parking
←
AccessCulverCity.com

CULVER CITY



URBAN CHIC | TREND SETTERS | URBAN ENCAVES | YOUNG FAMILIES | FUTURE GENERATION

3 MILE RADIUS DEMOGRAPHICS



\$114,293

AVG HOUSEHOLD INCOME



46%

BACHELOR'S DEGREE +



221,495

DAYTIME EMPLOYMENT



306,073

2023 POPULATION



\$1M+

MEDIAN HOME VALUE



2.4

AVG HOUSEHOLD SIZE



40

MEDIAN AGE



\$4.3B

CONSUMER SPENDING



19,457

INCOME OF \$200,000+



RETAIL

AESOP
 HD BUTTERCUP
 HEALTHYSPOT
 HI-LO
 JANELLA LEONE
 KOHLER
 LINDA FARROW
 LOVE LIFE HEAL
 LOVE LIFE ENLIVEN
 LUNDEEN'S
 MIDLAND
 MILK + HONEY
 POKETO
 REFORMATION
 REJUVENATION
 ROLLING GREENS
 ROOM & BOARD

DRINKS

ALIBI ROOM
 BACKSTAGE
 BIGFOOT WEST
 BLIND BARBER
 CANOPY CLUB
 CITY TAVERN
 LA ALE WORKS
 MANDRAKE
 OLDFIELD'S ROOM
 PUBLIC SCHOOL 310
 SEVENTY7 LOUNGE
 THE VELVET LOUNGE

COFFEE

BAR NINE
 BLUE BOTTLE COFFEE
 COGNOSCENTI COFFEE
 EQUATOR COFFEES



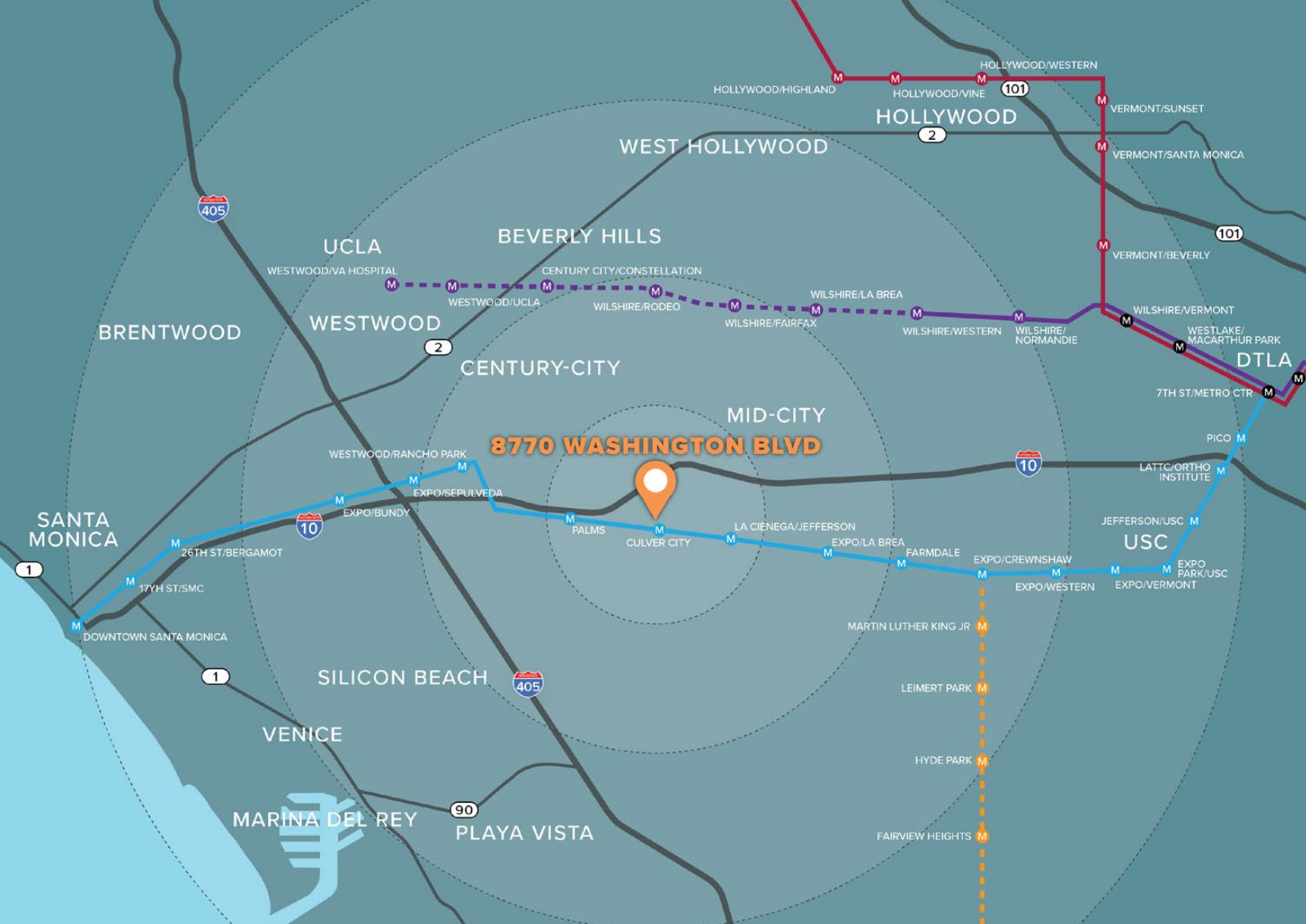
ATTRACTIONS

BALDWIN HILLS SCENIC
 OVERLOOK
 BALLONA CREEK BIKE
 PATH
 CULVER HOTEL
 CULVER CITY FARMERS MARKET
 HELM'S BAKERY DISTRICT
 KIRK DOUGLAS THEATER
 MUSEUM OF JURASSIC TECHNOLOGY
 PLATFORM
 THE SHAY HOTEL
 SONY PICTURES STUDIOS
 STAR ECO STATION
 THE CULVER STUDIOS



FITNESS

CLUB PILATES CULVER
 CYCLEBAR
 EVOLUTION FITNESS
 HOUSE OF FITNESS
 LA FITNESS
 ORANGE THEORY FITNESS
 MAYWEATHER BOXING
 SOLIDCORE
 SOULCYCLE CULVER CITY
 STRETCHLAB
 STUDIO ELEVATE
 SWEAT PILATES
 YOGASIX



184,400
DAILY RIDERSHIP



61.98M
ANNUAL RIDERSHIP



TRANSPORTATION

IDEAL LOCATION WITH PROXIMITY TO

30 MINS

- MALIBU
- MANHATTAN BEACH
- PASADENA
- STUDIO CITY
- GLENDALE
- CALABASAS

20 MINS

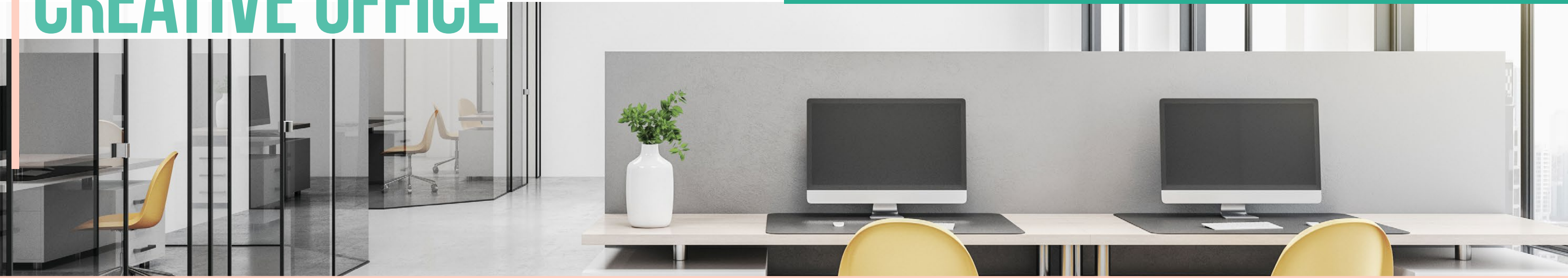
- DOWNTOWN LA
- WEST HOLLYWOOD
- VENICE
- SILVER LAKE
- HOLLYWOOD
- LAX

10 MINS

- BEVERLY HILLS
- SANTA MONICA
- CENTURY CITY
- WEST LA
- MARINA DEL REY
- PLAYA VISTA

CREATIVE OFFICE

FULLY OCCUPIED OFFICE SECTOR



LANDMARK MIXED-USE DEVELOPMENT

LOCATED DIRECTLY ACROSS THE STREET FROM THIS LISTING

HOME OF WARNER BROS HEADQUARTERS (240,000 SF)

200 APARTMENT RESIDENCES AT THE LUXURY UPPER IVY

148 ROOMS AT THE BOUTIQUE HOTEL THE SHAY

GROUND FLOOR RETAIL WITH OVER 47,000 SF, 1,550 PARKING SPACES, 2+ OPEN SPACE ACRES & 1 EXPO LINE METRO STATION



UPPER IVY



THE SHAY
CULVER CITY



SOUTHERN CALIFORNIA HEADQUARTER "CULVER CROSSING"

LOCATED DIRECTLY ACROSS THE STREET FROM THIS LISTING

FIRST PHASE FINISHED: ±128,000 SF STATE OF THE ART FACILITY

COMING SOON: ±400,000 SF OFFICE CAMPUS EXPANSION

EXPECTED TO HAVE 3,000+ EMPLOYEES AT THIS HQ LOCATION



±720,000 SF STUDIO HEADQUARTERS FOR AMAZON PRICE

LOCATED ONE BLOCK DOWN THE STREET FROM THIS LISTING



SONY PICTURES WORLD HEADQUARTERS IN CULVER CITY

LOCATED TWO BLOCK DOWN THE STREET FROM THIS LISTING

±260,000 SF OF STUDIO THAT WAS THE HISTORIC MGM STUDIOS & NOW IS THE SONY PICTURES STUDIO

CULVER CITY HAS

6,203,373+ SF

OF OFFICE SPACE

IN 56 BUILDING THAT ARE +25,000 SF



IVY STATION
CULVER CITY

WARNER BROS. DISCOVERY

THE SHAY
CULVER CITY
148 ROOMS

healthspot.

[solidcore] milk + honey. EQUATOR COFFEES

MAYWEATHER BOXING-FITNESS YOGASIX STRETCH LAB

almaza la Esquinera MEXICAN GRILL

UPPER IVY

Los Angeles ALE WORKS health nut Sweetfin LAB

COGNOSCENTI COFFEE ROASTERS

SPROUTS FARMERS MARKET

[solidcore]

Apple

WASHINGTON BLVD
± 27,000 VPD

± 263,000 VPD

TRADER JOE'S

FATHER'S OFFICE

BREAKAWAY CAFE

Pinches Tacos Real Mexican Food By Real Mexicans

SHAKE SHACK

Platform

8770 WASHINGTON BLVD

WHOLE FOODS MARKET

Monty's GOOD BURGER 100% plant-based Rocco's Tavern

CITIZEN Public Market

SONY PICTURES ANIMATION

Bianca

VENICE BLVD
± 69,000 VPD

akasha ARTH BAR-KITCHEN Honey's Kettle tender greens

EREWHON Mendocino Farms SEPHORA Spitz Coffee

TARGET

THE GRAIN CAFE Natural Organic Vegan. Juquila

SIMONETTE CAFE - BAR - BISTRO

smashbox STUDIOS

SONY PICTURES STUDIOS

The CULVER HOTEL THE CULVER THEATER

amazonstudios

KIRK DOUGLAS THEATRE seasalt MEET IN PARIS

Apple Music

Jackson's CAFE

EQUINOX gget

Village Well BOOKS & COFFEE





A C C E S S

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