

10871-10885 WASHINGTON BLVD.
CULVER CITY, CA 90232



OFFICE • CREATIVE STUDIO • STOREFRONT RETAIL • SHOWROOM • AVAILABLE NOW FOR LEASE



ABOUT THE PROPERTY

10871-10885 Washington Blvd boasts a suite of storefront retail, creative studios, and showroom spaces. The property spans an impressive range of unit sizes, from an intimate 1,100 to a spacious 2,188 square feet, catering to a variety of business needs. Originally erected in 1946, the structure underwent a significant refurbishment in 2013, merging classic exposed brick with a contemporary wood frame design—setting the stage for a unique and visionary business environment. The Boulevard's substantial footprint is complemented by its modifiable spatial configurations, making it an ideal locale for retail ventures, film and media enterprises, art collectives, or any innovative commercial endeavor. Situated in a district brimming with growth potential, it presents a prime opportunity for businesses poised to capitalize on the area's dynamic commercial landscape.

10881 - 204



FEATURES

Suite	Size	Floor	Rate
204	± 1,100 SF.	2 nd Floor	\$2.73/SF

10881 – UNIT 204



TERMS

3 – 5 Years

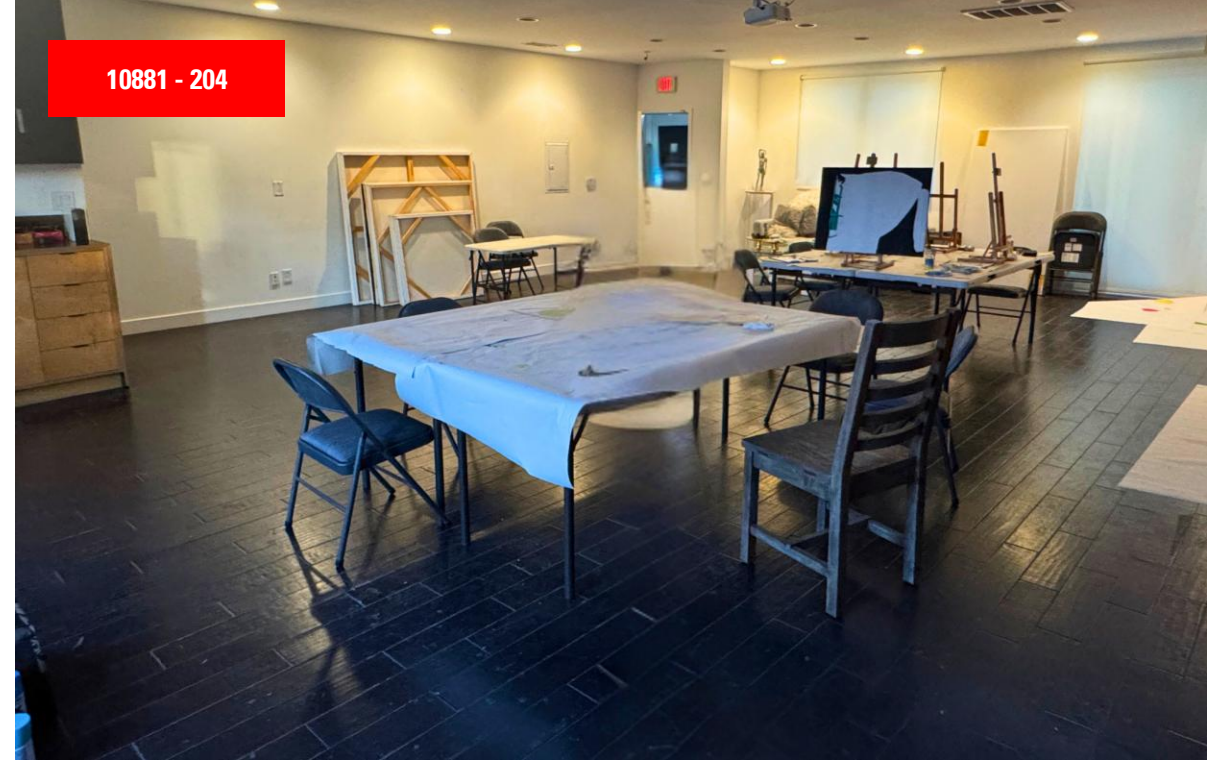
LEASE HIGHLIGHTS

- New York Loft-Inspired Architecture
 - Ideal for Single Tenants or Multi-Tenants
 - Open Floor Plan – Each Unit
 - Private Bathroom – Each Unit
 - Private Patio for Upper Floor Tenants
 - Building Signage Opportunity Available
 - Onsite, Gated Parking Available
 - Excellent Visibility & Frontage
 - Easy Access to the 405 & 10 Freeways
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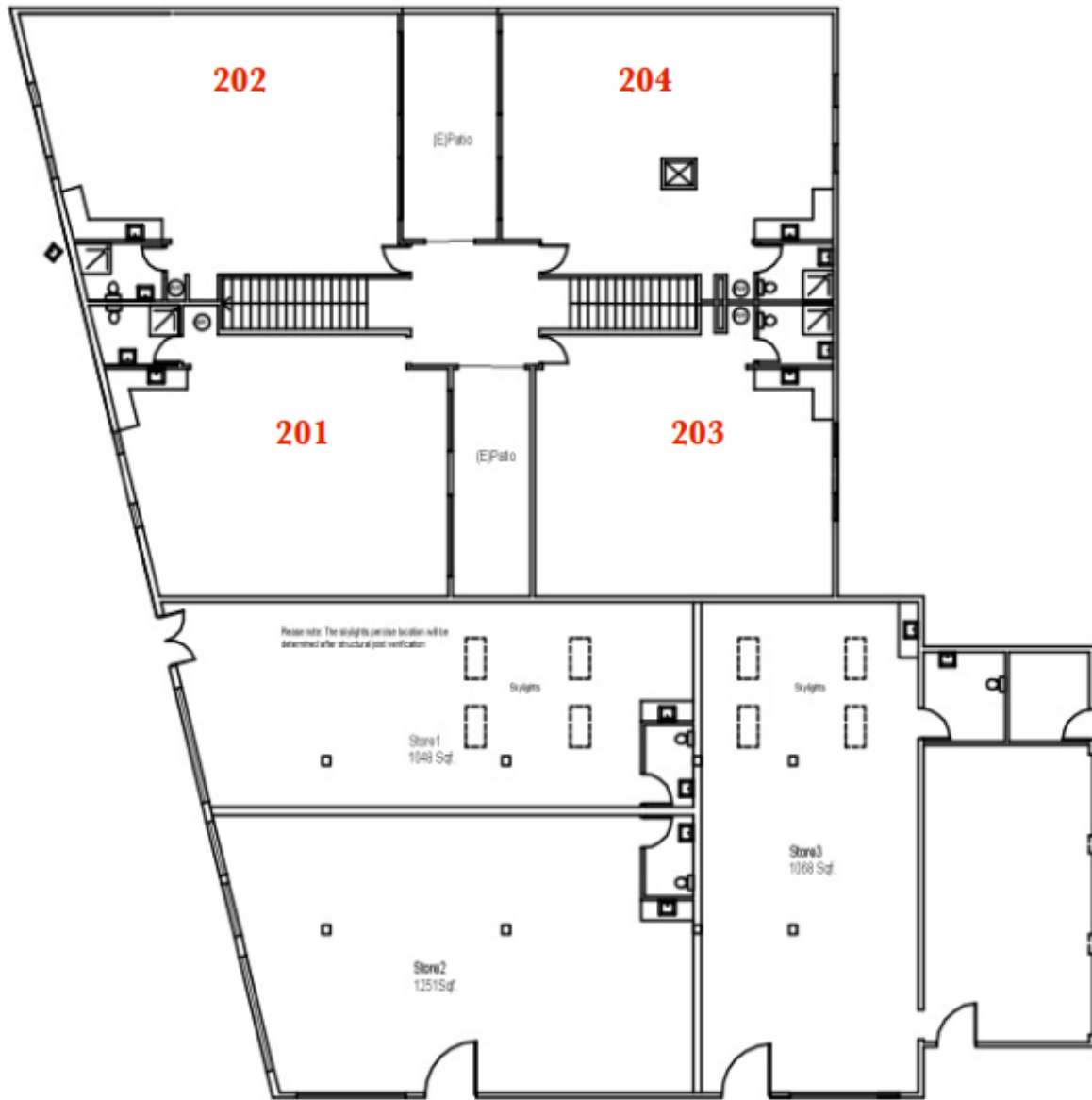
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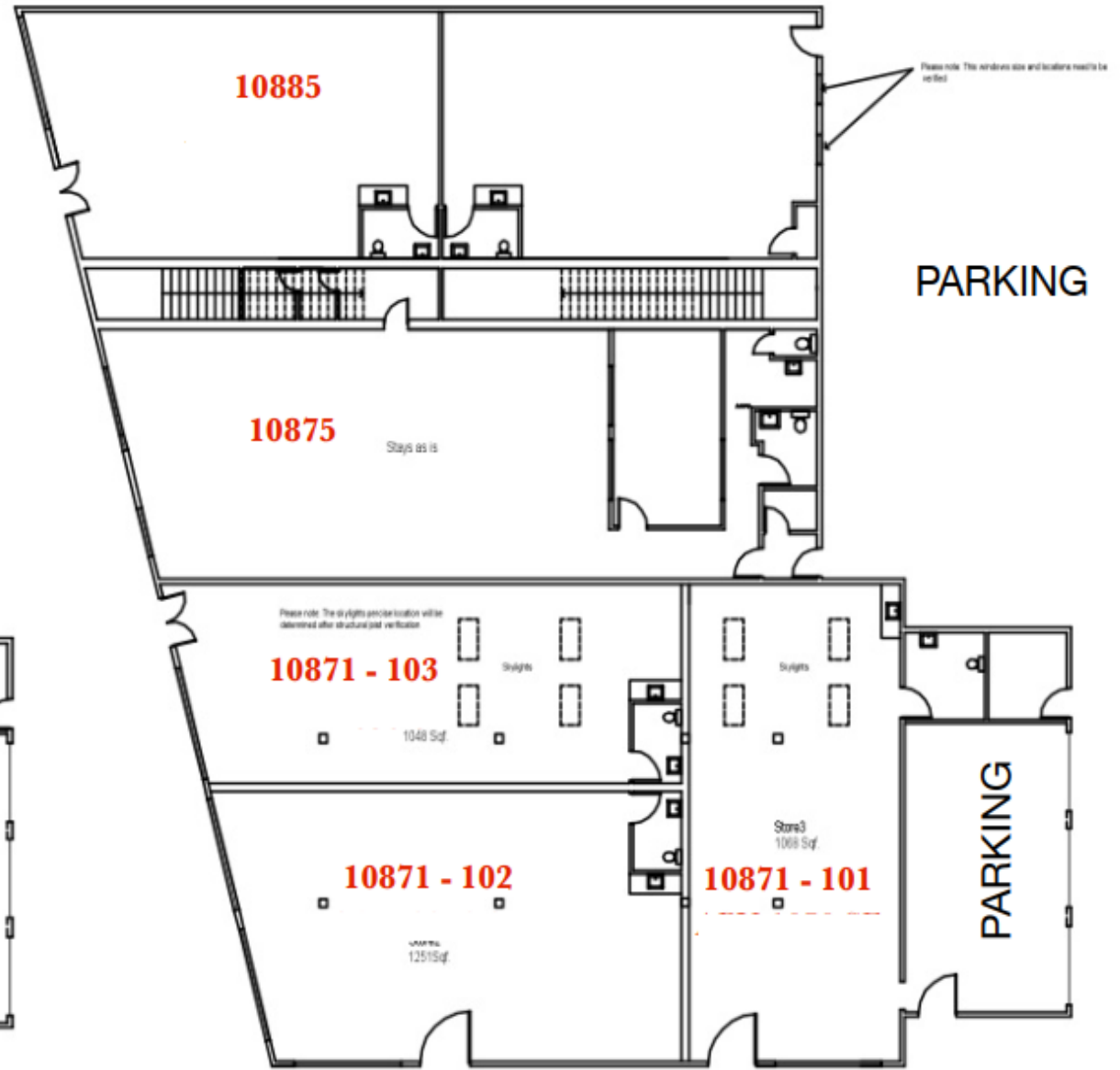
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FLOOR PLAN



Second Floor Plan



First Floor Plan

THE MARKET

West Los Angeles, CA (Culver City Submarket)

Culver City is a community steeped in moviemaking history with an animated restaurant and nightlife scene, as well as a vibrant arts community. The central and highly walkable area boasts unparalleled access to amenities and is a significant center for film and television production.

Average Household Income > 3 Miles - \$124,510

Employment Population > 5 Mile Radius - 662,066

Projected 2.2% Growth Over Next 5 Years
311,671 → 318,648

The Property's Location



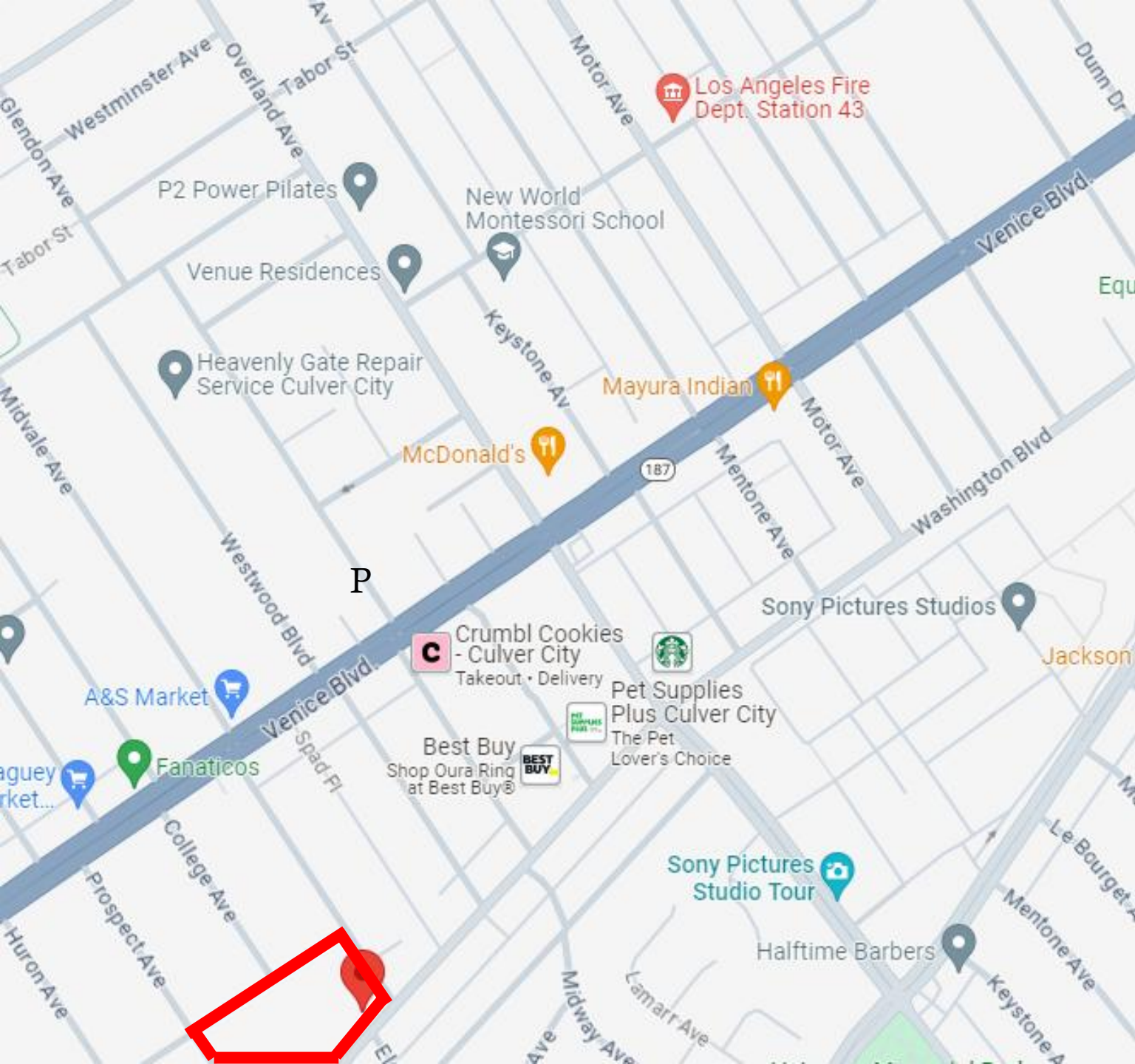
Convenient Access to Major Employers:

NFL Network (0.1 miles)

Sony Pictures (0.7 miles)

Apple (2.3 miles)

Fox Studios (3.2 miles)



NEARBY AMENITIES

1. Millcross(0.2 miles)
2. Crumbl Cookies(0.3 miles)
3. Best Buy(0.3 miles)
4. Equinox(0.8 miles)
5. Starbucks(1.0 miles)
6. Palm Station – Expo.....(1.5 miles)
7. Erewhon(1.7 miles)
8. Trader Joe’s(1.9 miles)

 89 – Very Walkable

 73 – Very Bikeable

within a 2.0-mile radius



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