



FOR SALE OR FOR LEASE

10401 & 10441
jefferson blvd

CULVER CITY, CA



PROPERTY SUMMARY

10401 Jefferson Blvd



10441 Jefferson Blvd

A unique opportunity for an owner/user or investor to purchase together to create an sizable 40,771 SF creative compound or separately, if desired.



10401 JEFFERSON BLVD
CULVER CITY



± 15,523 SF OF
HIGHLY IMPROVED
CREATIVE SPACE



30 SURFACE
PARKING SPACES



10441 JEFFERSON BLVD
CULVER CITY



± 25,248 SF
OF CREATIVE
OFFICE SPACE



59 SURFACE
PARKING SPACES



BUILT IN 1982 /
RENOVATED IN 2018



+/-19,711 SF OF CCIM
ZONED LAND



FORMER DOCK
HIGH PLATFORM
CONVERTED INTO
OUTDOOR PATIO



BUILT IN 1985 /
RENOVATED IN 2000



+/- 30,580 SF CCIM
ZONED LAND



FORMER DOCK
HIGH PLATFORM
INFRASTRUCTURE

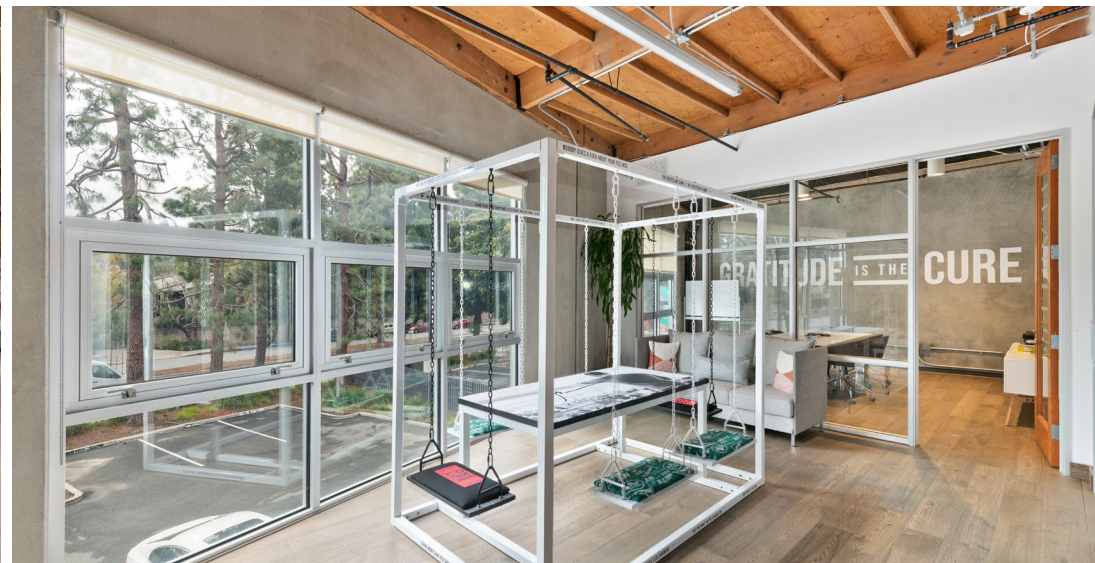
PROPERTY HIGHLIGHTS

	10401 Jefferson Blvd	10441 Jefferson Blvd
	LEVEL 1: ±8,933 SF LEVEL 2: ±6,590 SF	LEVEL 1: ±17,190 SF LEVEL 2: ±8,058 SF
	OPEN FLOOR PLANS	
	POLISHED CONCRETE GROUND FLOORS	
	GENEROUS WINDOW LINE TO PROVIDE NATURAL LIGHT & AIR	
	ABUNDANT OFFICES WITH GLASS DOORS AND SIDELITES	
	11' - 22' HIGH WOOD BEAM CEILINGS	
	FULLY EQUIPPED BUILT-IN KITCHENS	
	LARGE RECEPTION AREAS	
	CAMPUS AMENITIES INCLUDING PATIO AREA	
	FIBER RUNNING THROUGHOUT AREA	
	CENTRAL CONFERENCE ROOM W/ CLERESTORY	
	SERVER ROOM W/ DEDICATED HVAC	



PHOTOS

10401 Jefferson Blvd



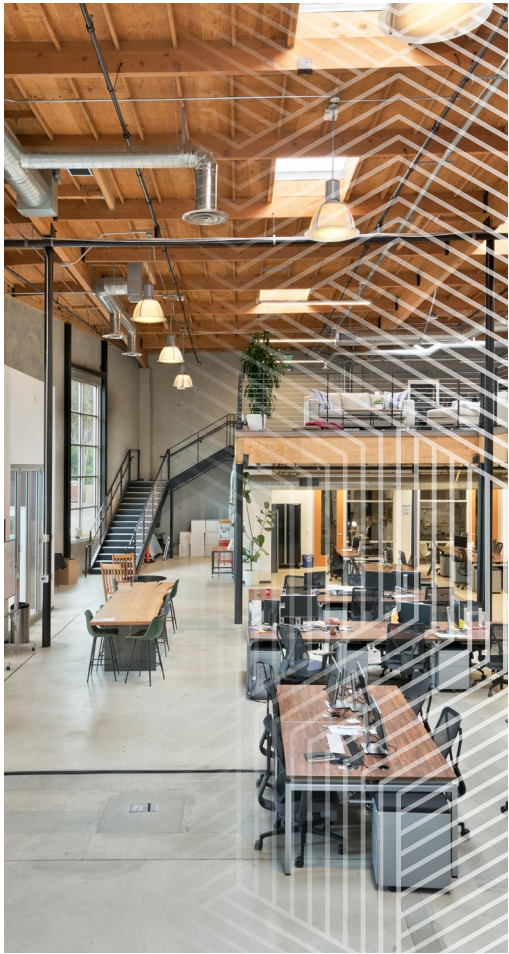
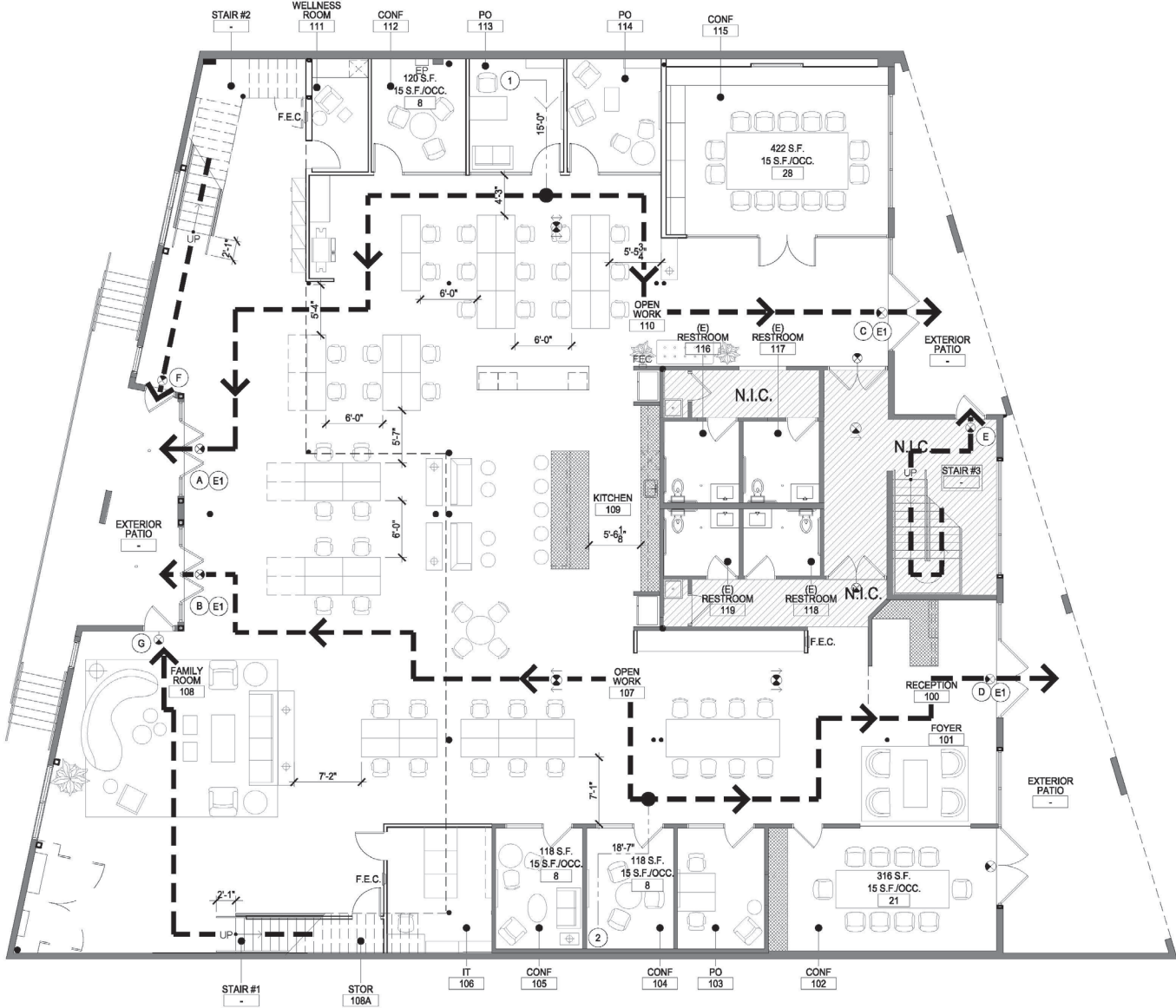
PHOTOS

10441 Jefferson Blvd



FLOOR PLANS

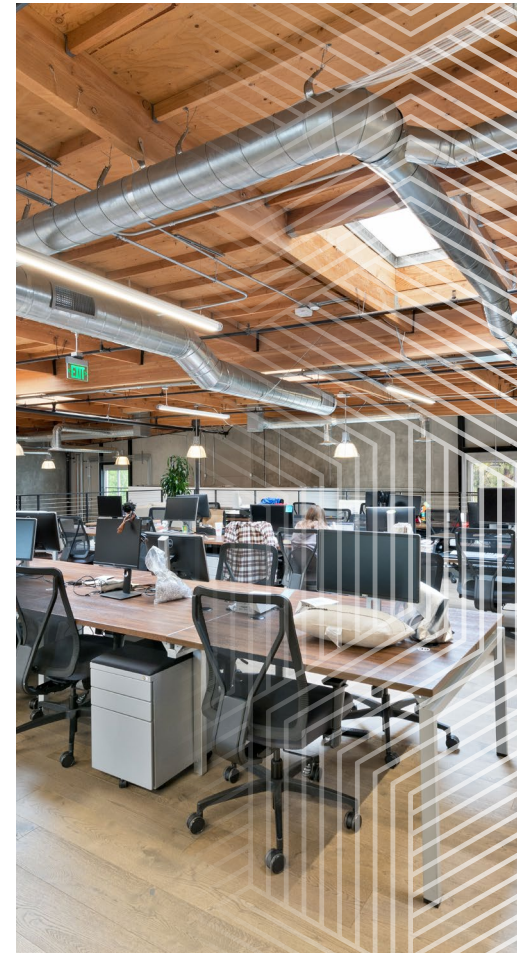
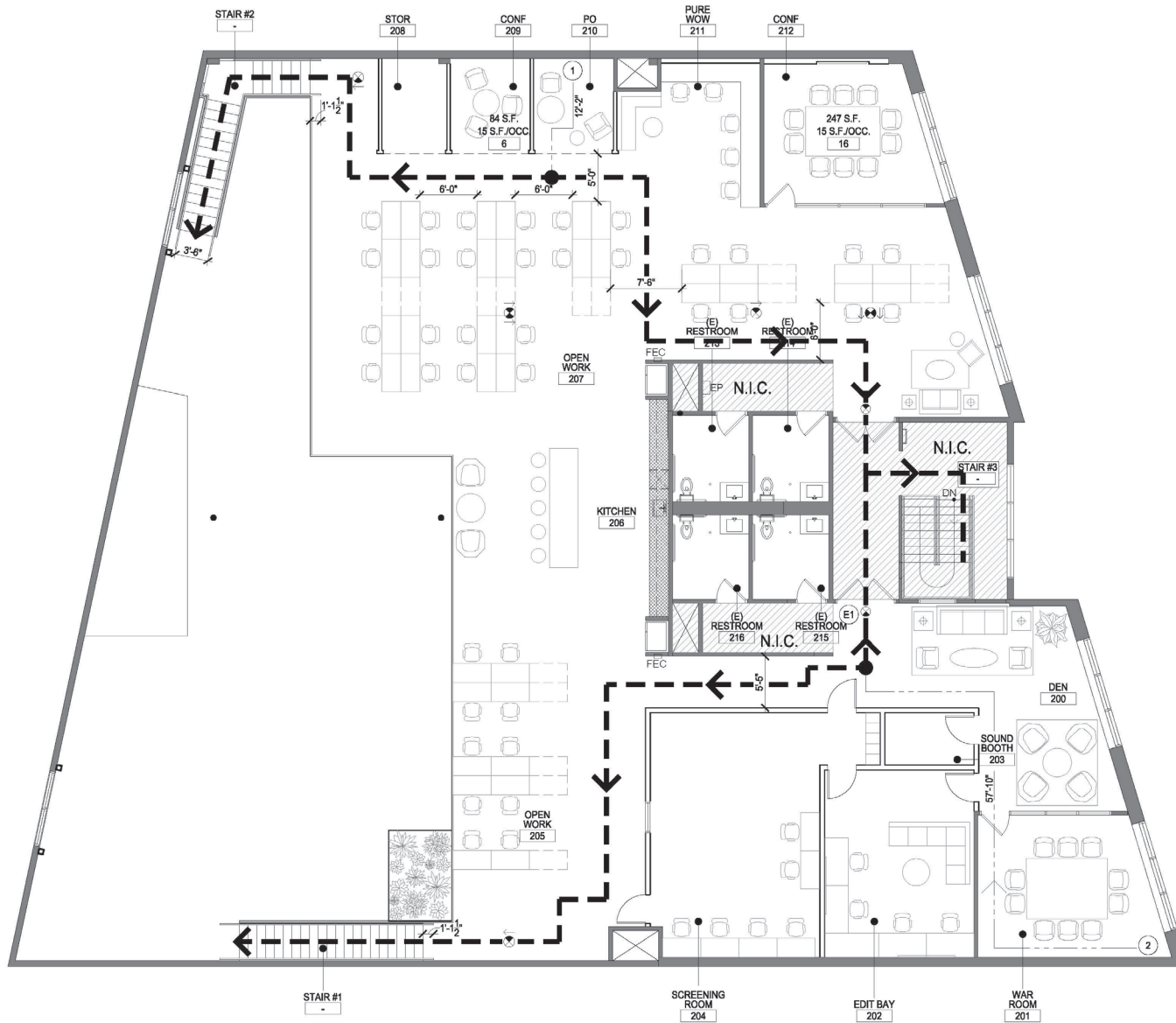
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±8,993 SF
Level 1

FLOOR PLANS

10401 Jefferson Blvd

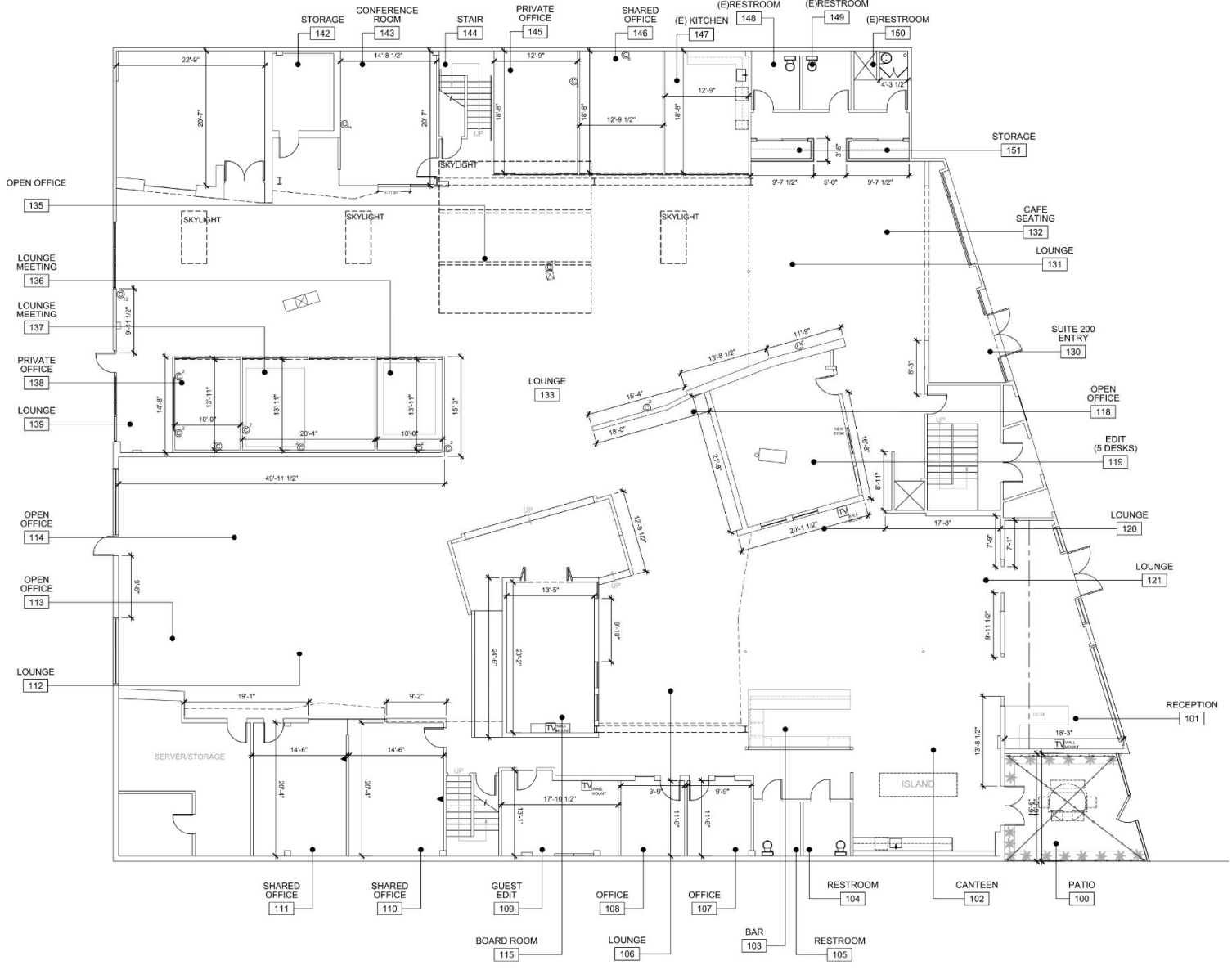


±6,590 SF
Mezzanine

FLOOR PLANS

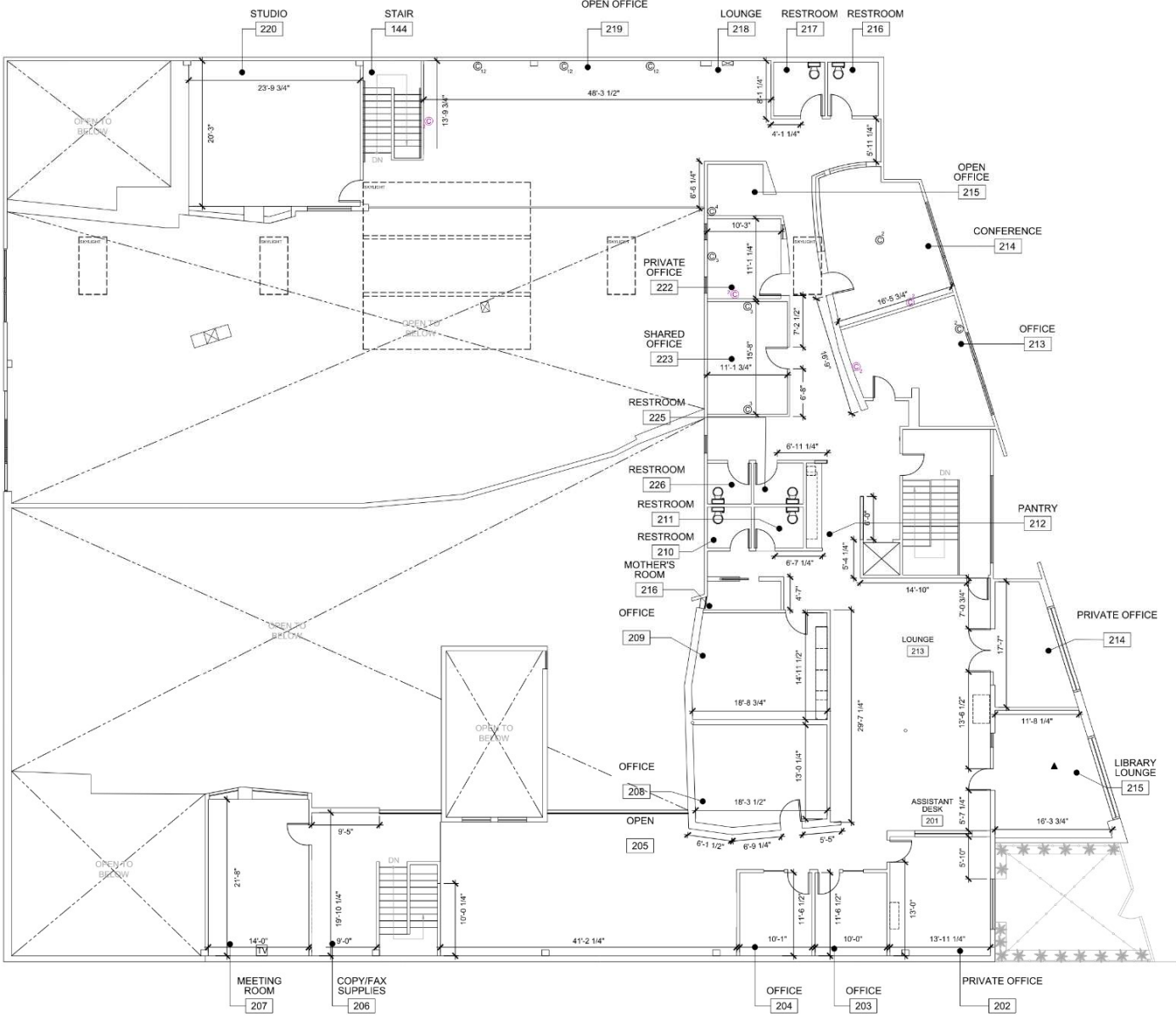
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±17,190 SF
1st Floor/Ground Level



FLOOR PLANS

±8,058 SF
2nd Floor Mezzanine



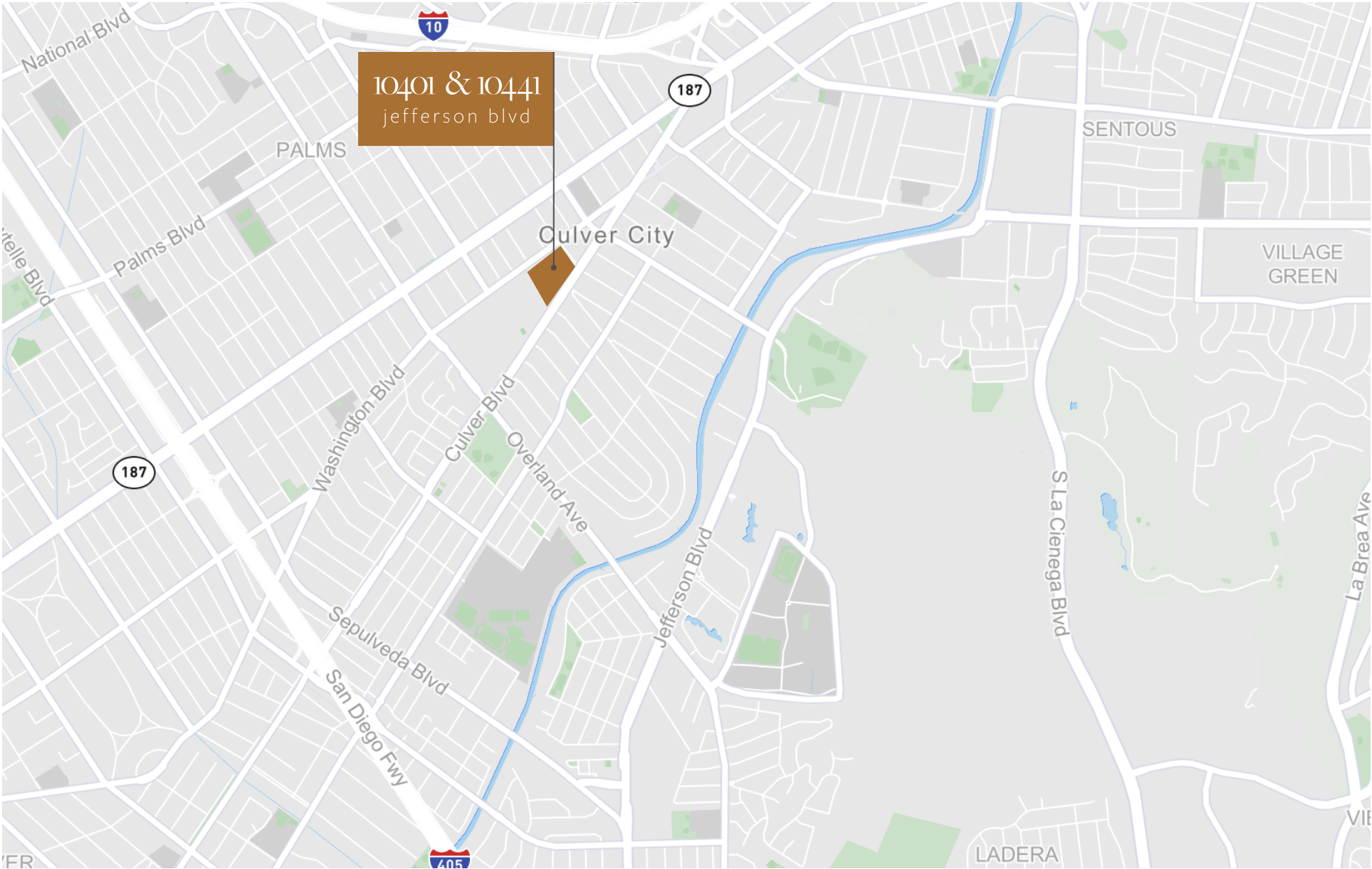
AERIAL MAPS



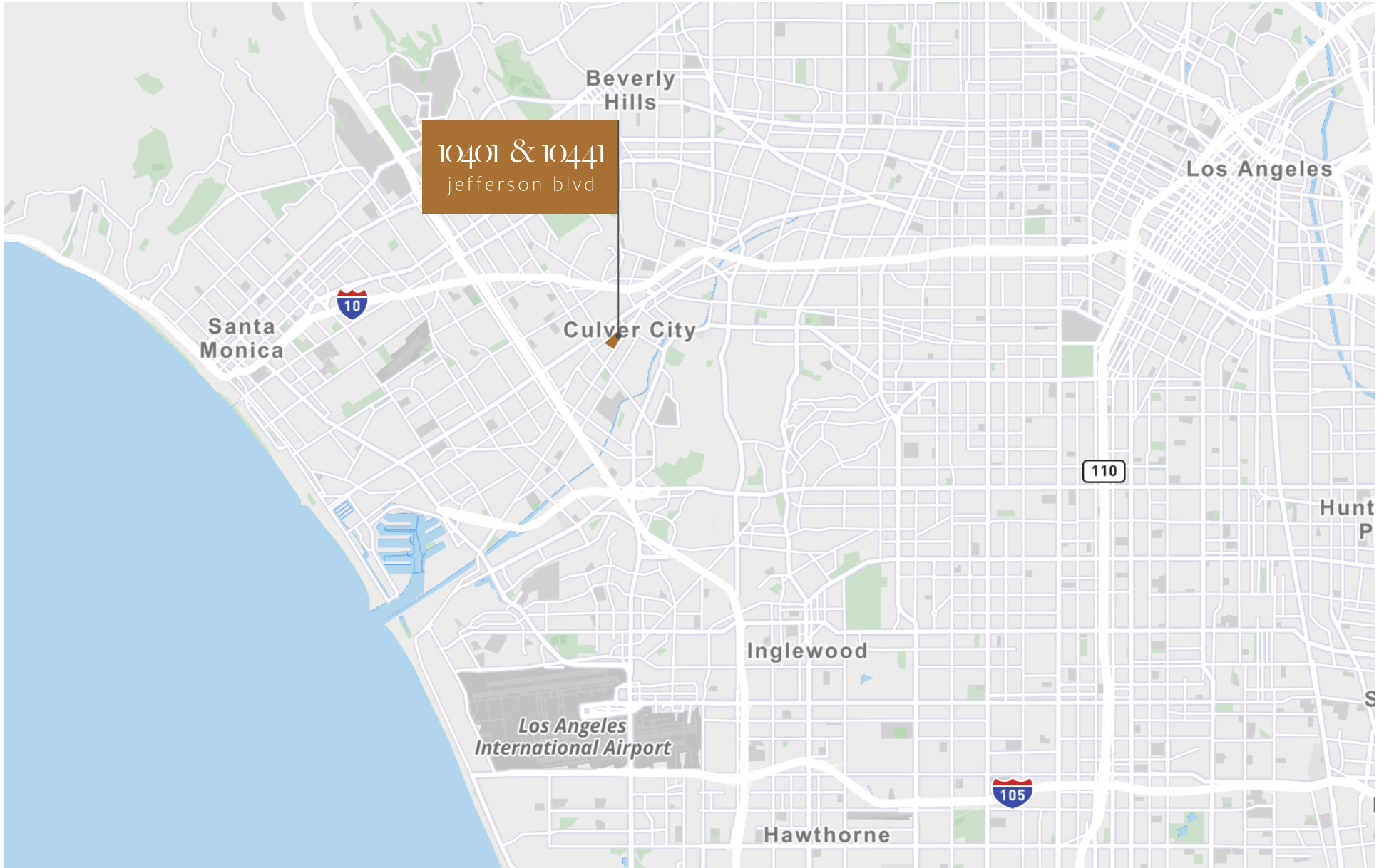
AERIAL
MAPS



LOCAL
MAP



REGIONAL MAP



AMENITY MAP



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CULVER CITY, CA

LOS ANGELES

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media had been a boon to the L.A. economy during the past several years. The pandemic accelerated demand for streaming services, and studio spaces have been in high demand throughout the market. The entertainment business directly or indirectly employs one out of five workers in L.A. County. Warner Bros. is currently under construction on its 800,000 SF Second Century expansion in Burbank. Studio space is at a premium in the Hollywood, Burbank, and Glendale neighborhoods, and warehouses in neighboring areas are taking advantage of that demand with creative industrial conversions.

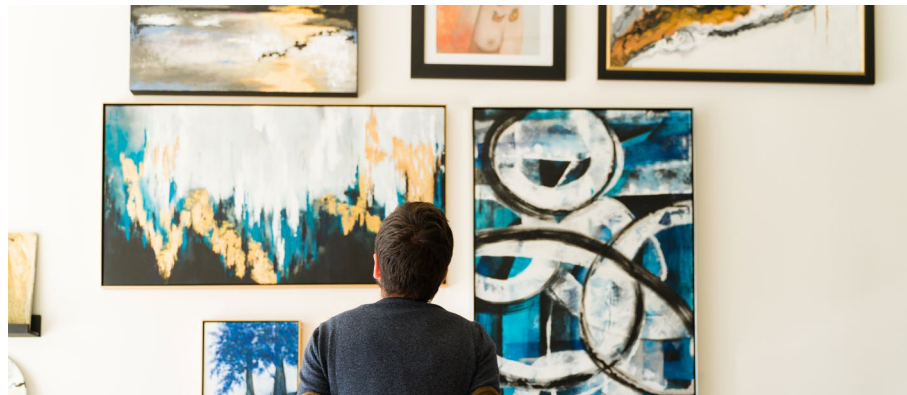


CULVER CITY

In the 1920s, the city became a center for film and later television production, best known as the home of Metro Goldwyn Mayer studios. From 1932 to 1986, it was the headquarters for the Hughes Aircraft Company. National Public Radio West and Sony Pictures Entertainment have headquarters in the city. The city was named after its founder, Harry Culver. It is mostly surrounded by the city of Los Angeles, but also shares a border with the unincorporated area of Ladera Heights. Over the years, it has annexed more than 40 pieces of adjoining land and now comprises about five square miles.

In the early 1990s, Culver City launched a successful revitalization program in which it renovated its downtown as well as several shopping centers in the Sepulveda Boulevard corridor near Westfield Culver City. Around the same time, Sony's motion picture subsidiaries, Columbia Pictures and TriStar Pictures, moved into the Lorimar Studios lot which was renamed Columbia Studios in 1990 and took on its current name, Sony Pictures Studios, a year later.

There was an influx of art galleries and restaurants on the eastern part of the city, which was formally designated the Culver City Art District. Economy Corporations with headquarters in Culver City include Beats Audio, MedMen, National Public Radio (west), NantHealth, Sweetgreen and Sony Pictures Entertainment.



MARKET OVERVIEW

Historically a hub for the motion picture, TV, and aviation industries, Culver City has enjoyed significant revitalization and diversification over the past decade. While Sony Pictures Studios remains its largest employer, new development, in part driven by the opening of the Culver City Metro Expo Line light rail station in 2012, has included a walkable selection of retail, hospitality, and office properties, plus a famously vivacious arts district. Amidst all this it can be easy to overlook some of the lesser-known destinations in “The Heart of Screenland.”

DEMOGRAPHICS 1-MILE RADIUS



POPULATION
20,547



AVERAGE HH INCOME
\$165,436



MEDIAN AGE
45.1



% BACHELOR DEGREE & ABOVE
35.8%



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C U L V E R C I T Y , C A

INVESTMENT CONTACTS

JEFF PION
Vice Chairman
+1 310 550 2537
jeff.pion@cbre.com
Lic. 008402789

JOHNY CHOI
First Vice President
+1 213 613 3344
johny.choi@cbre.com
Lic. 01705079

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CBRE