

THE COLONY CAMPUS

10113 Jefferson Blvd | Culver City, CA

HIGH IMAGE CULVER CITY CREATIVE CAMPUS



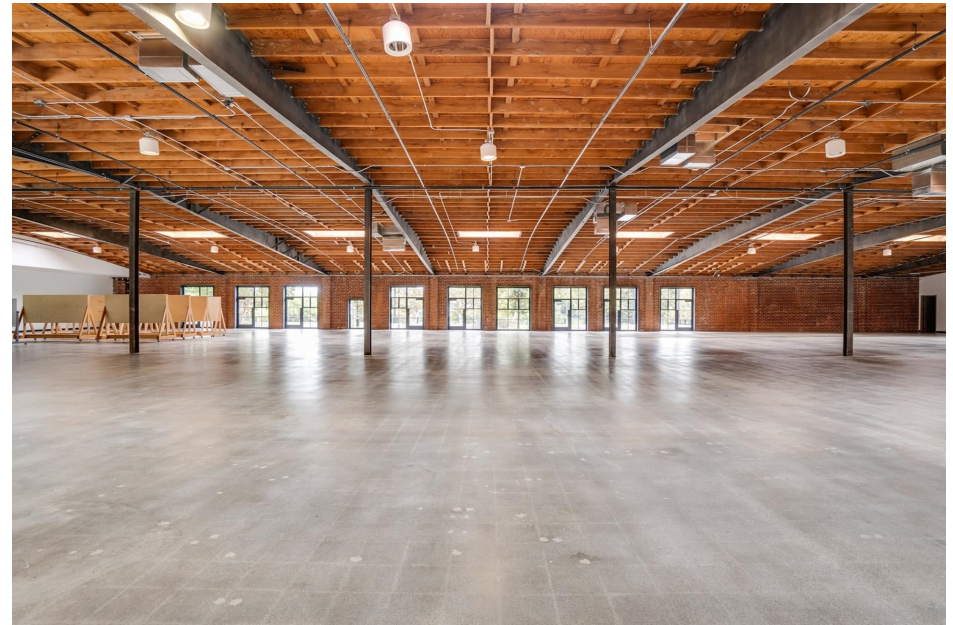
Pacific
West
Business Properties, Inc.

THE SPACE

Location	10113 Jefferson Blvd, Culver City, CA, 90232
COUNTY	Los Angeles
APN	4207-029-006
Cross Street	Jefferson Blvd
Traffic Count	33060

HIGHLIGHTS

- Opportunity to locate your business within a well landscaped creative campus boasting outdoor seating areas in a park like setting
- Strategically located less than 2 miles from the San Diego & Marina Freeways
- Located in the same project as Paige Jeans
- Additional expansion room available - Currently Under Renovation
- Major tenants within Culver City include Sony Pictures, Tik Tok, Apple, Amazon, HBO, Scopely, Sweetgreen, and more
- EV Charging Stations Available
- Culver City is home to a growing tech & production population
- New HVAC Systems



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,863	290,733	861,402



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$157,994	\$138,998	\$141,436



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,113	122,200	369,967

PROPERTY FEATURES

BUILDING SF	20,054
PRICE PER FOOT	\$4.50/SF (Modified Gross)
YEAR BUILT	1955
YEAR RENOVATED	2023
ZONING TYPE	Industrial
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
PARKING RATIO	3 / 1,000 SF
PRICE PER PARKING SPACE	\$125 / Month
CEILING HEIGHT	14
DOCK HIGH DOORS	1
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	TBD

MECHANICAL

HVAC	Full
ELECTRICAL / POWER	400 Amps

CONSTRUCTION

EXTERIOR	Brick
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TENANT INFORMATION

LEASE TYPE	Modified Gross
MAJOR TENANT/S	Page Jeans





The Los Angeles Country Club



2

UCLA



LACMA

HBO

TikTok

2



187

Peace Awareness Labyrinth and Gardens



S W E S T E R N A V E

Santa Monica Airport



HAYDEN TRACT
Apple Vox
NORDSTROM
SCOPELY

Penmar Golf Course

1

SANTA MONICA COLLEGE

PLAYA VISTA
IMAX yahoo! FOX SPORTS

SUBJECT PROPERTY
10115 JEFFERSON BLVD
CULVER CITY, CA

PLAYA VISTA
G YouTube Microsoft
facebook SAMSUNG



PLAYA VISTA

HONEST DEUTSCH NY 72andSunny

90



TikTok

amazon

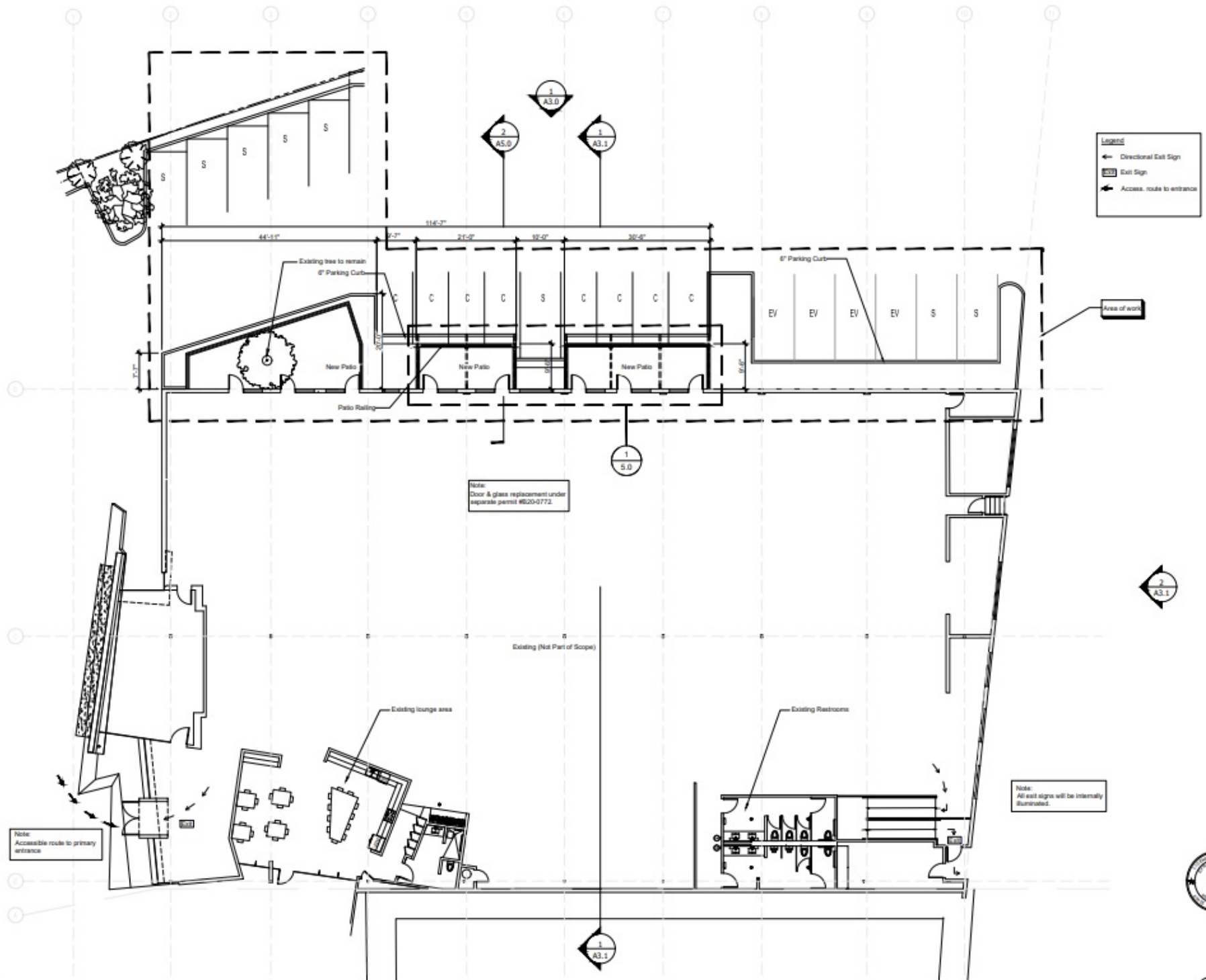
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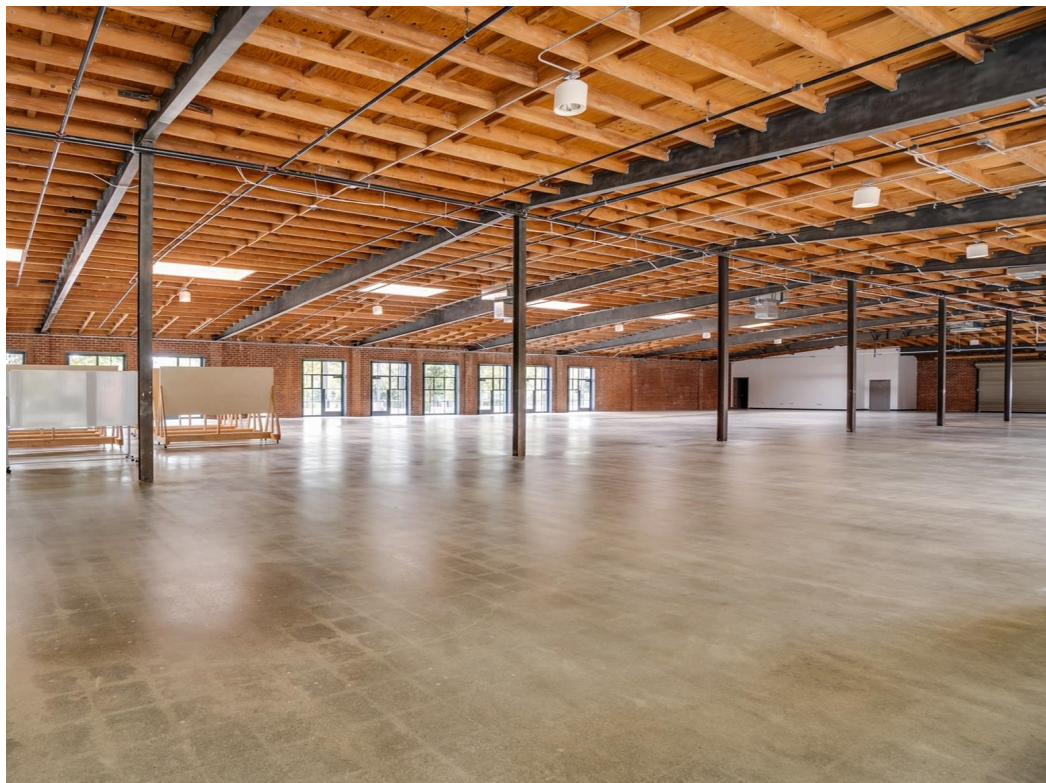
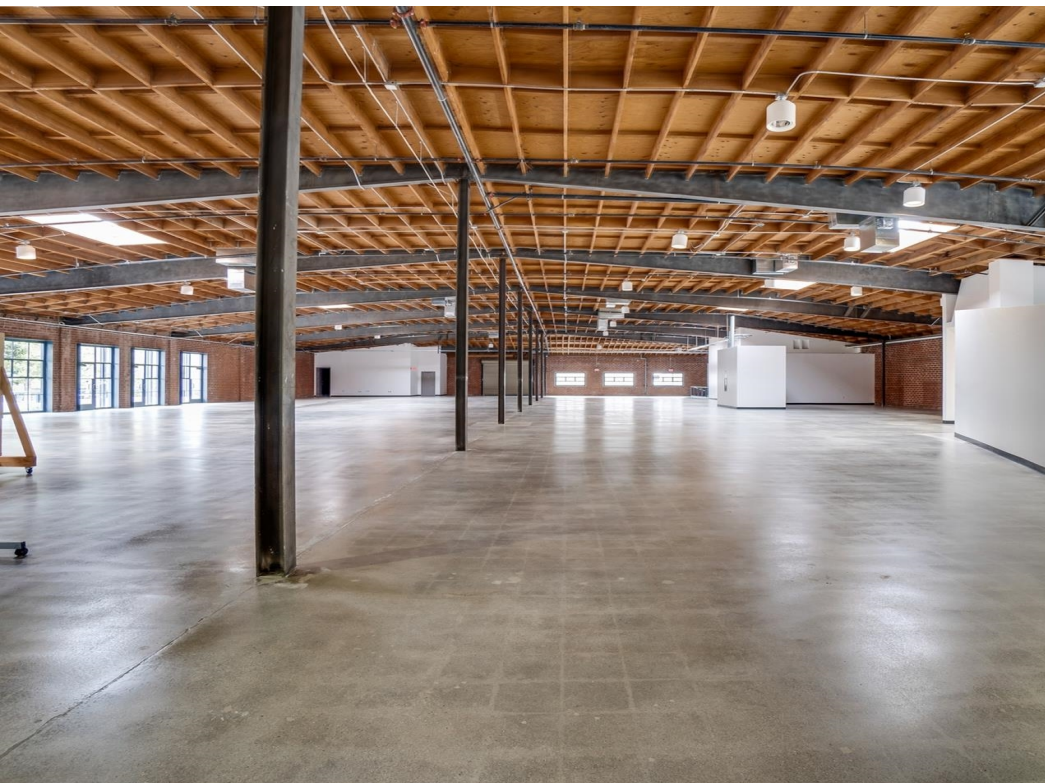


PLAYA VISTA
TOMS MINDSHARE
belkin.
IGNITION verizon

Garden of Seasons Mausoleum





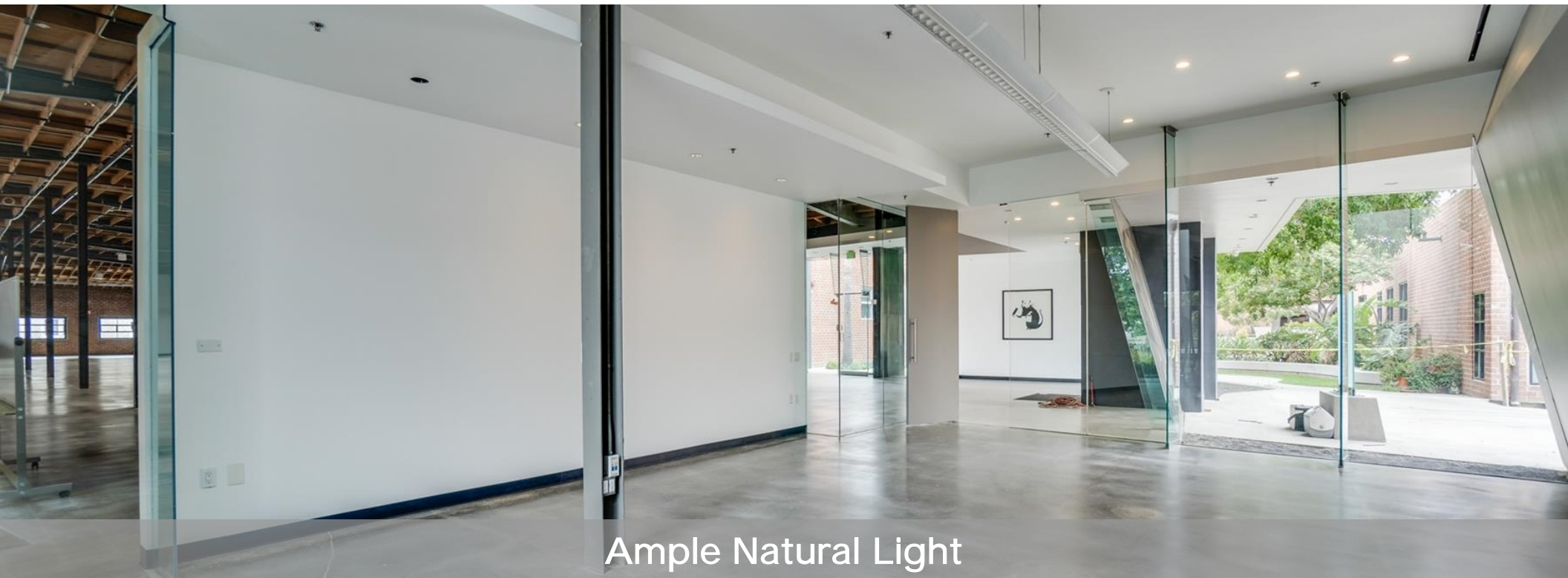




Courtyard Setting



EV Chargers



Ample Natural Light



Former Banksy Exhibit Hall



60 Parking Spaces Available

The Colony Campus



Exclusively Marketed by:

Scott Cox
Executive VP
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Scott@pacwestonline.com

Chris Rohrer, CCIM
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(818) 624-1180
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