



# slash

HAYDEN TRACT

3534 Hayden Avenue, Culver City, CA 90232

**NEWMARK**  
PACIFIC





## address

3534 Hayden Avenue  
Culver City, CA 90232

## use

Gym

## size

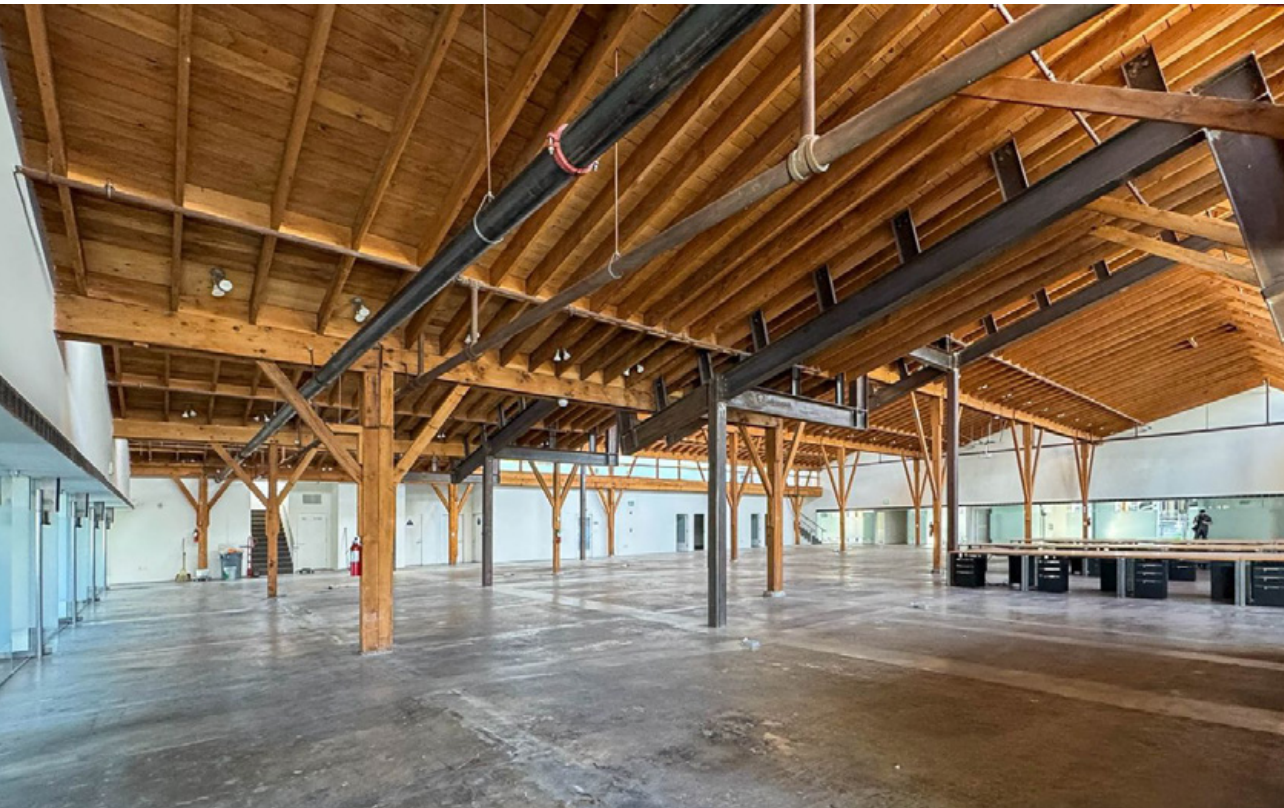
±21,650 RSF

## rent

Available upon Request

## highlights

- Open floor plan
- High bow-truss ceilings
- Ample lighting throughout
- Concrete flooring
- Reception area
- Kitchen
- Multiple offices
- Mezzanine space

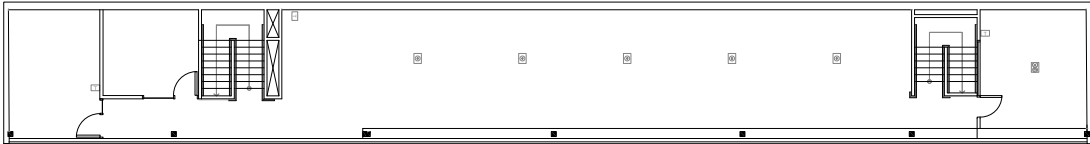




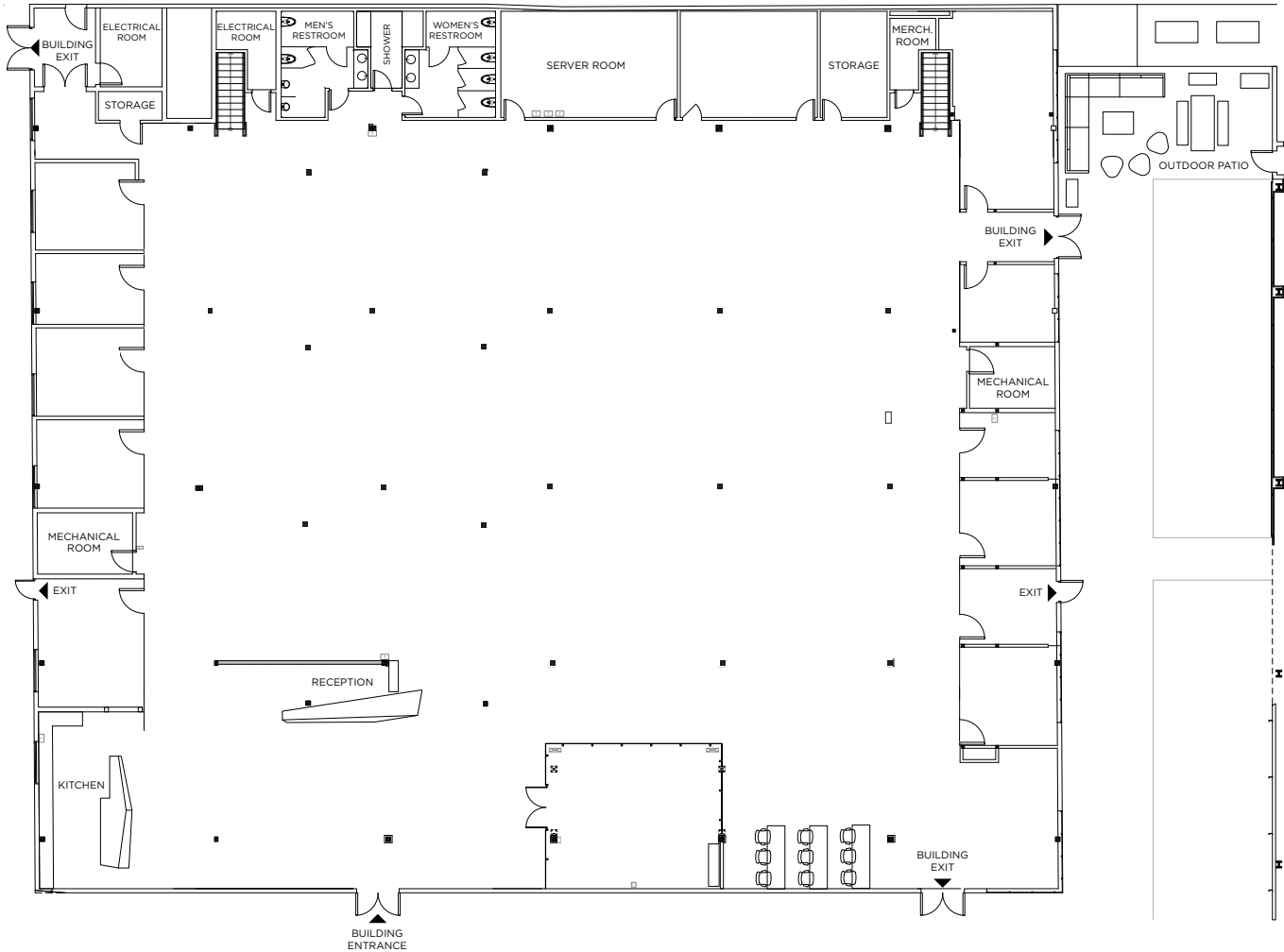




# floor plan



MEZZANINE FLOOR PLAN
















FIRST FLOOR PLAN



## HAYDEN TRACT

Hayden Tract is a unique and vibrant neighborhood located in Culver City, California. Known for its innovative architecture and creative enterprises, this area has transformed from an industrial zone to a hub for businesses, particularly those in the tech and media sectors.

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 
- 11 
- 12 
- 13 

# nearby restaurants



## Destroyer

A contemporary café and eatery located in the Conjective Points neighborhood in Culver City, Los Angeles. Known for its inventive approach to breakfast and lunch, Destroyer offers a minimalist aesthetic paired with modern, artfully presented dishes. Chef Jordan Kahn leads the culinary team, emphasizing a blend of science and art in crafting the menu, which features seasonal ingredients and innovative combinations.



## Vespertine

Vespertine is a two Michelin starred (2024), avant-garde dining experience in Culver City, Los Angeles, created by renowned Chef Jordan Kahn. The restaurant is known for its groundbreaking approach to fine dining, where culinary artistry, architecture, music, and design converge to create an immersive sensory journey.



## Ippudo - Newly opened

A globally recognized Japanese ramen restaurant chain known for its rich, flavorful tonkotsu (pork bone broth) ramen. Founded by Shigemi Kawahara in 1985 in Hakata, Fukuoka, Japan, Ippudo has expanded internationally, bringing its signature dishes to locations across the world. The brand is celebrated for its silky noodles, authentic Japanese flavors, and commitment to providing an exceptional dining experience.



# Culver City demographics



Total Population

<b>27,534</b>	<b>305,754</b>	<b>912,894</b>
1 Mile	3 Miles	5 Miles



Average Household Income

<b>\$139,368</b>	<b>\$144,449</b>	<b>\$141,398</b>
1 Mile	3 Miles	5 Miles



Total Daytime Population

<b>39,869</b>	<b>338,783</b>	<b>1,122,045</b>
1 Mile	3 Miles	5 Miles



Median Age

<b>37.8</b>	<b>38.3</b>	<b>38.2</b>
1 Mile	3 Miles	5 Miles

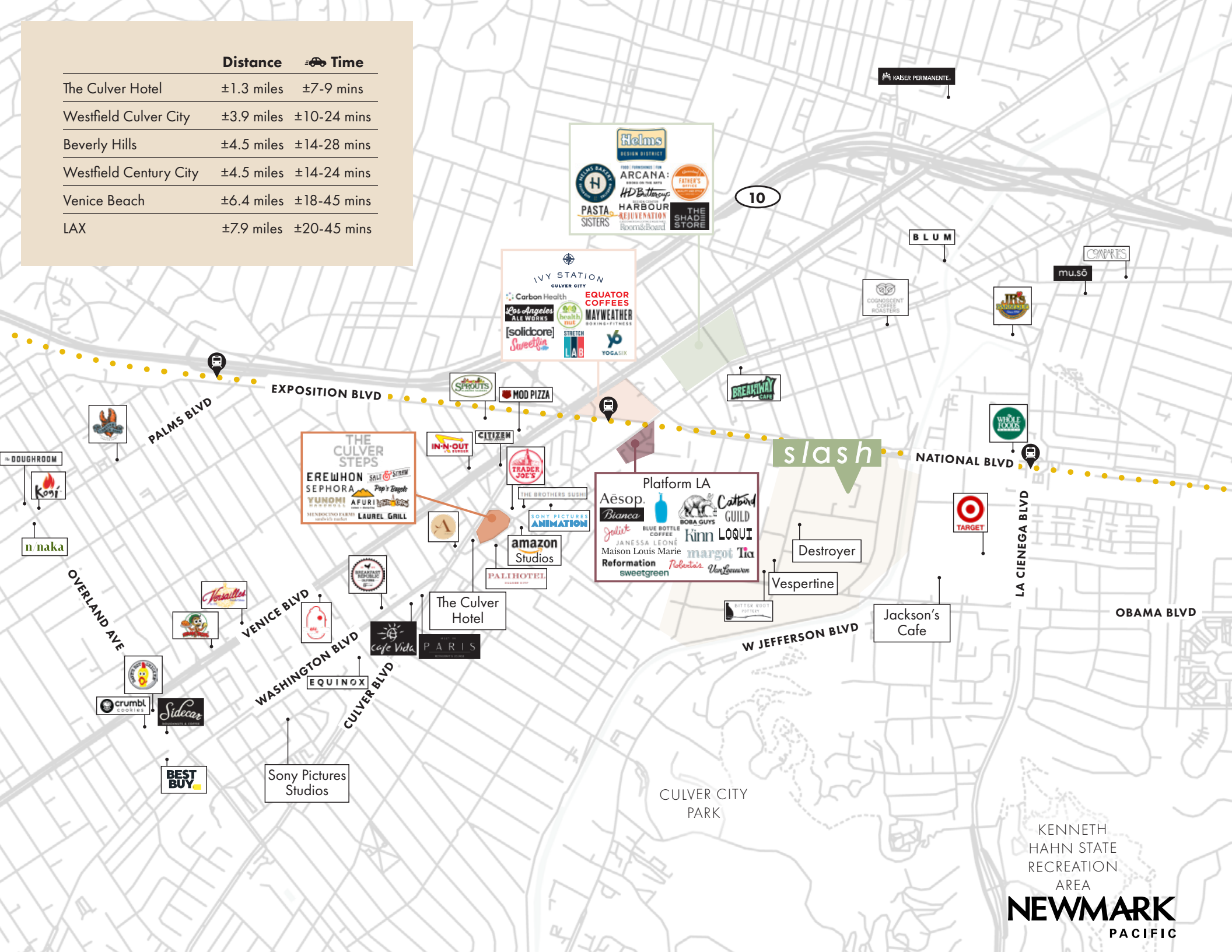
\*Demographics: Esri 2024



**Helms Bakeries**



	Distance	🚗 Time
The Culver Hotel	±1.3 miles	±7-9 mins
Westfield Culver City	±3.9 miles	±10-24 mins
Beverly Hills	±4.5 miles	±14-28 mins
Westfield Century City	±4.5 miles	±14-24 mins
Venice Beach	±6.4 miles	±18-45 mins
LAX	±7.9 miles	±20-45 mins







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