



# 9430 WASHINGTON BOULEVARD

CULVER CITY, CALIFORNIA 90232

## PROPERTY OVERVIEW

Prime Creative Office in the heart of Downtown Culver City, overlooking Town Plaza and The Culver Steps. This move-in-ready second-floor suite offers a balance of private offices and open team areas, perfect for collaborative work. Outstanding amenities - outdoor plazas, premier dining (Laurel Grill, Mendicino Farms, Bacari, Café Vida, Philz Coffee, Pops Bagels, so much more), retail & entertainment amenities—steps from Amazon Studios, the historic Culver Hotel, Erewhon, Trader Joe's, and the Culver City Farmers Market.

## PROPERTY HIGHLIGHTS

- Heart of Downtown Culver City, West L.A.
- Mix of offices and open team spaces
- Potential Building signage / identity
- Restaurants, Coffee, Erewhon, Trader Joe's steps away
- Expo Metrorail & Bike lanes for added commute options
- Creative synergy with Amazon, Sony Pictures, Apple, etc.
- Easy access - 405 & 10 Freeways, Venice Blvd.

## OFFERING SUMMARY

Lease Rate:	\$3.75 SF/month (MG)
Available SF:	5,000 SF

For Lease

# Creative Office

5,000 SF



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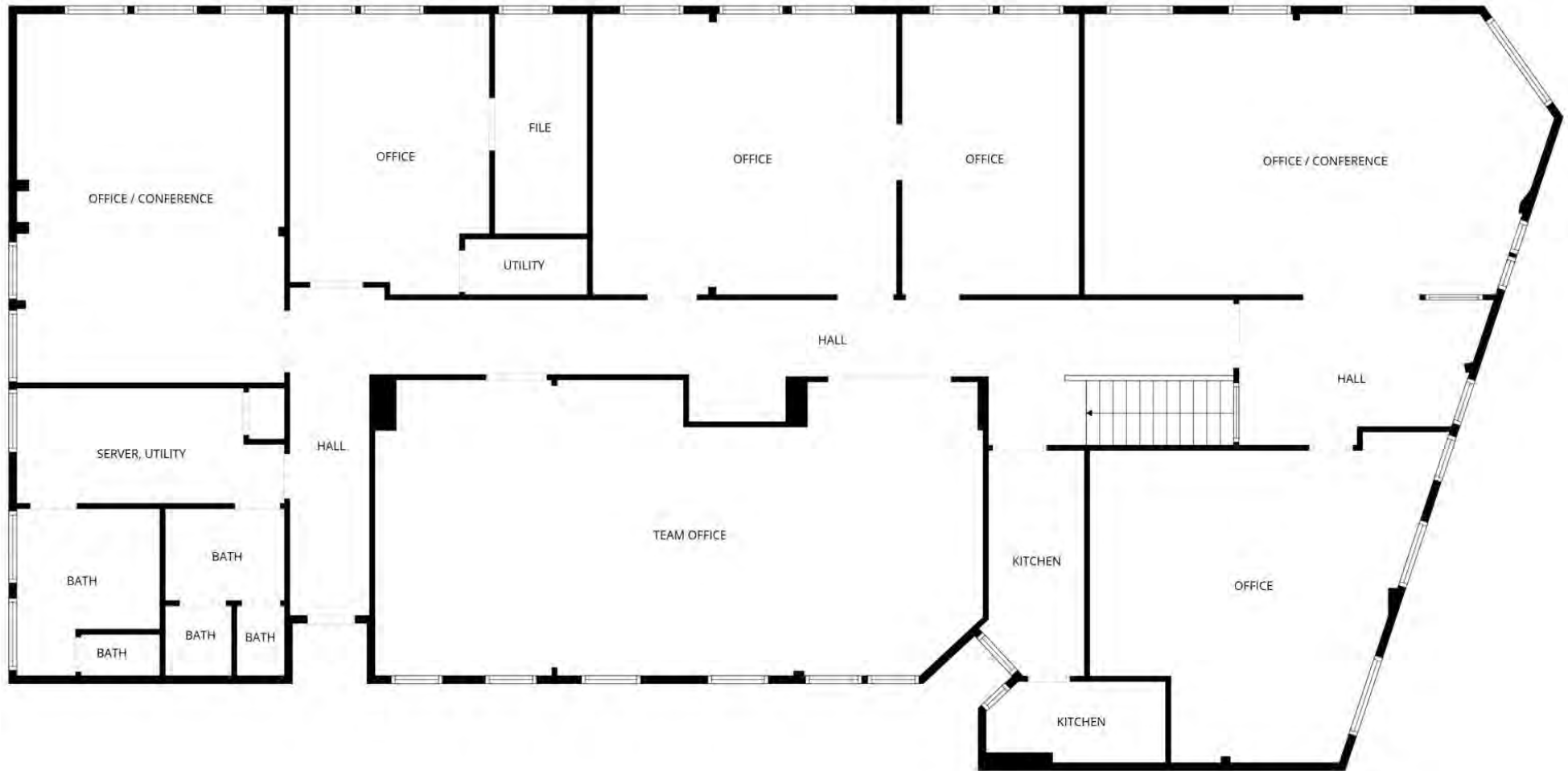
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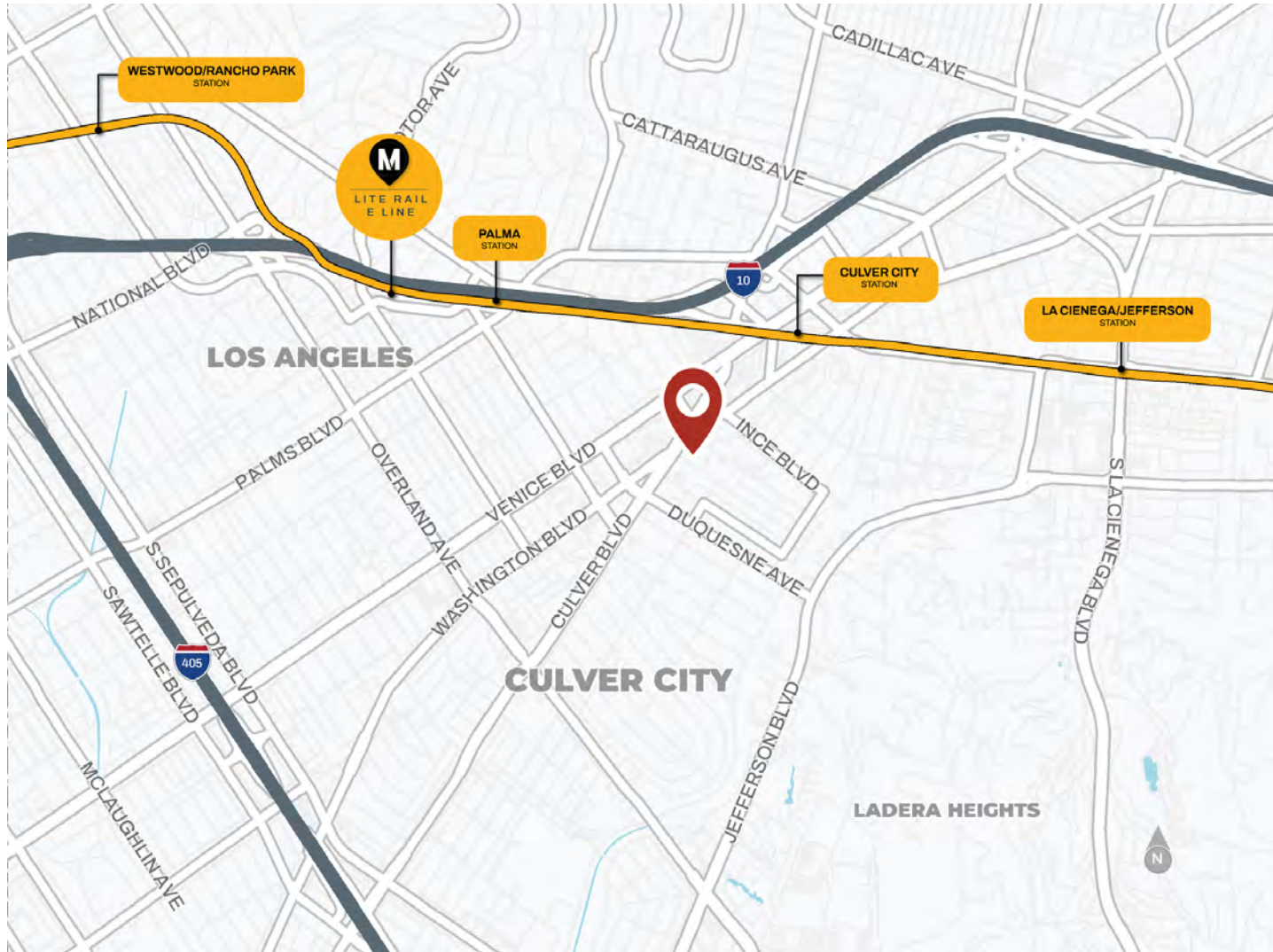
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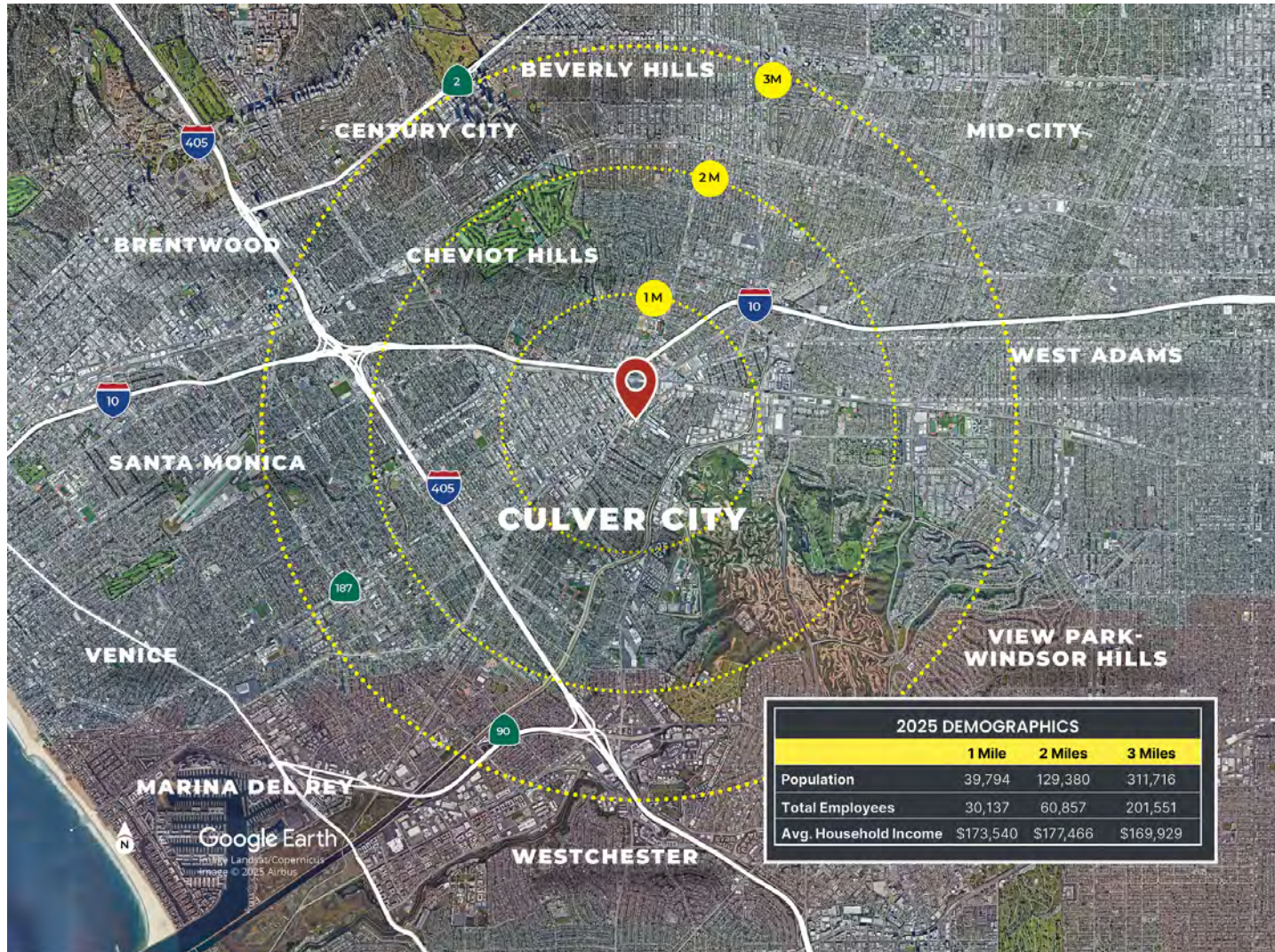
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**DEMOGRAPHICS**

- Est. Population
- Est. Households
- Est. Avg. HH Income
- Total Housing Units
- Total Businesses
- Total Daytime Employees
- Owner-Occupied Housing Units

	1 MILE	2 MILES	3 MILES
Est. Population	39,710	129,833	311,042
Est. Households	18,976	54,330	132,006
Est. Avg. HH Income	\$173,351	\$177,025	\$170,105
Total Housing Units	20,606	58,851	144,001
Total Businesses	3,107	7,698	27,432
Total Daytime Employees	30,128	60,917	203,710
Owner-Occupied Housing Units	3,875	18,852	46,761

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RFULL9



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