

# 8454 Steller Drive

CULVER CITY | CALIFORNIA



±13,842 SF CREATIVE OFFICES/ STUDIOS FOR LEASE



VIDEO TOUR

<https://www.youtube.com/watch?v=9MdCHqngV9A>

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 8454 Steller Drive

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## ABOUT THE PROPERTY



Culver City Hayden Tract



Turnkey Studios



Creative Offices



Multiple Lounges  
& Kitchenette



Outdoor Retreat Area

## PROPERTY HIGHLIGHTS



±13,842 Available SF



±19,925 Land SF



Bow Truss



1947 Year Built | Remodeled in 2021



20' Building Height



Parking Available

## LEASE

Asking Lease Rate: TBD

Submit Term

Available Now

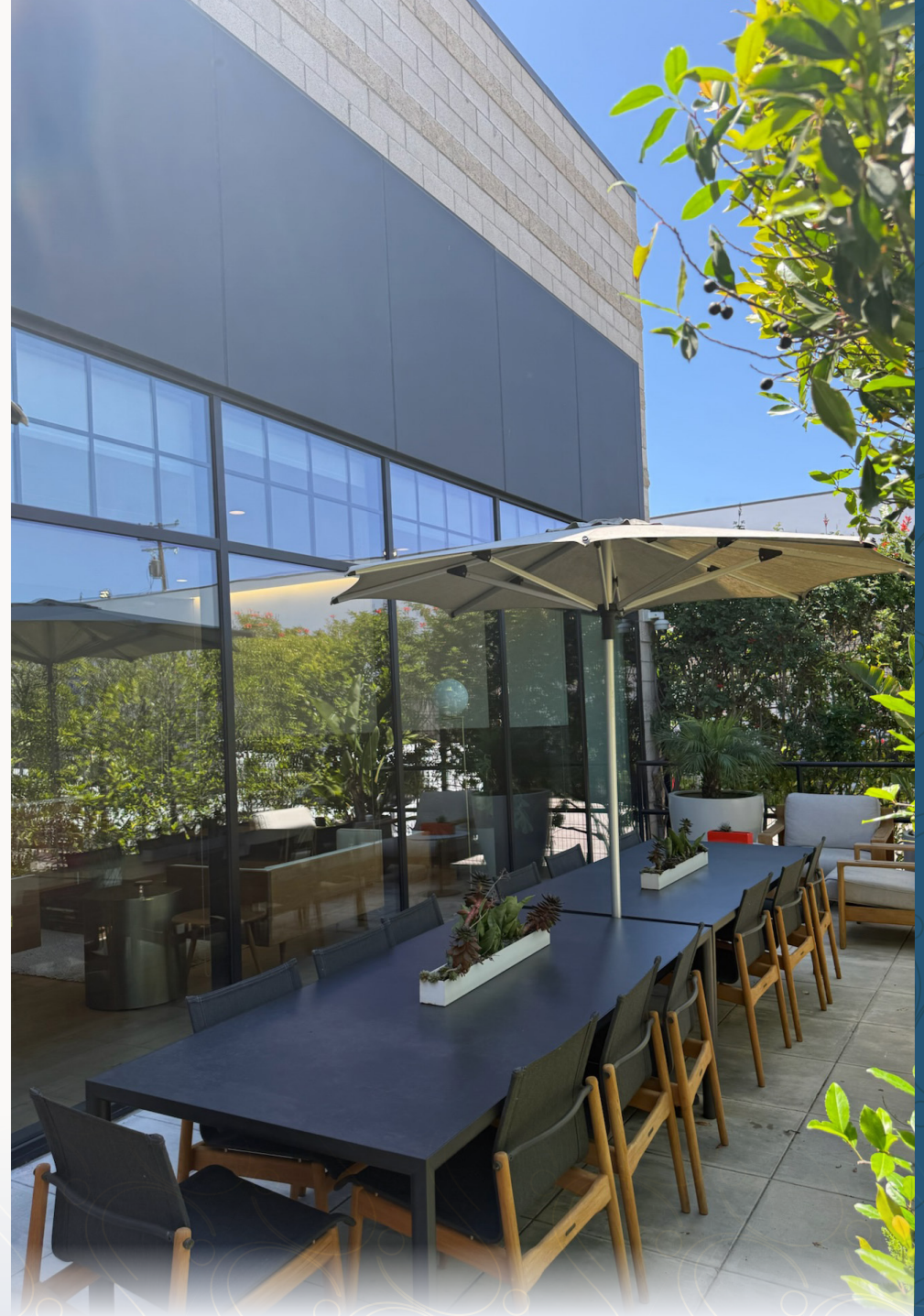
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8454  
Steller  
Drive

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# 8454 Steller Drive



# LOCATION



**ADJACENT  
TO THE 10  
FWY**



**20 MINUTES  
FROM DTLA**



LOS ANGELES  
INTERNATIONAL AIRPORT  
15 MIN | 7.7 MI

BOB HOPE AIRPORT  
31 MIN | 15.3 MI

LONG BEACH-DAUGHTERY  
FIELD AIRPORT  
33 MIN | 24.2 MI



LA CIENEGA/JEFFERSON (EXPO LINE - LOS ANGELES METRO)  
1 MIN DRIVE  
12 MIN WALK

CULVER CITY (EXPO LINE - LOS ANGELES COUNTY METRO)  
2 MIN DRIVE  
13 MIN WALK



## LOCATION:

Situated in the Los Angeles metropolitan area, it is bordered by the city of Los Angeles, including neighborhoods like Mar Vista, Palms, Westchester, and Baldwin Hills.

## HISTORY:

Culver City was founded by Harry Culver in 1917. It has a longstanding association with the entertainment industry, home to several historic film studios. The city is often referred to as "The Heart of Screenland."

## ECONOMY AND INFRASTRUCTURE:

**Entertainment Industry:** Major studios such as Sony Pictures Entertainment, formerly MGM Studios, are based in Culver City.

**Business and Tech:** In recent years, the city has seen growth in the tech and startup sectors, attracting businesses related to media, technology, and innovation.

## CULTURE AND LIFESTYLE:

**Arts and Culture:** The city boasts a vibrant arts scene with numerous galleries, theaters, and live performance

venues. The Kirk Douglas Theatre and the Actors' Gang Theatre are notable cultural institutions.

**Parks and Recreation:** There are numerous parks and recreational facilities, including the Baldwin Hills Scenic Overlook and Culver City Park.

**Dining and Shopping:** Culver City offers a diverse range of dining options, from trendy cafes to high-end restaurants, and several shopping districts, including the Platform and the Culver City Arts District.





## Culver City, soaked in moviemaking history,

features a buzzing dining and nightlife scene, which includes globally inspired eateries, gastropubs and cozy cocktail bars. Occupying the MGM lot, which dates back to 1924, Sony Pictures Studios offers behind-the-scenes tours of its legendary soundstages. Other cultural highlights include spare but sophisticated art galleries, playhouses and the storied Culver Hotel.



## TOP COMPANIES



AMAZON  
STUDIOS



ZAMBEZI



sweetgreen®



KAISER PERMANENTE®



## Los Angeles, CA

Los Angeles, often abbreviated as L.A., is the largest city in California and the second-largest city in the United States. It is renowned for its cultural diversity, economic influence, and pivotal role in the entertainment industry. Situated in Southern California, Los Angeles spans a large area with diverse landscapes, including beaches, mountains, and urban environments.

**Entertainment Industry:** Known as the "Entertainment Capital of the World," Los Angeles is home to major film studios, television networks, and music recording companies. Hollywood, a district in L.A., is synonymous with the movie industry.

**Technology and Innovation:** The city has a growing tech sector, often referred to as "Silicon Beach," with numerous startups and established tech companies.

**Trade and Manufacturing:** The Port of Los Angeles is one of the busiest in the world, making the city a major hub for international trade. Aerospace, fashion, and apparel manufacturing are also significant contributors to the local economy.

DEMOGRAPHICS

8454  
Steller Drive.

| DEMOGRAPHICS                           | 2 MILES | 5 MILES | 10 MILES  |
|----------------------------------------|---------|---------|-----------|
| 2010 POPULATION                        | 130,030 | 890,640 | 2,777,900 |
| 2022 POPULATION                        | 133,077 | 924,141 | 2,875,026 |
| 2027 POPULATION PROJECTION             | 131,612 | 916,304 | 2,849,339 |
| 2010 HOUSEHOLDS                        | 52,219  | 368,508 | 1,039,984 |
| 2022 HOUSEHOLDS                        | 52,852  | 379,458 | 1,076,266 |
| 2027 HOUSEHOLD PROJECTION              | 52,150  | 375,651 | 1,066,467 |
| TOTAL SPECIFIED CONSUMER SPENDING (\$) | \$1.7B  | \$12.7B | \$34.4B   |



# FORMIDABLE COMPANIES IN CULVER CITY

**CULVER CITY'S HISTORY IS RICH AND CLOSELY TIED TO THE DEVELOPMENT OF THE ENTERTAINMENT INDUSTRY IN SOUTHERN CALIFORNIA.**



## Future Developments

### Crenshaw/ LAX Line

The upcoming Crenshaw/LAX Line, currently under construction, will connect the Metro E Line in Culver City to the Metro Green Line and Los Angeles International Airport (LAX). This new line is expected to enhance connectivity and provide additional transportation options for Culver City residents and visitors.





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