



HAYDEN TRACT

3535 Hayden Avenue, Culver City, CA 90232

NEWMARK
PACIFIC



address

3535 Hayden Avenue, Suite 150
Culver City, CA 90232

use

Cafe

size

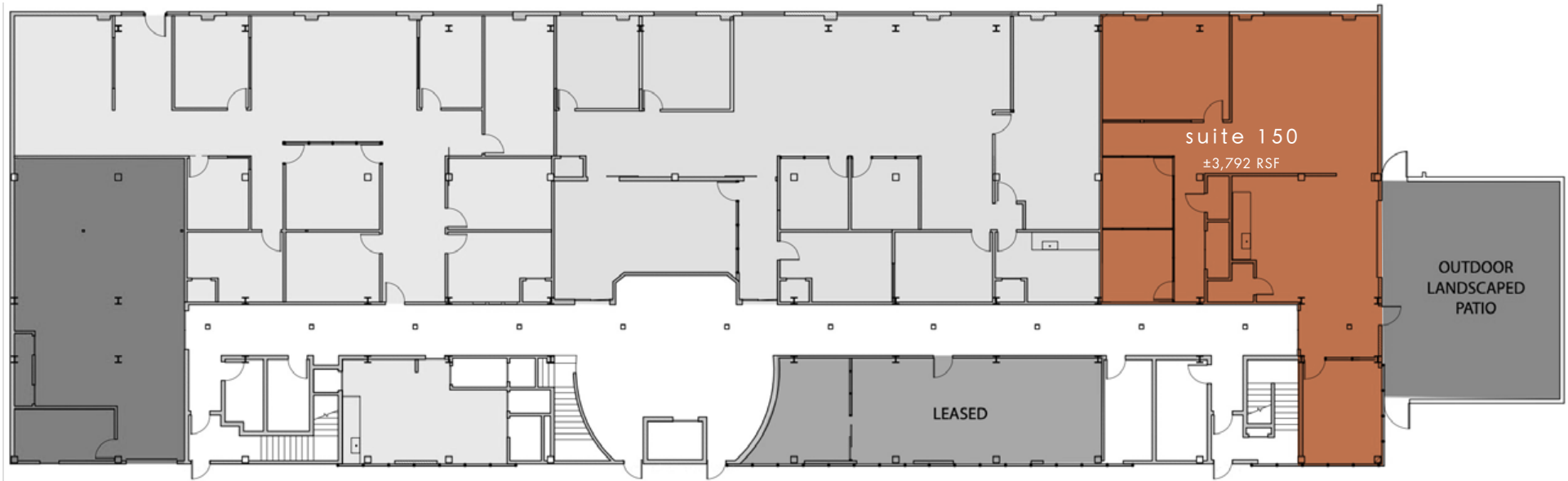
±3,792 RSF

rent

Available upon Request



ground 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.

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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

27,534	305,754	912,894
1 Mile	3 Miles	5 Miles



Average Household Income

\$139,368	\$144,449	\$141,398
1 Mile	3 Miles	5 Miles



Total Daytime Population

39,869	338,783	1,122,045
1 Mile	3 Miles	5 Miles



Median Age

37.8	38.3	38.2
1 Mile	3 Miles	5 Miles

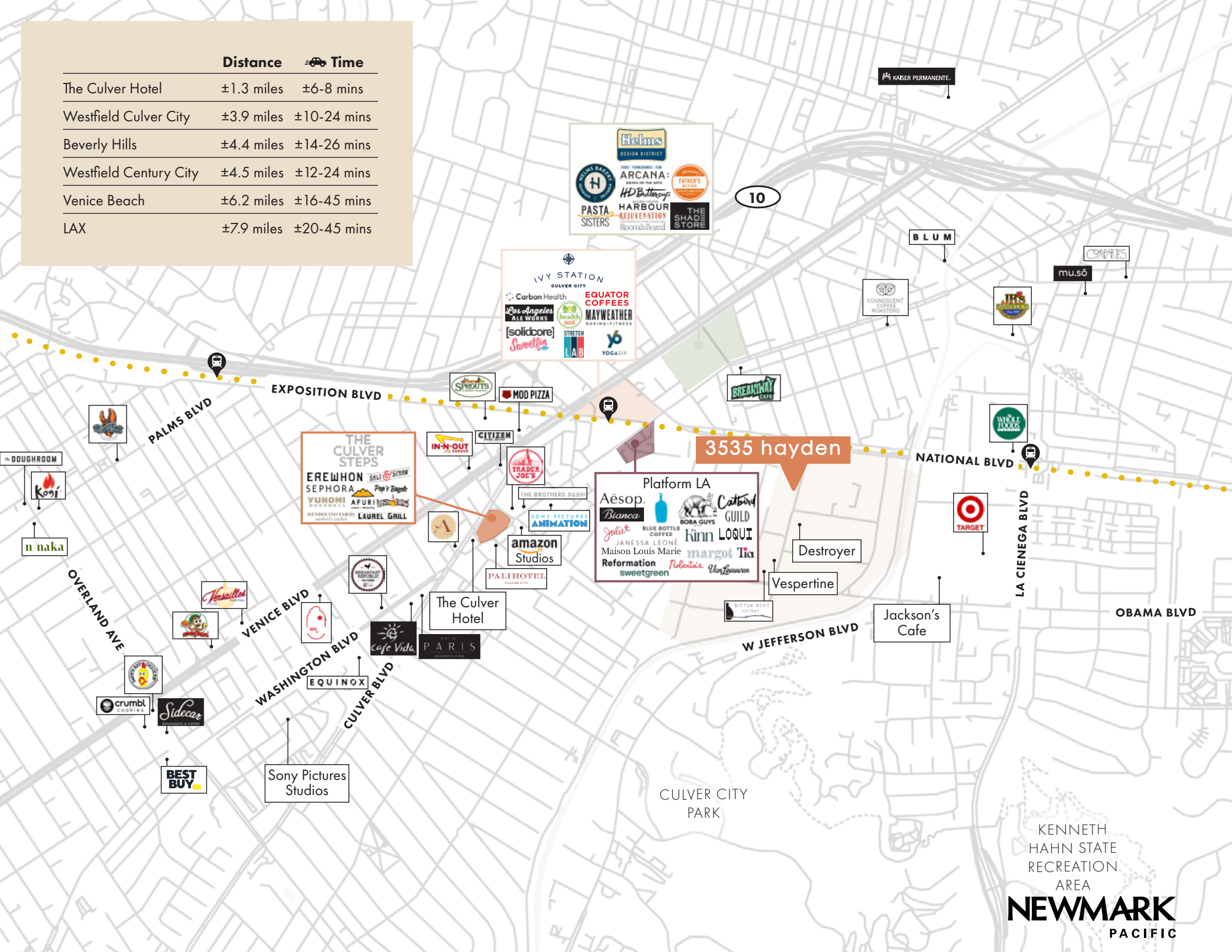
*Demographics: Esri 2024



Helms

Bakeries

	Distance	🚗 Time
The Culver Hotel	±1.3 miles	±6-8 mins
Westfield Culver City	±3.9 miles	±10-24 mins
Beverly Hills	±4.4 miles	±14-26 mins
Westfield Century City	±4.5 miles	±12-24 mins
Venice Beach	±6.2 miles	±16-45 mins
LAX	±7.9 miles	±20-45 mins





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jayluchs.com
For Lease
310 407 6585
Jay Luchs
Los Angeles

JAY LUCHS

Executive Vice Chairman
T 310-407-6585
jay.luchs@nrmk.com
CA RE License #01260345
jayluchs.com

CARLY GELLER

Director – Jay Luchs Group
T 310-593-0760
carly.geller@nrmk.com
CA RE License #02153582

Corporate RE License #01796698

JAMES NUGENT

Associate
T 310-407-6584
james.nugent@nrmk.com
CA RE License #02218437

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