

RESTAURANT, RETAIL & FITNESS

SPACES AVAILABLE FOR LEASE

9300 CULVER BOULEVARD, CULVER CITY, CA 90232

THE
CULVER
STEPS

DELIVERY
SPRING 2019



LEE SHAPIRO
310-887-6226
CalBRE #00961769

CHRISTINE DESCHAINE
310-887-6440
CalBRE #00905121

KENNEDY WILSON

**EHRlich
YANAI
RHEE
CHANEY**
ARCHITECTS

2015 AIA
National
Architecture
Firm Award

**Hackman
Capital
Partners**

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» PROJECT OVERVIEW



The Culver Steps consists of ±120,000 square feet of high-end development in the heart of downtown Culver City. The project will feature approximately 40,000 square feet of chef-driven full service and quick service restaurants, as well as iconic retail and health/wellness tenants beneath approximately 70,000 square feet of office space on three levels.

The Culver Steps is located at the center of the booming Culver City market between Culver Studios, the Arclight Theater, and Trader Joe's. The restaurant and retail spaces will benefit from a location surrounded by a large and growing daytime and evening population. It is adjacent to the Expo Line's Culver City Station (connecting DTLA to Santa Monica), providing ease

of access for customer and employee transportation to the site. There are numerous city owned parking structures nearby, in addition to subterranean on-site parking.

The outdoor areas surrounding the project will be highly improved featuring patio seating for restaurants as well as open public space for family

and community events and activities. The restaurant and retail tenants will be carefully selected to provide the neighborhood with a shopping experience that will continue to define the increasing affluence of the Culver City market.

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Kennedy Wilson | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | www.kennedywilson.com/brokerage

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» PROJECT OVERVIEW



PROJECT HIGHLIGHTS

- **Full service restaurant** with ample outdoor dining on the 2nd floor up to **±7,500 square feet**
- **Fast casual restaurants** on the ground floor ranging from **1,200–3,500 square feet**
- **Best in class retail shops, fitness and health/wellness tenants** on the ground floor ranging from **1,600–4,500 square feet**
- **Hard corner anchor retail** space ranging from **6,000–13,500 square feet** on two levels with vertical transportation within the premises
- Approximately **290 parking spaces on site** in addition to 800+ parking spaces at the City Parking Lot across the street and 720+ within two blocks
- Adjacent to Culver Studios, Helms Bakery, the Hayden Tract and Sony Studios
- Completion scheduled for Spring, 2019

Prospective tenants are hereby advised that all uses are subject to City approval.

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» PROJECT VIEWS



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» RETAIL LEASING PLAN: GROUND FLOOR



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» RETAIL LEASING PLAN: SECOND FLOOR



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» IN THE HEART OF CULVER CITY



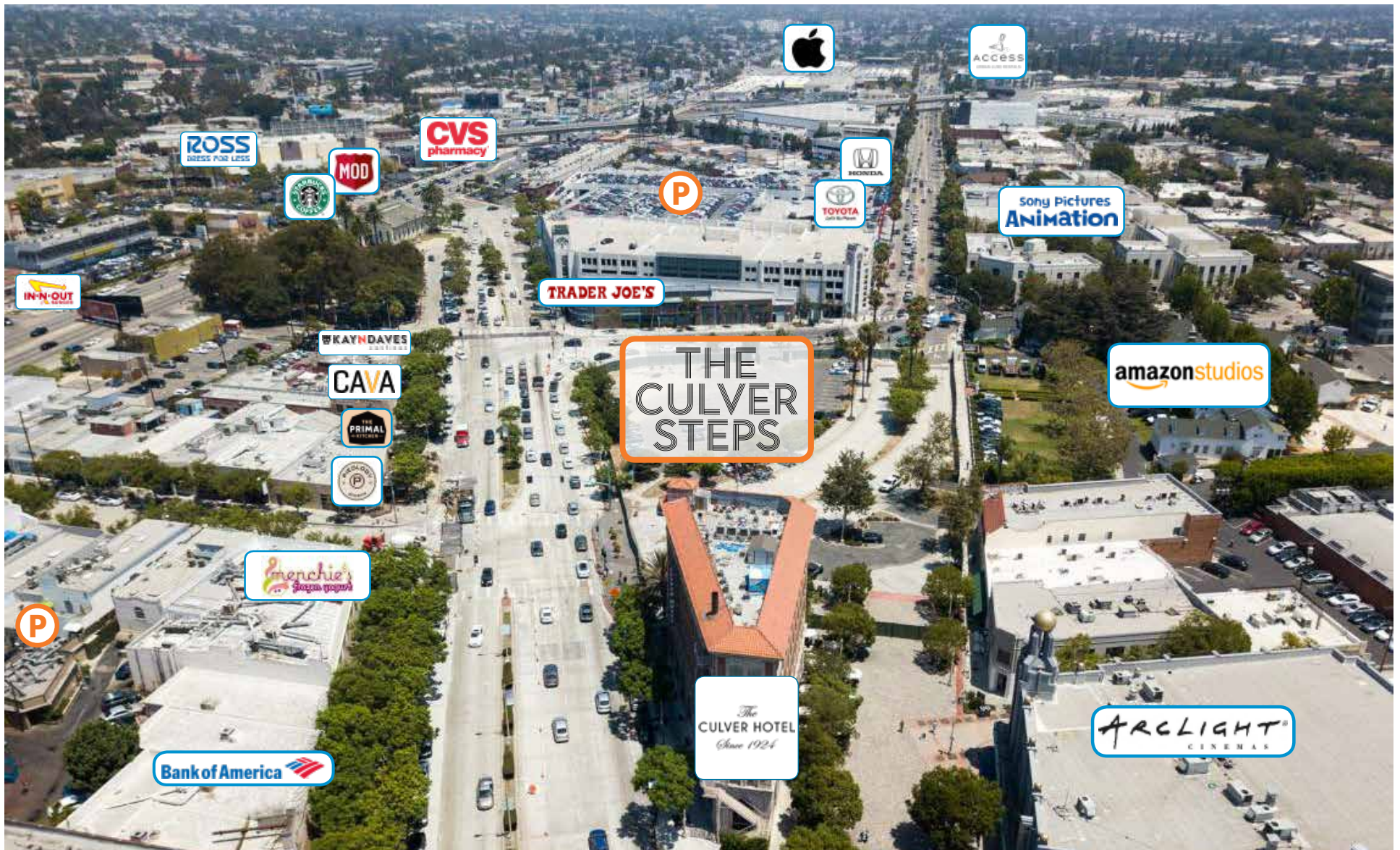
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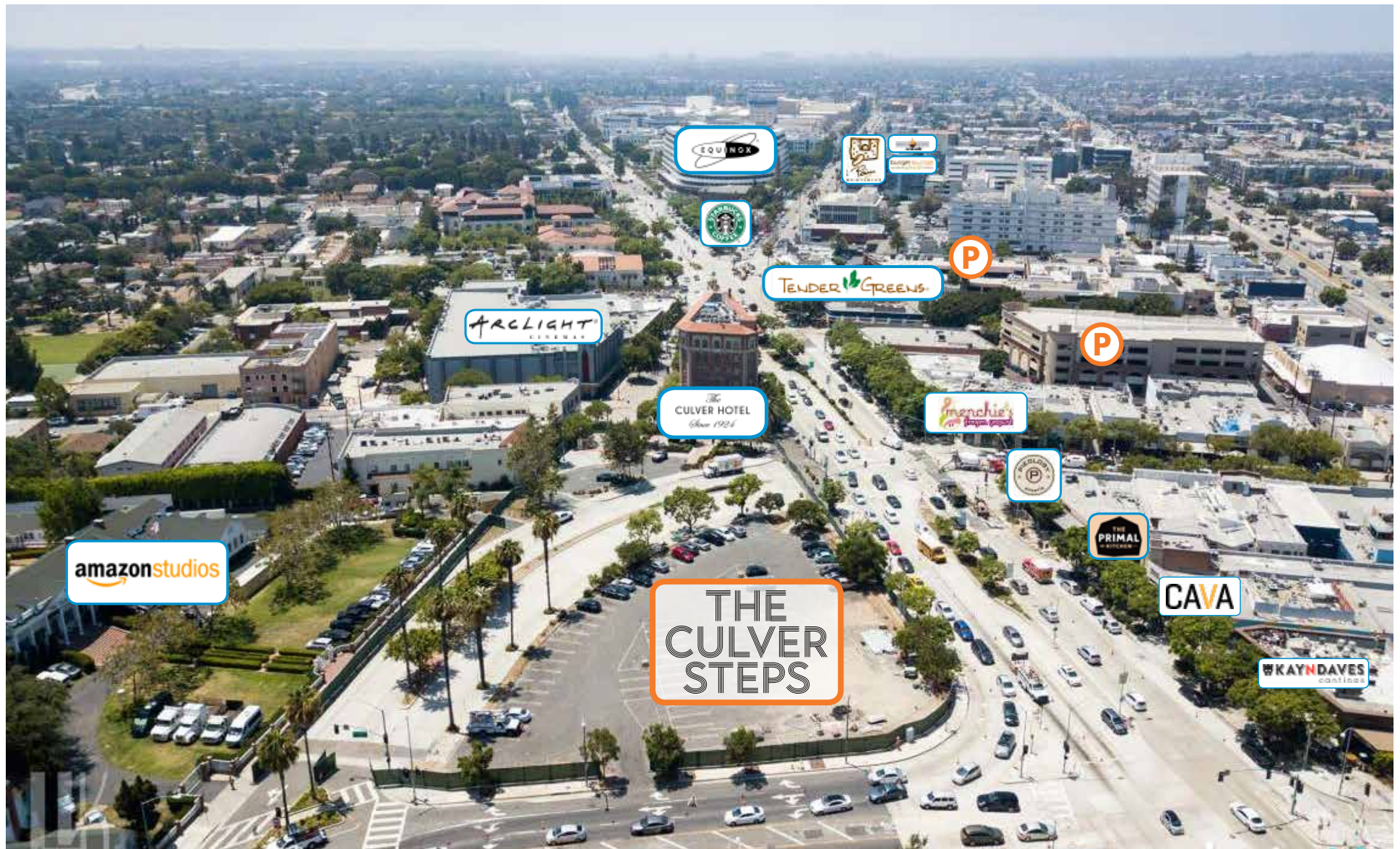
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» DEMOGRAPHICS



POPULATION

40,601 - 1 Mile
132,135 - 2 Miles
312,251 - 3 Miles



AVERAGE INCOME

\$95,454 - 1 Mile
\$110,563 - 2 Miles
\$110,556 - 3 Miles



HOUSEHOLDS

19,161 - 1 Mile
56,407 - 2 Miles
133,844 - 3 Miles



BUSINESSES

2,683 - 1 Mile
5,962 - 2 Miles
22,015 - 3 Miles



EMPLOYEES

30,408 - 1 Mile
64,775 - 2 Miles
215,149 - 3 Miles

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An architectural rendering of a modern outdoor space featuring a large, multi-level stone staircase. People are shown sitting on the steps, walking, and standing. There are several yellow patio umbrellas and orange chairs scattered throughout the area. In the background, there are trees with pink blossoms and a modern building with large windows.

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For more information on The Culver Steps:

LEE SHAPIRO

Executive Vice President

310-887-6226

Lshapiro@kennedywilson.com

CalBRE #00961769

CHRISTINE DESCHAIINE

Senior Vice President

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