

GENERATIONAL, MIXED-USE INVESTMENT OPPORTUNITY

THE CULVER STEPS

9300 Culver Blvd. | Culver City, CA



NEWMARK

THE OFFERING

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire **The Culver Steps, a 121,737 RSF trophy mixed-use campus in the heart of Downtown Culver City, California.** Positioned at the prominent intersection of Washington and Culver Boulevards, the property offers exceptional visibility and foot traffic. Delivered in 2019, the asset has emerged as a defining retail, dining, and creative office destination within one of Los Angeles' most affluent and supply-constrained submarkets.

The property is **100% leased with a complementary mix of 66% office (79,369 RSF) and 34% retail (42,366 RSF).** The office component is fully leased to Amazon (NYSE: AMZN, S&P: AA) through July 2031 and is a part of a larger campus for Amazon Studios. The retail offering features a curated, **high-performing tenant mix anchored by Erewhon, Sephora, Philz Coffee, CorePower Yoga, Mendocino Farms, and Salt & Straw.**

The Culver Steps sits in an affluent, consumption-driven Westside trade area spanning Culver City, Playa Vista, and nearby coastal communities. **Anchored by its signature open-air steps and activated plaza, it serves as the retail and social hub of Downtown Culver City.** With ample parking via on-site subterranean garage and adjacent City parking structure and irreplaceable urban positioning, the asset offers a **rare opportunity to acquire a premier mixed-use property with investment-grade tenancy in one of Southern California's highest-spending corridors.**



THE CULVER STEPS

PROPERTY SUMMARY

9300 Culver Boulevard
Culver City, CA

79,369 RSF
OFFICE

42,366 RSF
RETAIL

121,737 RSF
TOTAL

5.0 Yr
WALT (OFFICE)

6.1 YR
WALT

8.0 Yr
WALT (RETAIL)

100%
LEASED

2019
YEAR BUILT

TENANT SUMMARY

TENANT	RSF	TENANT	RSF
AMAZON STUDIOS	79,369	cOrepower YOGA	2,701
EREWHON	14,557	YUNOMI HANDROLL	2,067
LAUREL GRILL	7,543	FORMULA FIG	1,896
SEPHORA	4,166	SALT & STRAW	1,247
AFURI	3,015	Pops Bagels	815
MENDOCINO FARMS sandwich market	3,001		



EXPERIENTIAL RETAIL DESTINATION

Long-Term Retail Anchor

Anchored by best in class grocery operator Erehwon (34% of retail GLA) with lease term through May 2038

Absolute NNN Leases

Triple-net structure with contractual annual rent escalations

Subterranean Parking

Convenient on-site subterranean parking with additional parking rights in adjacent City garages

Curated Tenant Mix

Grocery, beauty, dining, quick-serve, and fitness creating a true destination



Activated Outdoor Environment

Signature landscaped steps and central courtyard drive foot traffic and dwell time

Affluent, Amenity-Rich Demographics

Dense employment base with nearby anchors including Sony, Apple, and HBO, plus a highly affluent residential population

Premier Corner Location

High-visibility positioning at Washington & Culver Boulevards

Well-Balanced Mix of Restaurant Operators

The Project offers a unique collection of strong dining concepts including Laurel Grill (American), Afuri (Ramen), Yunomi Handroll (Sushi) & Mendocino Farms (Quick-Serve)

MISSION CRITICAL AMAZON TENANCY



AMAZON

79,369 RSF
TOTAL TENANT RSF

July 2031
EXPIRATION

5.0 Yr
WALT

100%
OF OFFICE SPACE

Amazon Credit Tenancy (S&P: AA)

Leased to Amazon Studios, a wholly owned subsidiary of Amazon.com, Inc., with full corporate guaranty through July 2031

Strategic Global Headquarters

Serves as headquarters for Amazon Studios, central to Prime Video and Amazon MGM Studios operations

The Culver Studios Synergies

Seamless extension of Amazon's purpose-built studio campus, with daily in-office use and direct connectivity to adjacent production at The Culver Studios

Leading Studio With Deep Parent Commitment

Amazon continues to invest heavily in content and infrastructure, including \$8.4B MGM acquisition and ~\$22B annual content spend

Top-Tier Streaming Platform

Prime Video is a leading global platform with ~200M subscribers, driving recurring engagement and long-term platform relevance

Investment Grade Amazon Tenancy

\$2.7T
MARKET CAP
(APR-26)

\$717B
ANNUAL REVENUE
(2025)

AA
S&P CREDIT RATING

#1
ON FORTUNE 500 (2025)

Amazon Studios

\$22B
CONTENT BUDGET
(2025)

200M
GLOBAL SUBSCRIBERS

10,000
EMPLOYEES

\$8.4B
MGM STUDIOS
ACQUISITION (2022)

Contractual Income Security

\$30.8M
REMAINING CONTRACTUAL
INCOME

3.0%
CONTRACTUAL ANNUAL
RENTAL ESCALATIONS

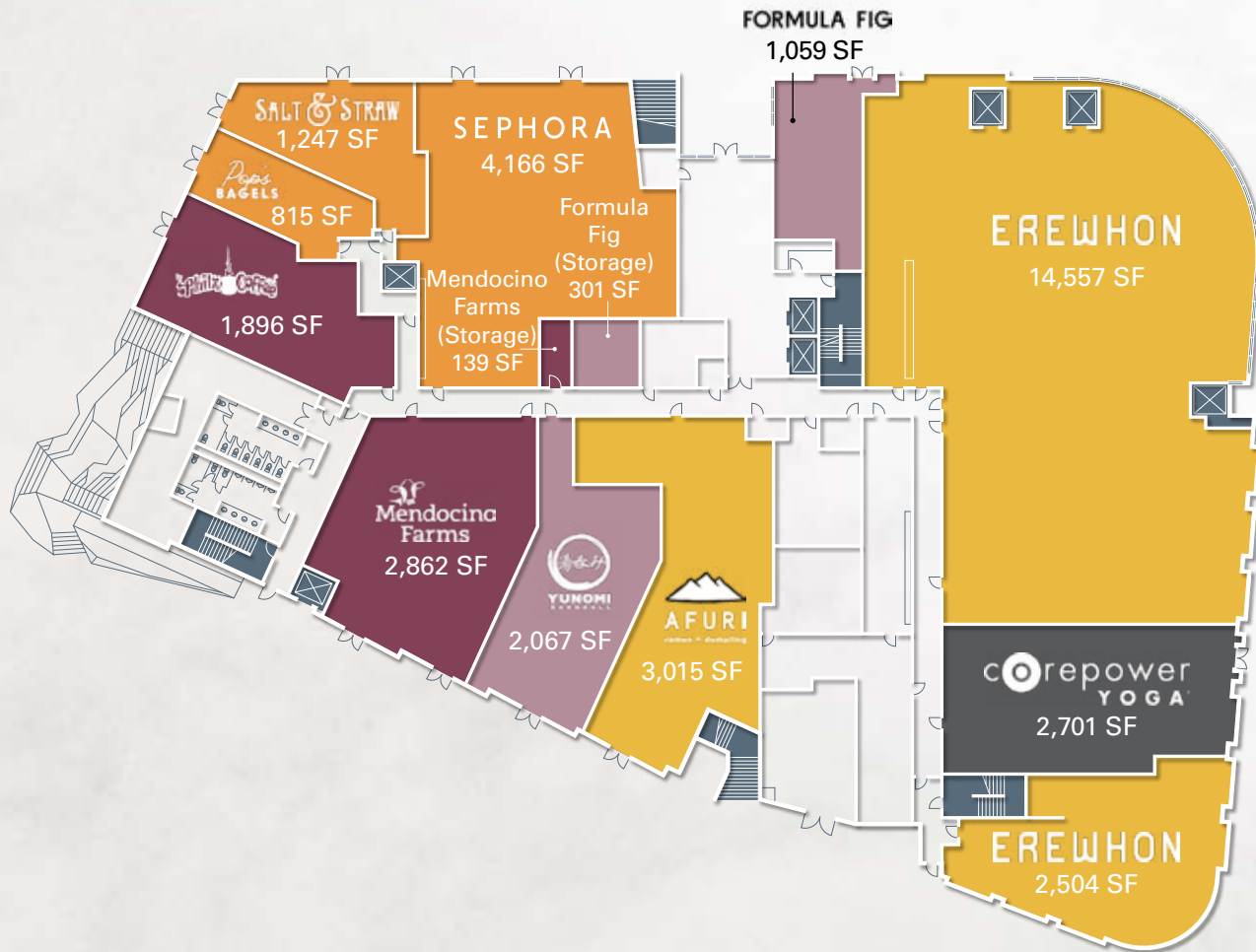
\$389 PSF
REMAINING CONTRACTUAL
INCOME PSF

4.78%
INTERPOLATED AMAZON
BOND YIELD

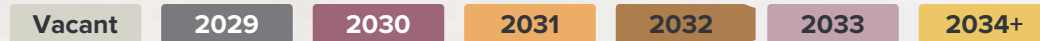
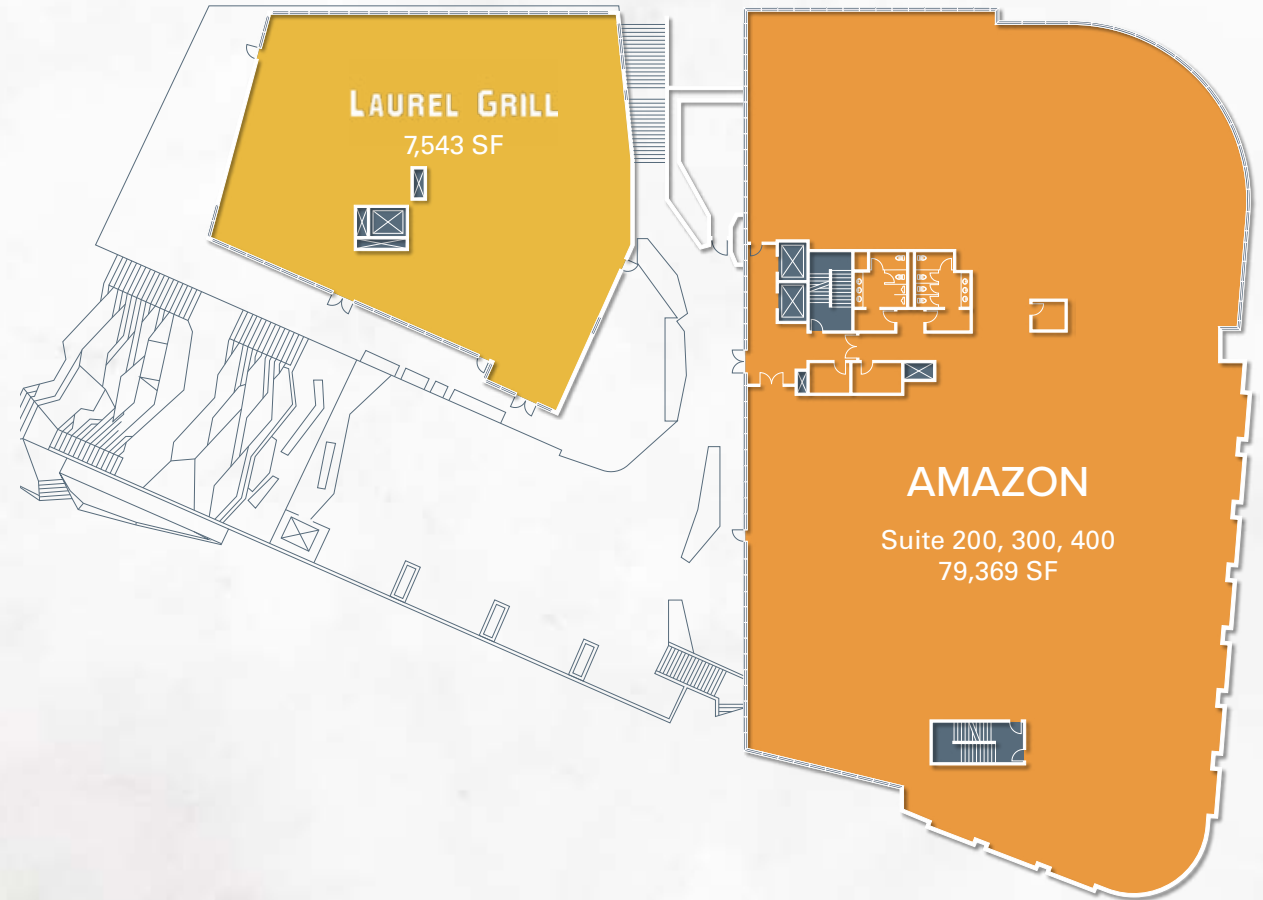
THE CULVER STEPS

FLOOR PLANS

Ground Floor



Floor 2-4



GROUND ZERO FOR CONTENT CREATION



Culver Studios anchors Amazon Studios' Los Angeles operations.

Surrounded by fierce competitors, Amazon's tenancy drives strong lease renewal probability.

Fortune 100
Tech Company
1,145,000* SF


1,000,000 SF

AMAZON
986,000 SF

HBO
240,000 SF

hulu
350,000 SF

*Includes 536,000 SF planned Culver Crossings development

BOOMING CULVER CITY

Culver City offers a vibrant business environment and an exceptional quality of life in a safe, modern and progressive community with exceptional transit, shopping, dining and entertainment.

DOMINANT TECH & MEDIA TENANT BASE

5M+ SF of tech + media tenancy

**AMAZON
STUDIOS**

585,000 SF

HBO

240,000 SF

Fortune
100 Tech
Company

1,145,000 SF

**SONY
PICTURE**

1,000,000 SF

NEW CONSTRUCTION SINCE 2021

2.5MSF+

OFFICE SPACE

2,200

MULTIFAMILY UNITS

CULVER CITY MAJOR TENANTS

AMAZON

NORDSTROM

SCOPELY

Fortune 100
Tech Company



HBO

**SONY
PICTURES**

POP MART

**DOWNTOWN
LOS ANGELES**



DOWNTOWN CULVER CITY | CLASS A OFFICE | 1Q2026

1.4MSF

OFFICE INVENTORY

5.9%

VACANCY RATE

\$7.00

FSG AVG ASKING RATE

DOWNTOWN CULVER CITY | CLASS A RETAIL | 1Q2026

386,977 SF

RETAIL INVENTORY

4.0%

VACANCY RATE

\$5.89

NNN AVG ASKING RATE

AMENITY-RICH CULVER CITY LOCATION

Transit-Oriented Location

Culver City Station	9 min walk
La Cienega/Jefferson Station	2 min
Expo/Sepulveda Station	8 min
Downtown Santa Monica Station	19 min
LAX/Metro Transit Center (Opened June 2025)	39 min



1 MILE



2 MILES

LAX

8 MILES

Booming Residential Inventory



43,390

UNITS



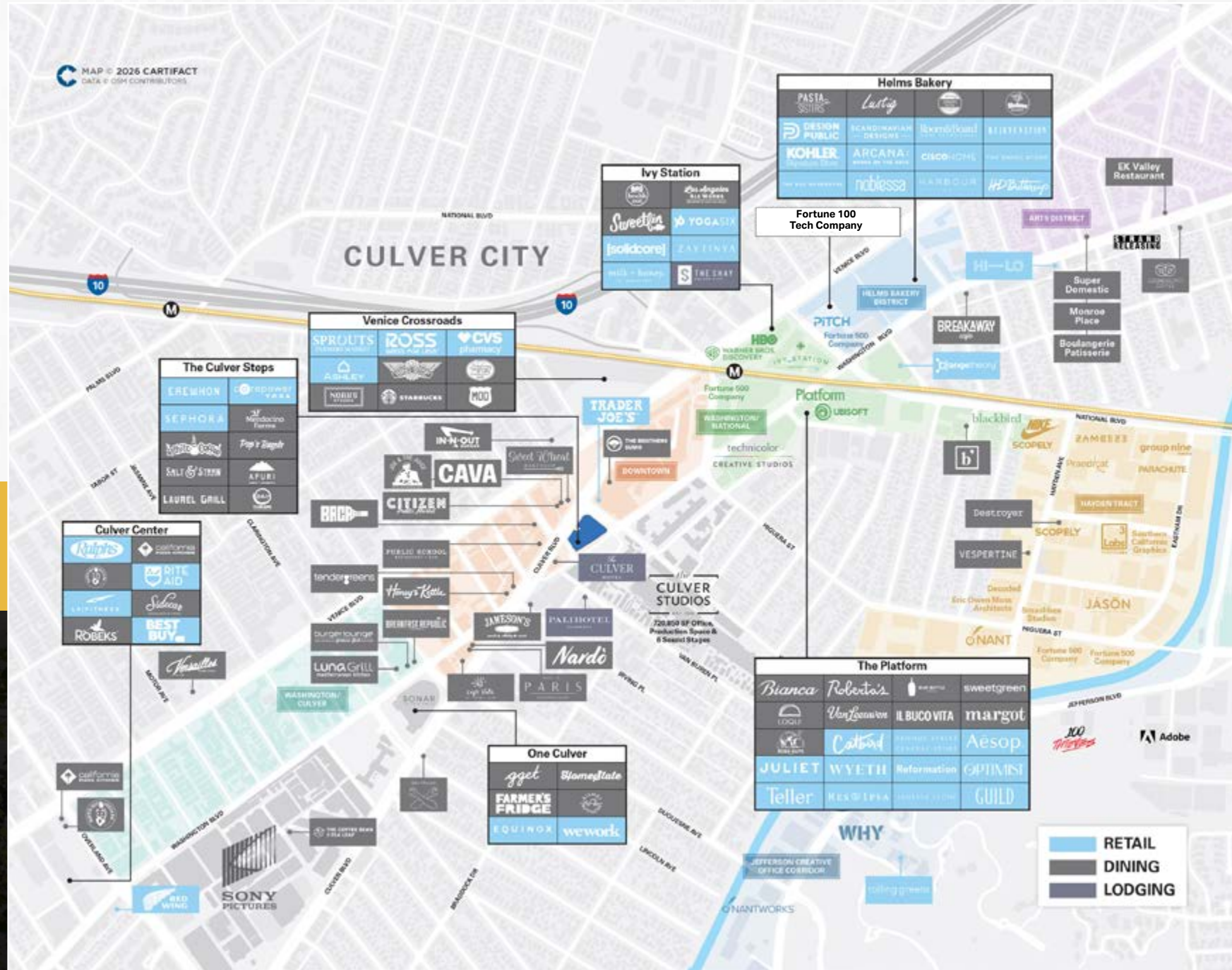
\$1.3M

AVG. HOME VALUE



\$2,924

MEDIAN RENTAL RATE



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