

ptero dactyl

HAYDEN TRACT

3540 Hayden Avenue, Culver City, CA 90232

NEWMARK
PACIFIC



address

3540 Hayden Avenue
Culver City, CA 90232

use

Members Club/Fitness/
Racket Sports

size

±30,000 RSF

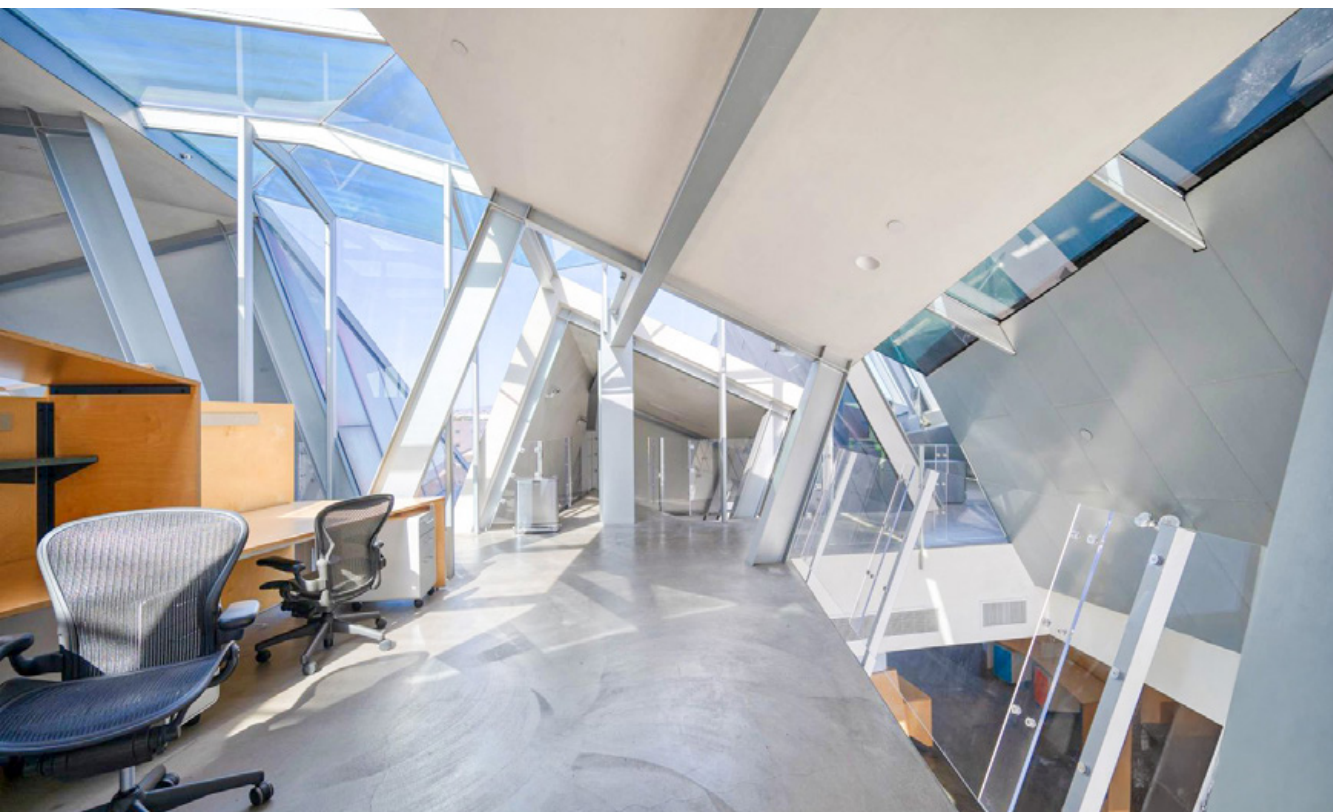
rent

Available upon Request

highlights

- Located at the top of the parking garage
- Offers picturesque views of Culver City
- Intricate and unique design
- Concrete flooring
- Reception
- Kitchen/bar area
- Multiple offices
- Outdoor BBQ
- Patio areas
- Floor to ceiling windows providing ample lighting throughout










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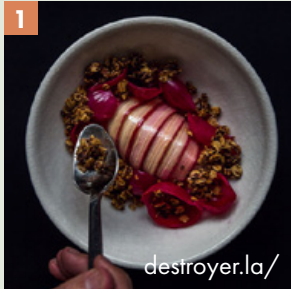


HAYDEN TRACT

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

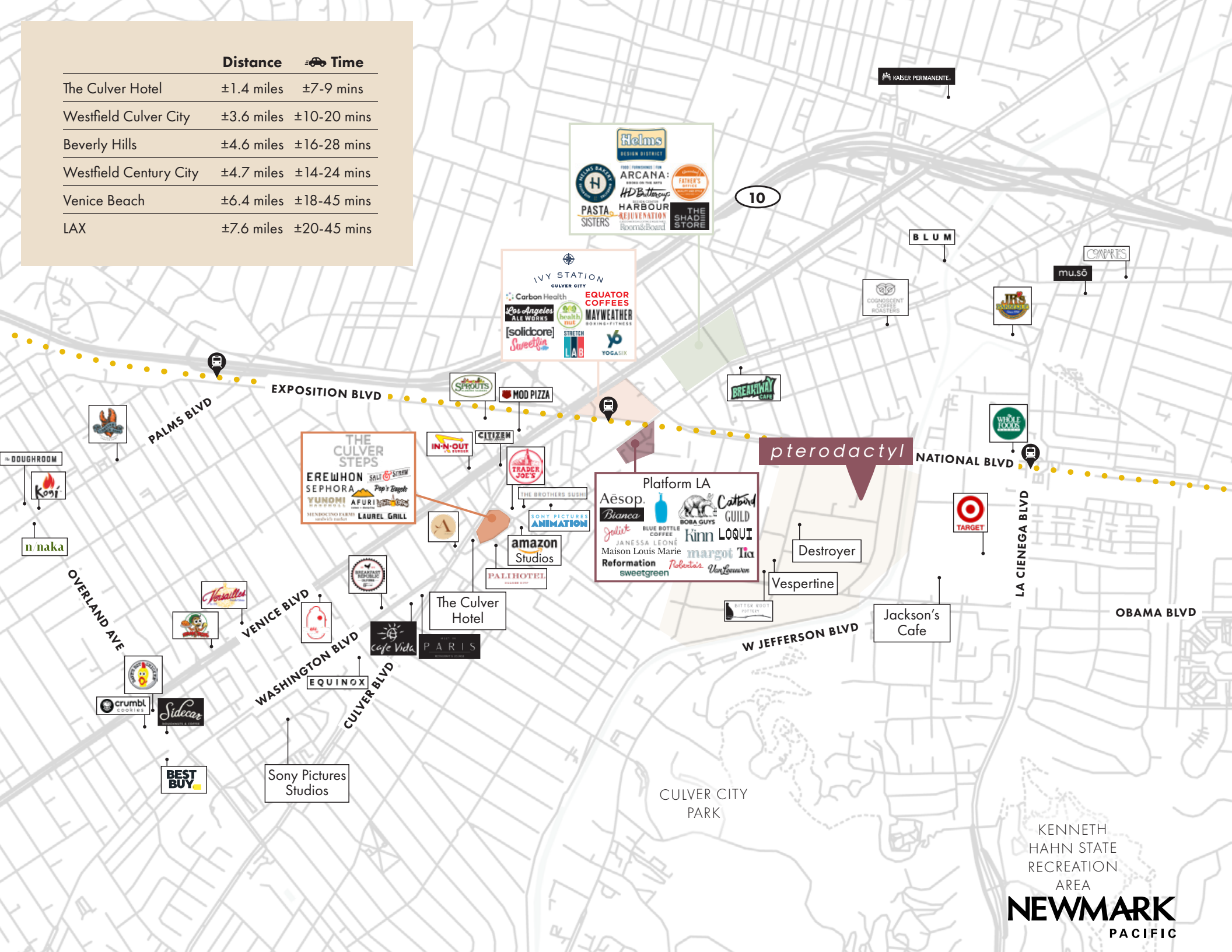
37.8	38.3	38.2
1 Mile	3 Miles	5 Miles

*Demographics: Esri 2024



Helms Bakeries

	Distance	🚗 Time
The Culver Hotel	±1.4 miles	±7-9 mins
Westfield Culver City	±3.6 miles	±10-20 mins
Beverly Hills	±4.6 miles	±16-28 mins
Westfield Century City	±4.7 miles	±14-24 mins
Venice Beach	±6.4 miles	±18-45 mins
LAX	±7.6 miles	±20-45 mins





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