

# FOR LEASE

**5965 Washington Boulevard  
Culver City, CA 90232**



**NEWLY RENOVATED CREATIVE  
OFFICE/RETAIL SPACE**

**READY TO OCCUPY!**



**RAFAEL PADILLA**  
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Lic# 01966025





# 5965 Washington Boulevard, Culver City, CA 90232

## FIRST FLOOR:

### SIZE:

Approximately 4,657 square feet

### RATE:

\$3.25 per square foot per month,  
NNN (NNN estimated to be \$0.50  
per square foot per month)

### AVAILABLE:

Immediately

### PARKING:

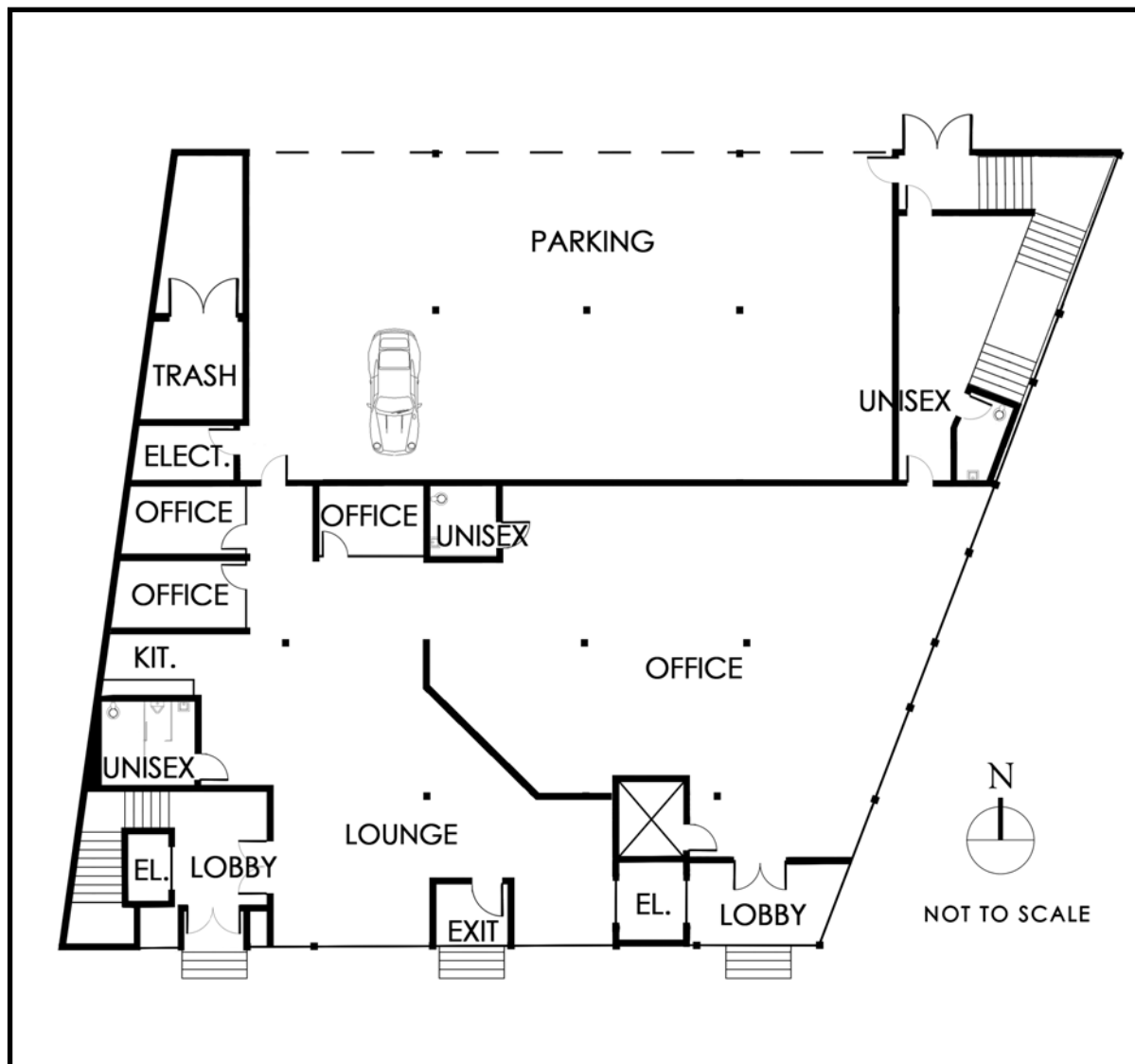
3/1000; 17 parking spaces on-site; a  
new separate lot under construction  
will offer 45 additional shared park-  
ing spaces at prevailing building's  
rates plus abundant street parking

### TERM:

6 months to 10 years

## FIRST FLOOR PLAN

Ballona Creek Center  
5965 Washington Blvd., Culver City, CA 90232



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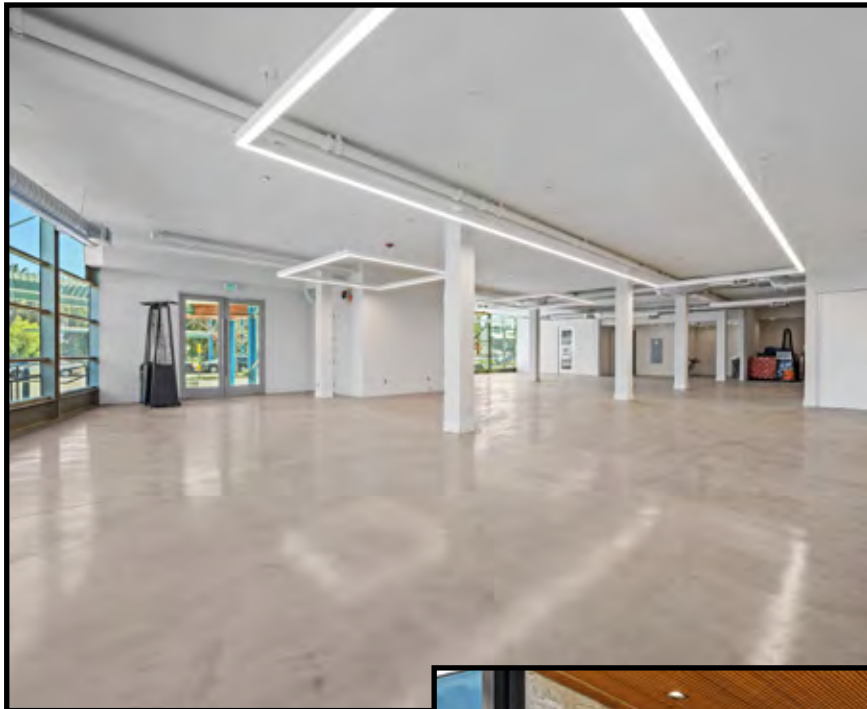
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GROUND FLOOR PHOTOS



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# 5965 Washington Boulevard, Culver City, CA 90232

## SECOND FLOOR:

### SIZE:

Approximately 8,133 square feet

### RATE:

\$3.25 per square foot per month,  
NNN (NNN estimated to be \$0.50  
per square foot per month)

### AVAILABLE:

Immediately

### PARKING:

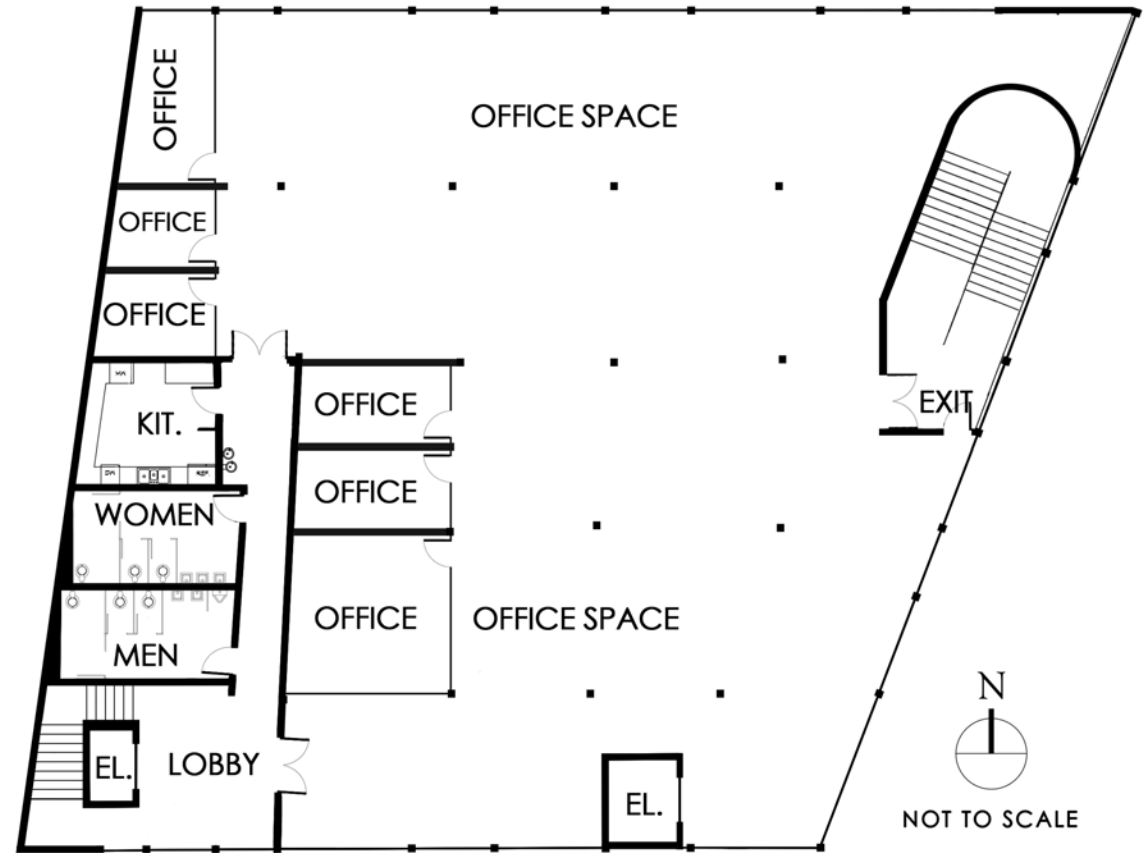
3/1000; 17 parking spaces on-site; a  
new separate lot under construction  
will offer 45 additional shared park-  
ing spaces at prevailing building's  
rates plus abundant street parking

### TERM:

6 months to 10 years

## SECOND FLOOR PLAN

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SECOND FLOOR PHOTOS



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# 5965 Washington Boulevard, Culver City, CA 90232

## THIRD FLOOR:

### SIZE:

Approximately 4,582 square feet

### RATE:

\$5.00 per square foot per month, NNN  
(NNN estimated to be \$0.50 per square foot per month)

### AVAILABLE:

Immediately

### FEATURES:

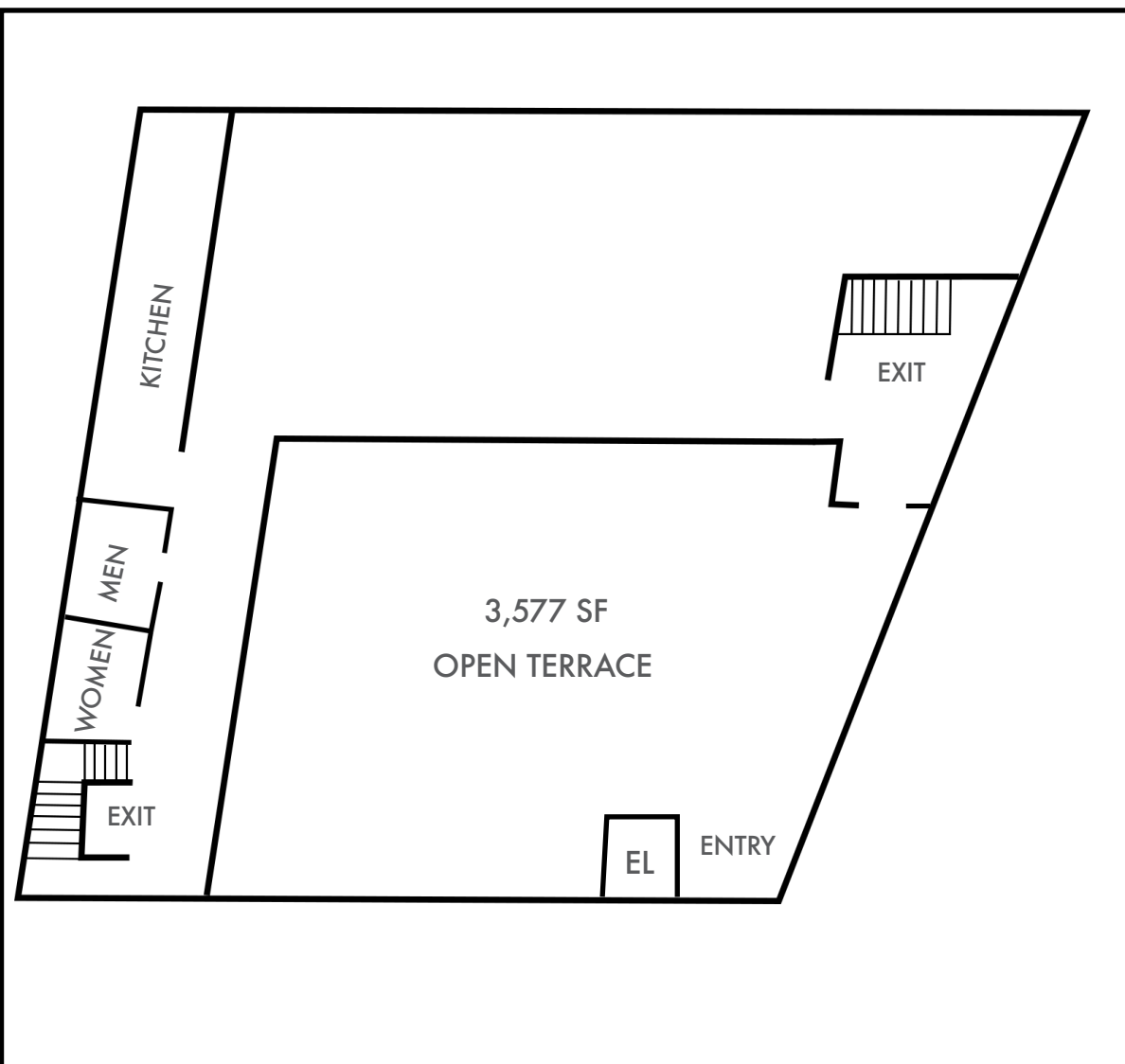
- Large private outdoor deck
- Built out for finishing kitchen with grease interceptor and hood with Ansul system
- Collapsible glass walls open to private deck
- Elevator service directly to the roof
- East and South city views
- Roof top provides privacy and lots of open-air exposure

### TERM:

5 years to 10 years

## THIRD FLOOR PLAN

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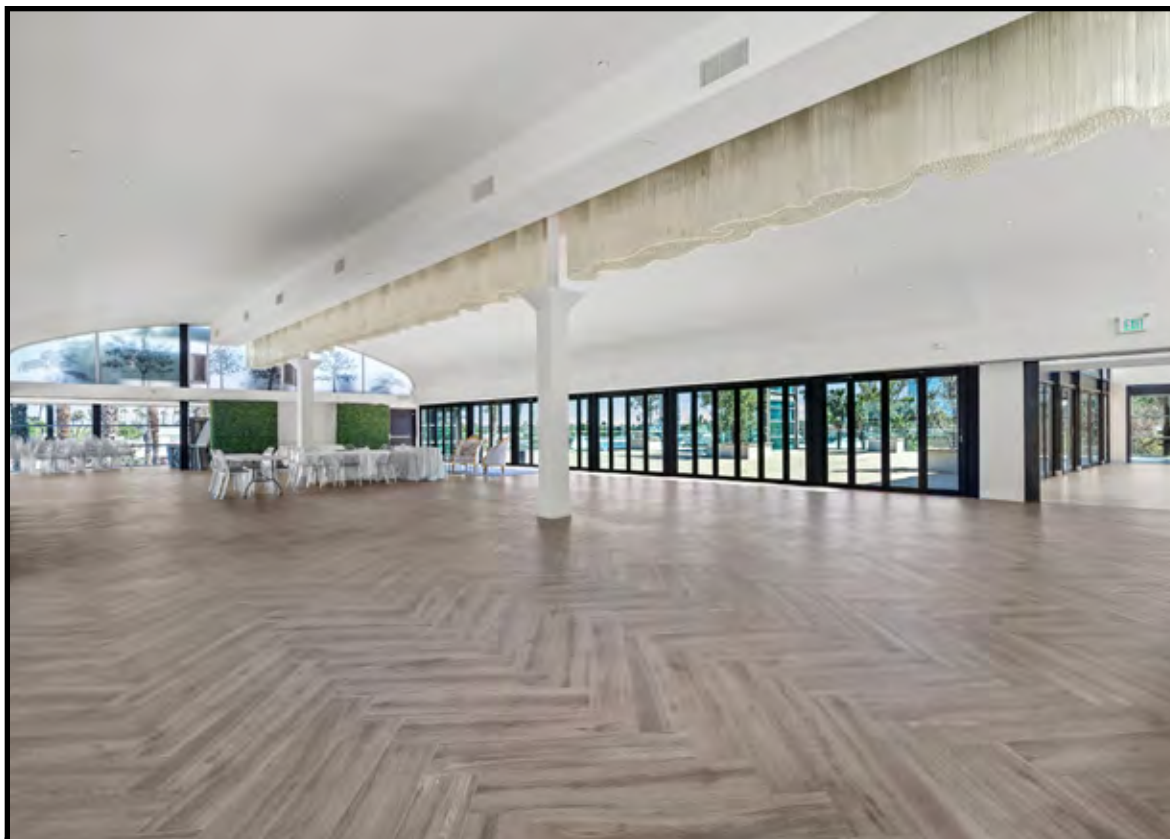
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THIRD FLOOR PHOTOS



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**Saxum  
West**

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### IVY STATION:

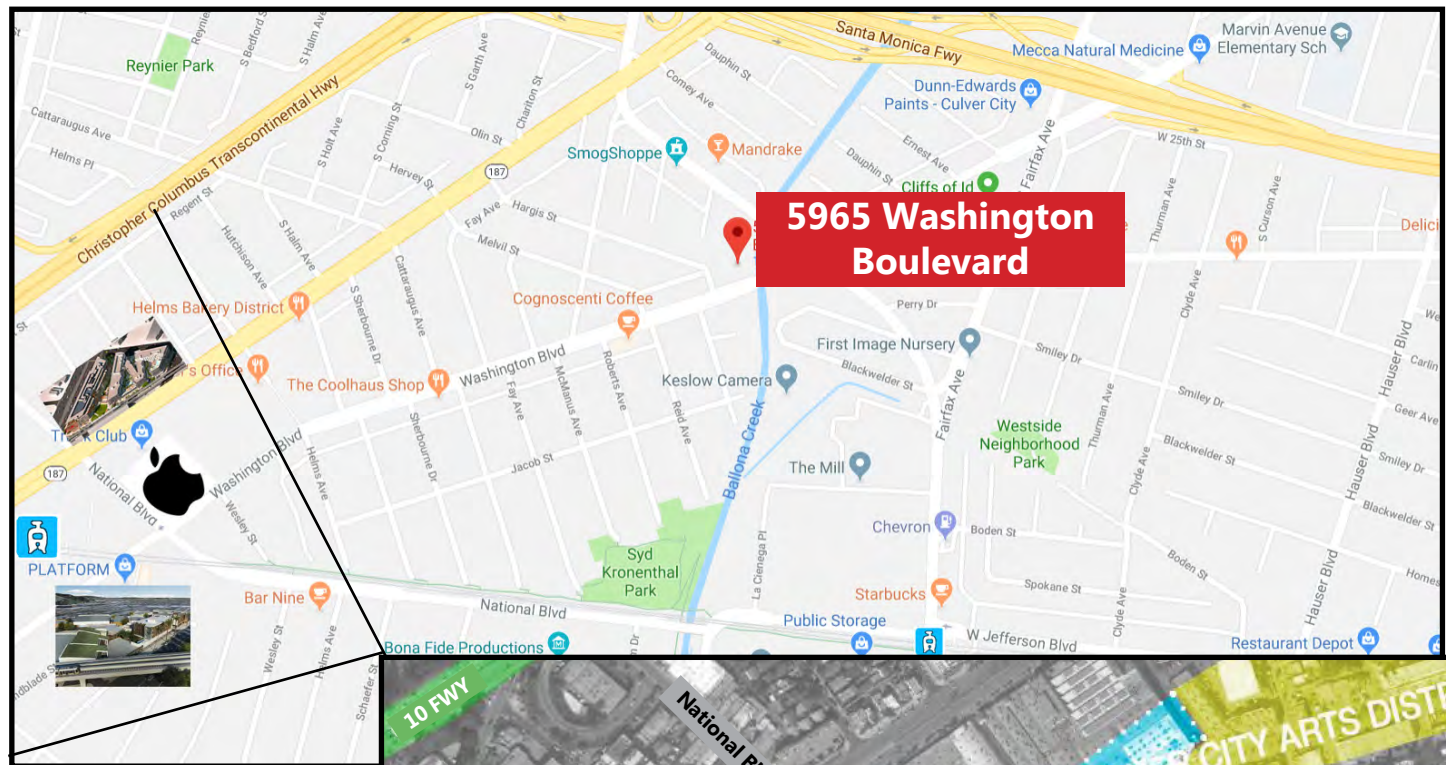
Ivy Station, 500,000 square feet of high quality, state-of-the-art office space, with apartments, a hotel, stores and restaurants within a landmark, destination-oriented environment. Ivy Station will be a dynamic, vibrant, active area that provides connections to transit, the community, tenants and visitors alike.

### 8777 WASHINGTON:

Apple occupies 128,000 square feet of office and retail space spread across four stories at 8777 Washington Boulevard. They plan to add 1,000 new jobs at the location.

### THE PLATFORM:

An exciting mixed use development the Platform features inspiring high-end boutique retail, superb food offerings, cool creative offices, and a 5,000 square foot dedicated event space fully integrated amidst a 4-acre campus long on site specific landscaping and charming shaded seating vignettes that enhance the experience throughout.



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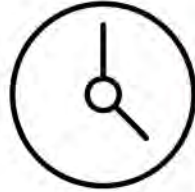
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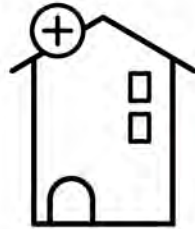
Within 1 Mile



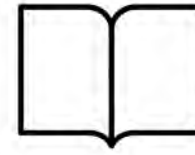
Housing Units  
**11,849**  
38.91% owner occupied



Estimated Population  
**35,034**  
0.58% growth 2010-2018  
1.23% growth 2018-2023



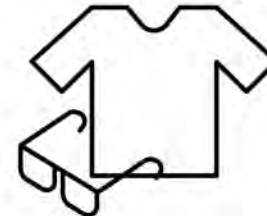
Median Home Value  
**\$710,079**



Educational Attainment  
**35%**  
with college or higher degree



Average Household Income  
**\$79,0378**  
26% earn more than \$100k



Apparel, Food/Entertainment & Services  
**\$269,397**  
2018 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	35,464	341,876	1,016,625
2018 Estimated Population	35,034	335,375	995,709
2010 Census Population	334,833	320,659	942,622
Growth 2018-2023	1.23%	1.94%	2.10%
Growth 2010-2018	0.58%	4.59%	5.63%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	16.53%	15.56%	15.03%
\$75,000-\$99,000	11.44%	12.21%	10.97%
\$100,000 +	25.78%	33.32%	31.04%

TOTAL

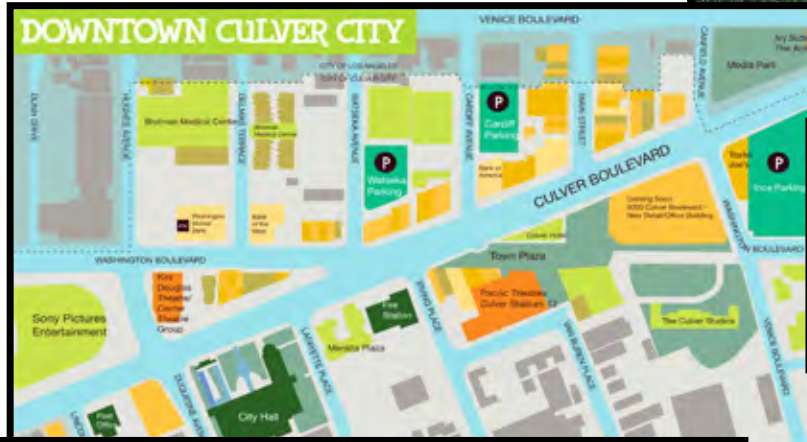
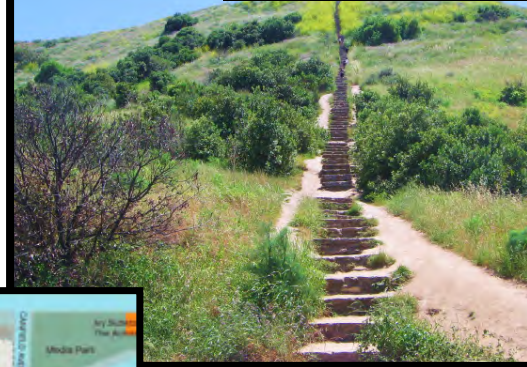
2018 Estimated Average HH Income	\$79,037	\$96,665	\$91,905
2018 Estimated Households	11,849	141,718	410,573





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.

# CULVER CITY



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