

**8820 WASHINGTON BLVD**

CULVER CITY, CA 90232

AVAILABLE FOR LEASE

**FLAGSHIP RESTAURANT OPPORTUNITY AT PLATFORM**



CITYSTREET  
COMMERCIAL

# Location Highlights



**CityStreet Commercial** is pleased to present a rare second generation restaurant opportunity at Platform, the curated retail, dining and creative campus that defined the modern Culver City core. Suite 101 delivers a fully improved 2<sup>nd</sup> generation restaurant with wraparound patio seating adjacent to Platform Park, at the epicenter of the strongest entertainment and technology employment district on the Westside. Apple occupies 128,000 SF directly across Washington Boulevard. HBO anchors Ivy Station immediately adjacent. Amazon Studios operates from the historic Culver Studios lot minutes west, and Sony Pictures world headquarters sits less than a mile away.

## Deal Points

New Direct Lease with Landlord

10 Year Term + 5 Year Option

Lease Rate: Inquire with Broker

Condition: 2<sup>nd</sup> Generation Restaurant

Size: Approx. 2,527/SF

Exclusive Patio Approx. 1,000/SF, designed by Terremoto

Service Rights to the Adjacent Platform Park

Tenant Improvement Allowance For Qualified Operators

Current Build-Out Includes Windowed Garage Doorways & Seated Bar



PROPERTY PHOTOS



PROPERTY PHOTOS



# PROPERTY PHOTOS



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# About Platform



**Platform** is a collection of more than twenty restaurants, shops and creative businesses across five acres and seven buildings, transformed from a midcentury car dealership and connected by walkable gardens.

Everything at Platform is a recommendation: the Runyon curation gives visitors a reason to spend the day and keep coming back, and gives operators a vetted, high intent audience from day one.

THE DEMAND

**3.2M**

MONTHLY  
ORGANIC  
IMPRESSIONS

**1M**

YEARLY  
VISITORS

**150K**

EMAIL  
SUBSCRIBERS

**44K**

INSTAGRAM  
FOLLOWERS

**25-45**

PRIMARY AGE  
DEMOGRAPHIC

**53%**

FEMALE  
VISITORS

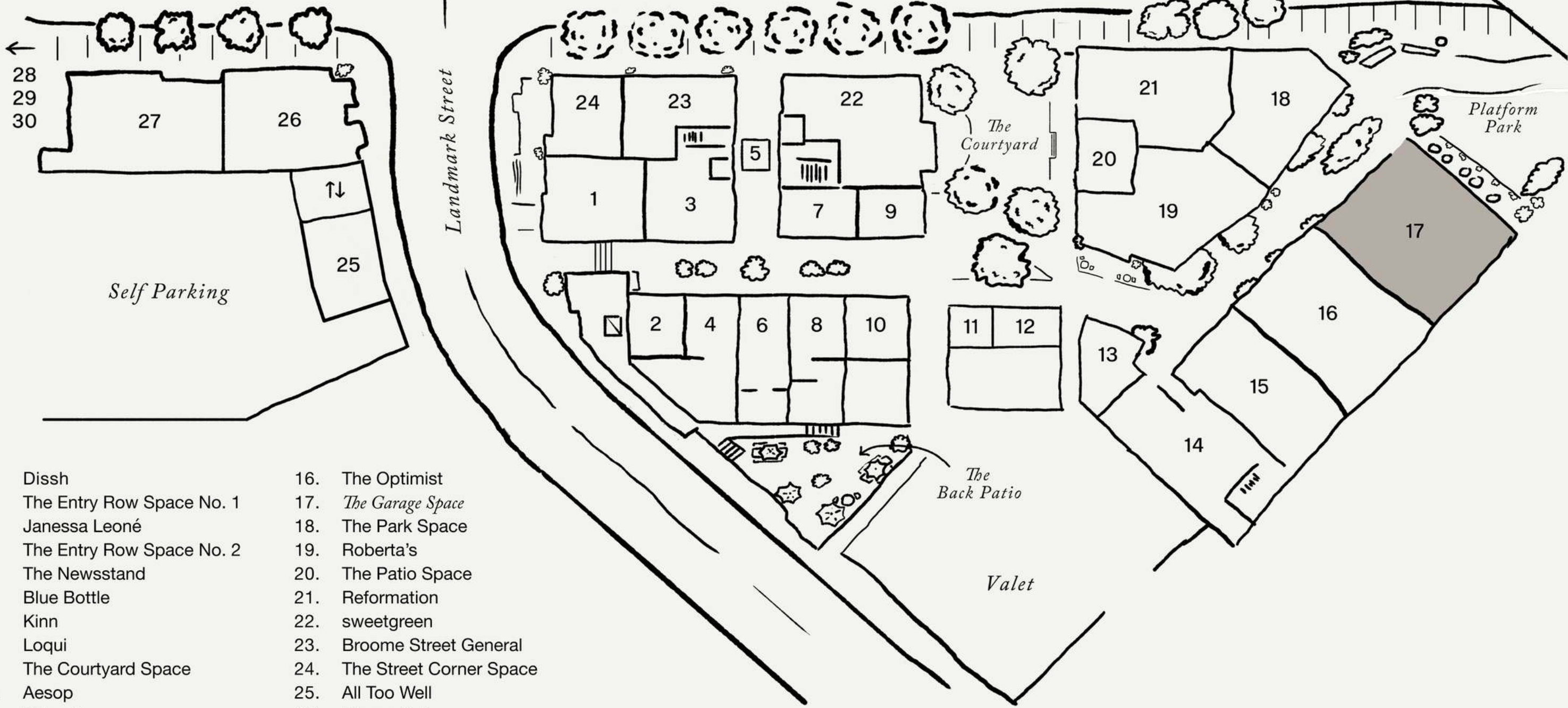
**47%**

MALE  
VISITORS



Washington Blvd.

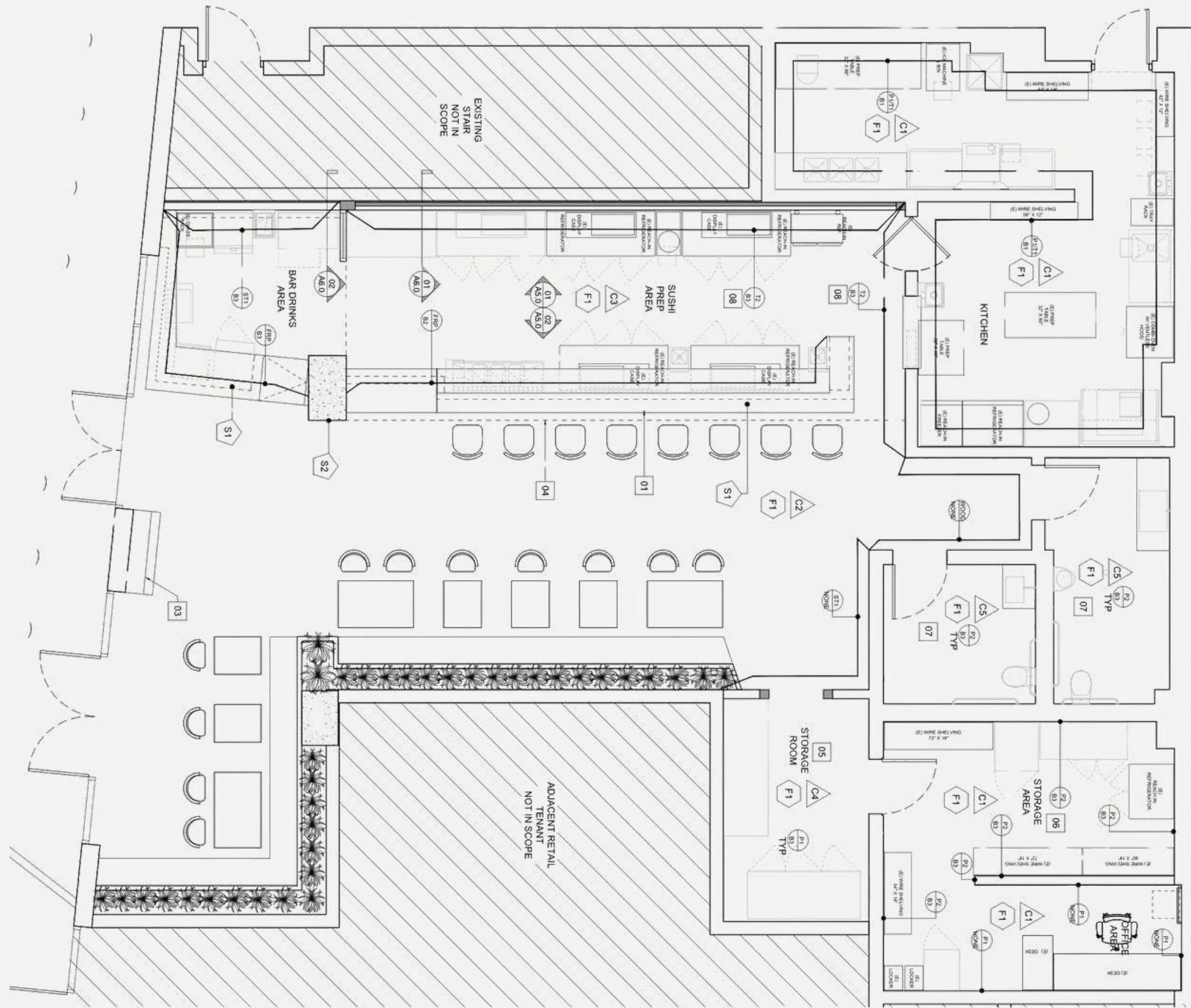
Landmark Street



- 1. Dissh
- 2. The Entry Row Space No. 1
- 3. Janessa Leoné
- 4. The Entry Row Space No. 2
- 5. The Newsstand
- 6. Blue Bottle
- 7. Kinn
- 8. Loqui
- 9. The Courtyard Space
- 10. Aesop
- 11. Boba Guys
- 12. Van Leeuwen
- 13. Catbird
- 14. Margot
- 15. Teller
- 16. The Optimist
- 17. The Garage Space
- 18. The Park Space
- 19. Roberta's
- 20. The Patio Space
- 21. Reformation
- 22. sweetgreen
- 23. Broome Street General
- 24. The Street Corner Space
- 25. All Too Well
- 26. Bianca Bakery
- 27. Bianca
- 28. Atrio
- 29. Juliet
- 30. Tia

# PLATFORM

# FLOOR PLAN



# Culver City Demographics



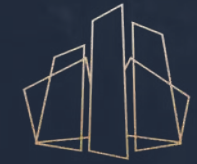
	1 Mile	2 Miles	5 Miles
 Total Population	34,439	133,812	902,555
 Daytime Population	32,633	67,155	613,181
 Restaurant Spend	\$150M	\$546M	\$3.5B
 Average HHI	\$149,125	\$139,266	\$131,965



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Contact us:

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