

Hayden Quarter



*Rendering

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Hayden Quarter reimagines a key district in Culver City, beginning at the gateway of Hayden Avenue and National Boulevard, as a vibrant, walkable destination where retail, landscape, and architecture come together to create a cohesive urban experience. A retail-anchored program introduces a sequence of destinations that celebrate the site's iconic architecture while embedding it within a naturalized network of green streets and courtyards.

Strategic landscape enhancements, expanded tree canopy, and activated ground floors strengthen indoor-outdoor connections and community life. New food and beverage pavilions and residential units support an 18-hour district defined by activity, diversity of use, and architectural excellence.



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Address

3530-3536 Hayden Avenue
Culver City, CA 90232

Size

Approximately 1,500 - 30,000 SF

Use

Retail | Food & Beverage | Fitness

Rent

Available upon Request



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Future Improvements

- Hayden Avenue pedestrian-focused outdoor amenity and dining plaza
- Intimate walkable promenade connection
- Flexible suites accommodating retail, F+B, and lifestyle uses



Dedicated Off-street Parking

- Project contains a 4-story parking structure with approximately 520 parking spaces
- On-site surface parking lot contains approximately 220 parking spaces
- Nearby surface parking (Warner Dr) lot contains approximately 300 parking spaces



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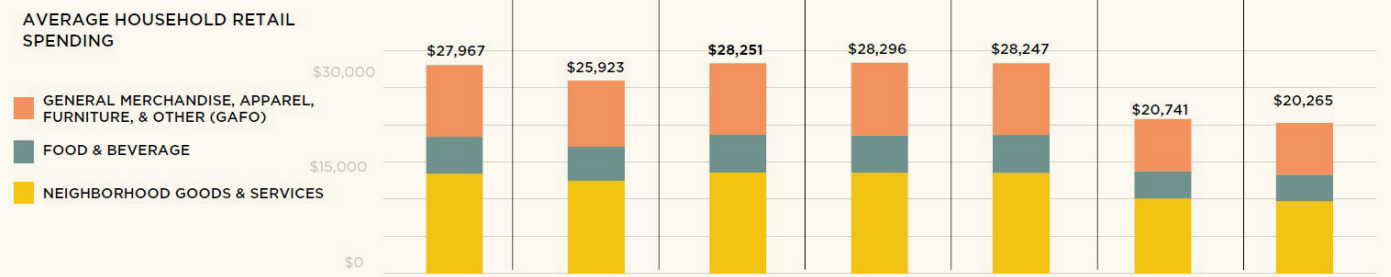
Retail Demand Analysis

High-earning, young urban creatives seeking curated and elevated experiences

- Culver City and the adjacent Primary Trade Area have a median household income of \$107,279, nearly double that of the City of Los Angeles (approximately \$58,000).
- High educational attainment among young urban creatives points to a sophisticated customer base, favoring design-forward, authentic, and community-oriented retail and Food & Beverage concepts.
- Culver City attracts the most affluent renter base among West LA’s independent cities, outperforming Beverly Hills (\$90K median) and Santa Monica (\$97K median), reinforcing the area’s appeal to dual-income households and split commuters seeking proximity to Westside and Central Los Angeles employment centers.



2025 CUSTOMER PROFILES	PTA1	STA1	STA2	STA3	TTA1	TTA2	TTA3
TOTAL HOUSEHOLDS	49,334	26,844	124,314	46,517	67,409	144,295	96,723
MEDIAN AGE	39	39	41	39	37	39	37
HOUSEHOLDS WITH CHILDREN	19%	20%	15%	21%	11%	15%	25%
RENTER %	63%	65%	72%	61%	69%	87%	67%
HIGHER EDUCATIONAL ATTAINMENT	63%	50%	66%	58%	69%	45%	22%
MEDIAN HOUSEHOLD INCOME	\$107,279	\$92,243	\$105,539	\$110,779	\$96,331	\$64,729	\$57,725



SOURCES: CLARITAS CONSUMER SPENDING 2025; SITEWISE 2025

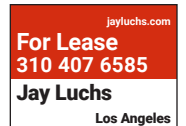
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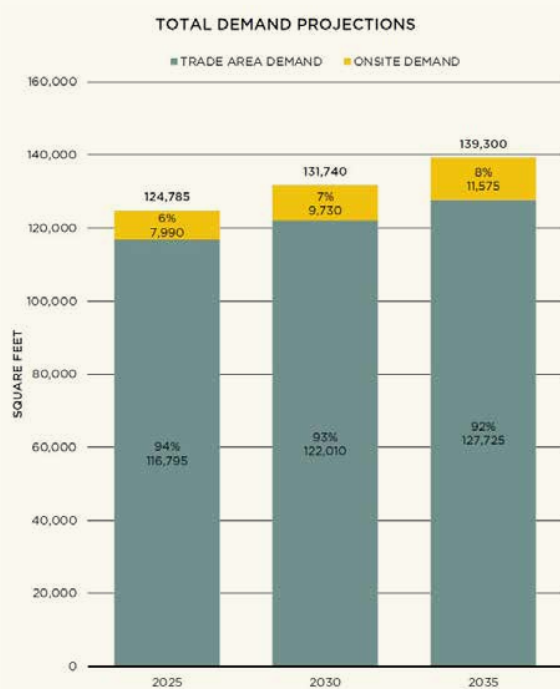
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Retail Demand Analysis

High-earning, young urban creatives seeking curated and elevated experiences

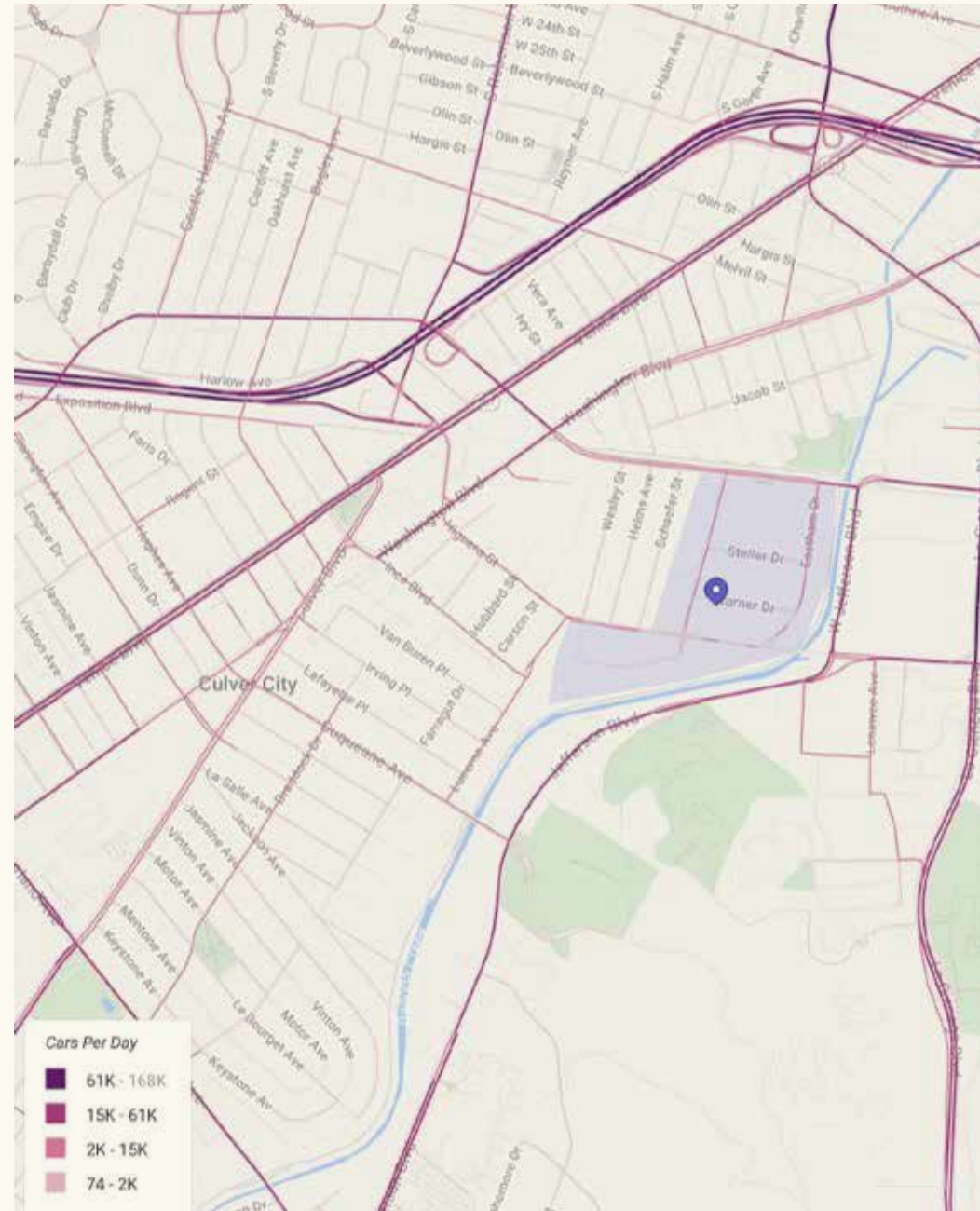
- The Hayden Quarter is well positioned to serve a diverse mix of customers, including local and regional residents as well as a growing onsite workforce and visitor population.
- Trade area analysis indicates capacity for approximately 118,000 SF of additional retail within the Hayden Quarter and is projected to grow to represent 8% of all demand over the next decade



SOURCES: STREETSENSE ANALYSIS OF COSTAR 2025, SITEWISE 2025

Vehicle Volume - Highly Transited

- An estimated 2,500 - 3,000 employees work within nearby office properties today, supporting strong weekday daytime demand
- National Avenue carries approximately 20,000 - 25,000 average daily trips, providing significant visibility and pass-by traffic
- The E Line (Expo) running along National Avenue serves approximately 125,000 riders per month, enhancing regional accessibility and transit-oriented foot traffic



Neighborhood

A selection of noteworthy neighborhood establishments.

RESTAURANTS

- 1 Cevichestop
- 2 Bee Taqueria
- 3 Vespertine
- 4 Margot
- 5 Loqui
- 6 Hayden
- 7 Juliet
- 8 Lonzo's
- 9 Bianca
- 10 Yunomi
- 11 Roberta's
- 12 Pasta Sisters
- 13 Lustig
- 14 Brother's Sushi
- 15 Health Nut
- 16 Akasha
- 17 Jackson Market & Deli
- 18 Afuri Ramen

COFFEE & COCKTAILS

- 19 Bar Nine
- 20 Father's Office
- 21 Destroyer
- 22 Blue Bottle Coffee
- 23 Des Croissants Paris
- 24 Equator Coffee
- 25 The Velvet Lounge
- 26 Rocco's Tavern
- 27 Goodboy Bob Coffee Roasters
- 28 Cognoscenti Coffee
- 29 Public School 310
- 30 Super Domestic Coffee
- 31 Bar Bohemian
- 32 Aanuko Coffee
- 33 Stanley's Wet Goods

SHOPPING & CULTURE

- 34 Blum & Poe
- 35 Platform
- 36 Hashimoto
- 37 Black Image Center
- 38 Midland
- 39 Arcana Books
- 40 The Culver Theater
- 41 Village Well Books & Coffee
- 42 Aldea Home & Baby
- 43 Erewhon
- 44 Janessa Leoné
- 45 Hi-Lo Liquor
- 46 Hya
- 47 Sephora

HOTELS

- 48 The Shay
- 49 Palihotel Culver City
- 49 The Culver Hotel



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