

3849 Main Street, Culver City, CA 90232

HIGH PROFILE CORNER LOCATION



INCIDENTAL FOOD USE
FOR LEASE



RAFAEL PADILLA
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3849 Main Street, Culver City, CA 90232

SIZE: Approximately 1,570 square feet

RATE: \$8.00 per square foot per month plus NNN
(NNN estimated to be \$0.75 per square foot per month)

TERM: 5 - 10 years

PARKING: Public structure directly behind building with 389 spaces. A total of over 1,500 parking spaces located in the 3 parking structures in the area

AVAILABLE: Immediately



- Located at ground zero of Downtown Culver City

- Across from:

- The Culver steps, home of Amazon Studios' 280,000 square foot production office
- The 12 screen Pacific Theater with 1,825 seats
- The historic Culver Hotel
- A 10,000 square foot Trader Joe's

- City Hall and the Fire department are both within walking distance

- The Culver Studios is also nearby

- Convenient ingress and egress to Santa Monica Freeway (10)

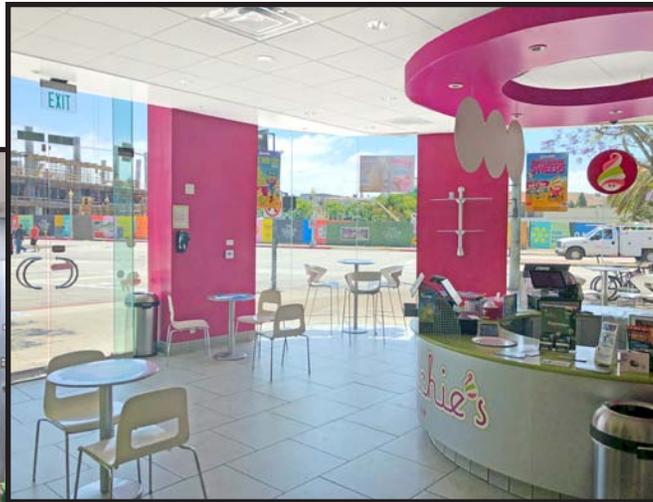
- Close proximity to Metro Expo Line's terminus at National and Washington

- Affluent trade area with heavy foot and auto traffic



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PROPERTY PHOTOS



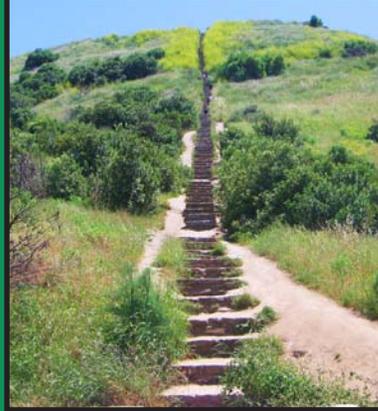
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Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.



LOCAL HIGHLIGHTS



Baco Mercat



Fathers Office



City Tavern



Akasha



Public School



Culver Hotel



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Farmer's Market



Classic Car Show



Summer Concert Series



Fiesta La Ballona



Film Festival



Taste of the Nation

