



3321 S. LA CIENEGA BLVD

LEASING TEAM

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LOS ANGELES

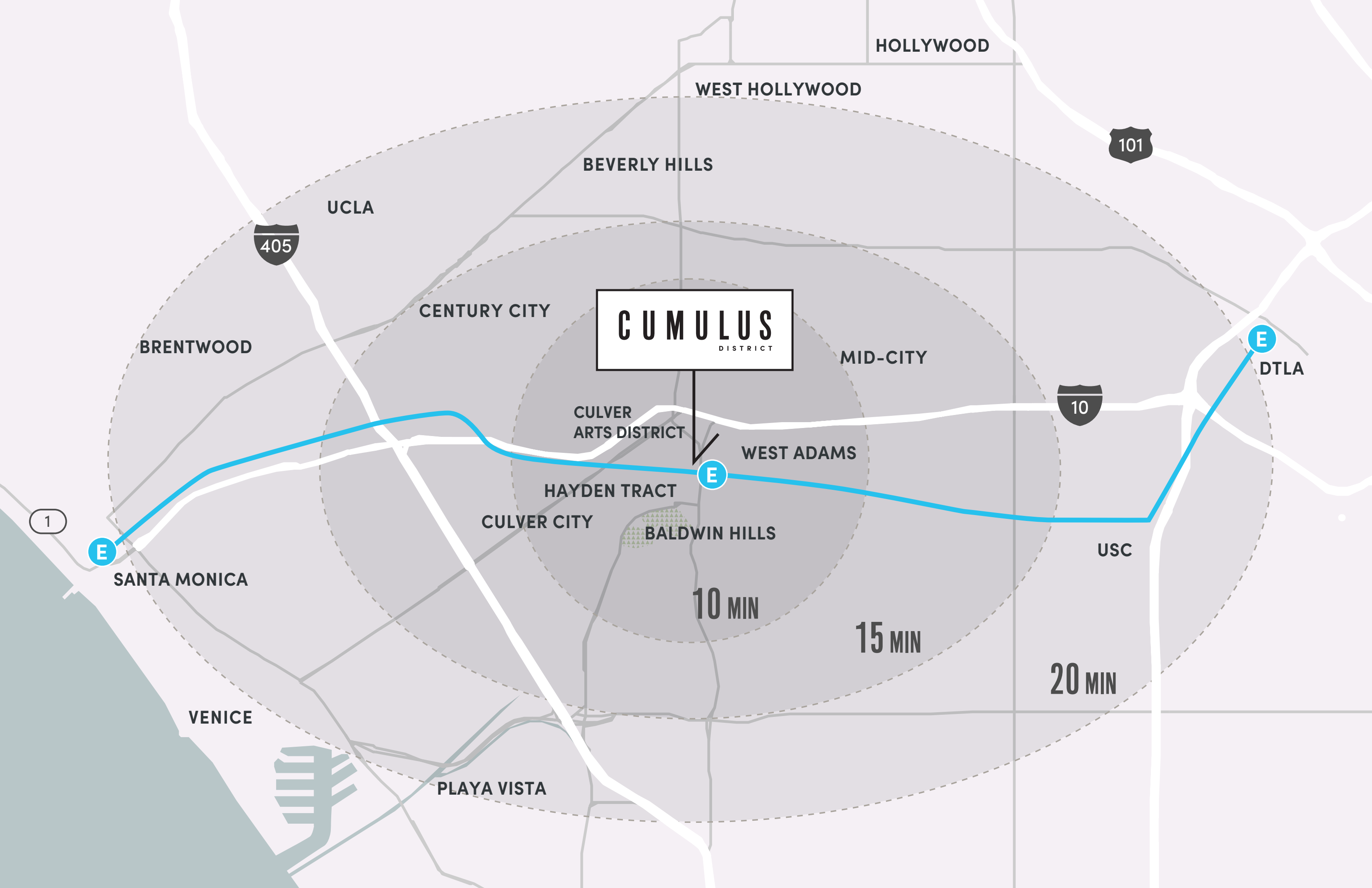


MOVE INTO THE FUTURE OF LA

The Cumulus District represents a bold vision for Los Angeles, a place where innovators and creatives gather to build a new type of community. Situated between bustling Culver City and exciting West Adams, Cumulus is walkable and transit-friendly, with ample vehicle parking.

The District revolves around a 1-acre town square called Zocalo, energized by community events. Residents and visitors are invited to shop, eat and gather at the largest collection of curated offerings in the area, including the freshest restaurants, contemporary fast casual dining, exciting lifestyle brands, boutique fitness, and destination grocery.





CUMULUS
DISTRICT



E

E

E

1

405

101

10

10 MIN

15 MIN

20 MIN

HOLLYWOOD

WEST HOLLYWOOD

BEVERLY HILLS

UCLA

CENTURY CITY

MID-CITY

BRENTWOOD

CULVER ARTS DISTRICT

WEST ADAMS

HAYDEN TRACT

CULVER CITY

BALDWIN HILLS

USC

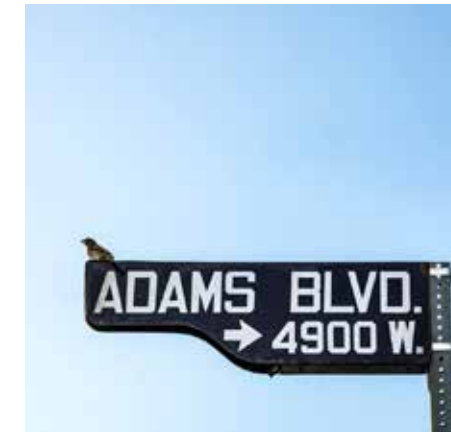
SANTA MONICA

VENICE

PLAYA VISTA

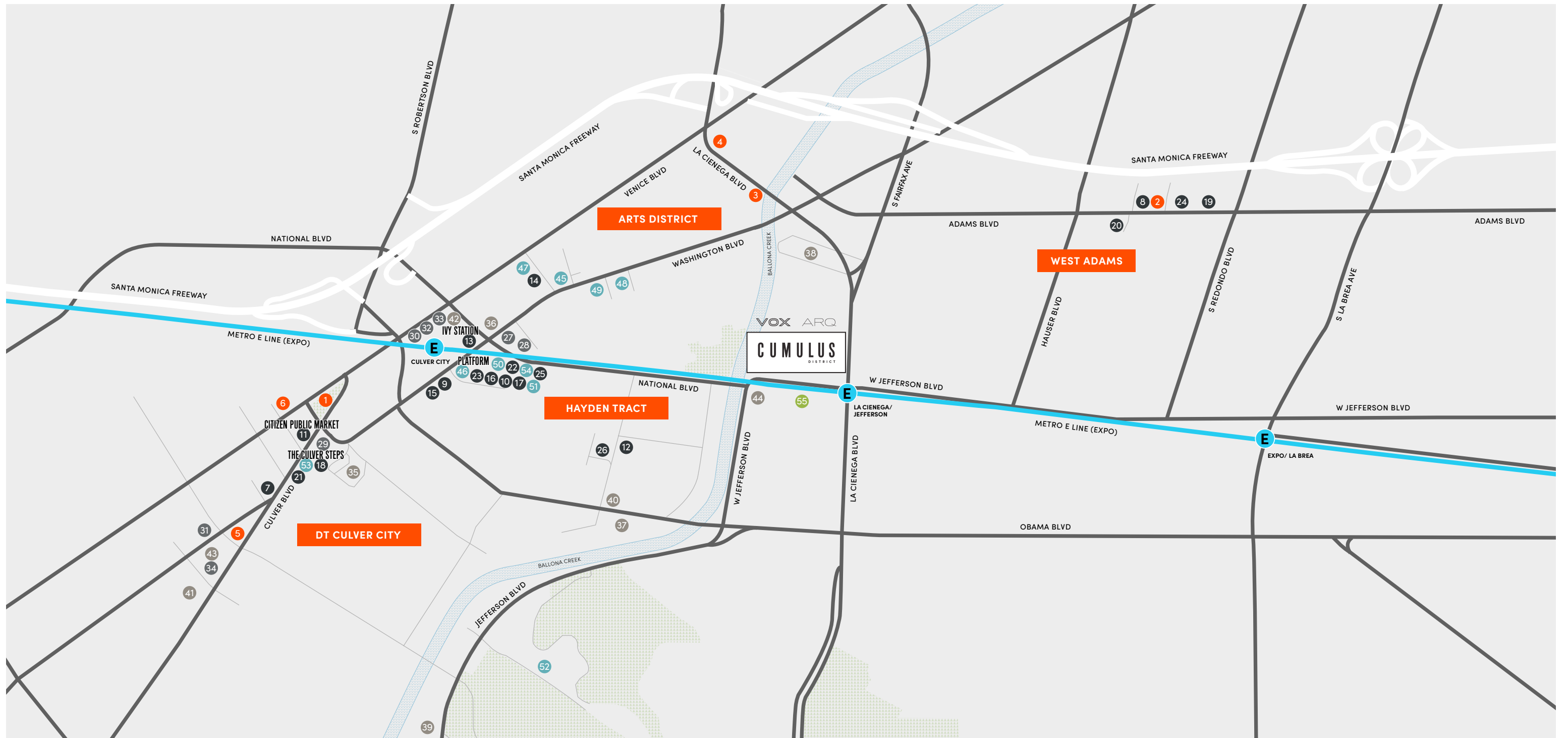
DTLA

A DYNAMIC INTERSECTION OF CREATIVE INNOVATORS, MEDIA PROFESSIONALS & AN AUTHENTIC URBAN EXPERIENCE



Cumulus District lives at the nexus between two great LA neighborhoods. This is where West Adams, with its tastemakers and cultural producers, meets Culver City, with its established creatives, media trailblazers, and tech innovators

Cumulus embodies connectivity, the linchpin that brings two exciting neighborhoods together. It's the largest mixed-use destination in the area, conveniently located at the intersection of Jefferson & La Cienega. Cumulus District is poised to attract a diverse range of retail and food from the new to the established, the curated to the essential, and the aspirational to the convenient.



ATTRACTIONS

- 1 The Actors' Gang
- 2 Band of Vices Gallery
- 3 Blum & Poe
- 4 Honor Fraser
- 5 Kirk Douglas Theatre
- 6 Museum of Jurassic Technology

FOOD

- 7 Akasha
- 8 Alta
- 9 Bianca Bakery
- 10 Boba Guys
- 11 Citizen Public Market
- 12 Destroyer
- 13 Etta
- 14 Father's Office
- 15 Juliet
- 16 Loqui
- 17 Margot
- 18 Mendocino Farms
- 19 Mian
- 20 Mizlala
- 21 Pop's Bagels
- 22 Roberta's
- 23 Sweetgreen
- 24 Tartine
- 25 Van Leeuwen
- 26 Vespertine

FITNESS/ WELLNESS

- 27 Hot 8 Yoga
- 28 Orange Theory Fitness
- 29 Corepower Yoga
- 30 Solidcore
- 31 The Studio MDR
- 32 Mayweather Boxing
- 33 Milk & Honey
- 34 Equinox

CREATIVES

- 35 Amazon Studios
- 36 Apple
- 37 Beats by Dre
- 38 Microsoft
- 39 NPR
- 40 Smashbox
- 41 Sony
- 42 Warner Bros. Discovery
- 43 WeWork
- 44 The (W)rapper

RETAIL

- 45 Arcana
- 46 Billy Reid
- 47 HD Buttercup
- 48 Hi-Lo Liquor
- 49 Midland
- 50 Reformation
- 51 Res Ipsea
- 52 Rolling Greens
- 53 Sephora
- 54 The Optimist

RESIDENCES

- 55 Lendlease

LEADING A NEW GENERATION OF ASPIRATIONAL LA LIFESTYLE BRANDS

Building off the authentic energy of the Cumulus District's town square and prime location, retail provides inspiration to gather a diverse community. Retail partners will be innovative brands, both exciting and inclusive. They'll discover a loyal following of residents here, while also tapping into neighboring communities with trendsetting creatives, smart media professionals, and savvy commuters.



JEFFERSON BLVD.

PARKING ENTRANCE

LA CIENEGA BLVD.

PARKING ENTRANCE



ALL LEASED

Visionary Cuisine

Celebrated Chefs & Marquee Restaurant Groups

AVAILABLE UNITS

M, I

Communal Table

Neighborhood & Fast Casual Restaurants

AVAILABLE UNIT

O

Hungry For Something New

Food Retail

AVAILABLE UNITS

P, H

Curated & Essential Living

Service Retail

AVAILABLE UNITS

Q, L2, K, R/S

Distinctive Retail

Boutique & Lifestyle Shops



Committed Tenants



50,000 sf retail & restaurant for lease

1,210 apartments, luxury high-rise and curated mid-rise

383 retail parking spaces

No.1 grocery destination in area
50k sf Whole Foods Market

1-acre park/ town square with community gathering & planned events



130k
cars/day

pass through
Jefferson &
La Cienega

60k
riders/day

on Metro
E Line

A DIVERSE & INCLUSIVE COMMUNITY

The Cumulus District is a gathering place and culturally diverse destination designed for community-building. The site taps into relevant trends inviting to desirable audiences, including sustainable living, open and natural spaces, fun social events, and authentic connections with nearby urban neighborhoods.



URBAN CHIC

Residents in the Urban Chic segment are busy, tech-savvy, well-educated consumers. They travel extensively, love books and movies, and shop and eat at upscale establishments.

INTERNATIONAL MARKETPLACE

The Culver City corridor reflects the rich cultural fabric of Los Angeles. Striving to get ahead, the International Marketplace segment cares about style, and values being in tune with nature.

TRENDSETTERS

Nearly one third of area residents qualify as Trendsetters. These single high earners spend their disposable income on upscale city living—fashion, dining out, and entertainment.

CITY LIGHTS

The area's diverse, dynamic character shines through in City Lights — health-conscious residents with a passion for social justice. They are willing to pay for natural products and brands they trust.

DEMOGRAPHICS

WITHIN 3-MILE RADIUS



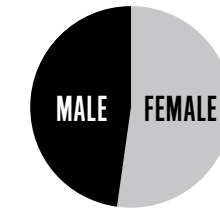
The Basics

324,337

POPULATION

37.8

MEDIAN AGE



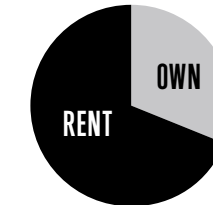
54.4%

WITH A BACHELOR'S DEGREE

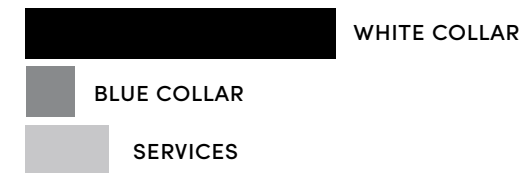
Finances

\$102,760

AVERAGE HOUSEHOLD INCOME



Occupations



RETAIL SPENDING

\$491^{MM}

ENTERTAINMENT

\$353^{MM}

TRAVEL

\$585^{MM}

DINING OUT

\$60.4MM BREAKFAST
\$175.2MM LUNCH
\$279.1MM DINNER
\$100.7MM ALCOHOL

\$87^{MM}

PET EXPENSES

\$133^{MM}

PERSONAL CARE PRODUCTS AND SERVICES

\$348^{MM}

APPAREL

\$118.6MM WOMENS
\$68.2MM MENS
\$48.5MM CHILDREN
\$81MM FOOTWEAR

Full Service Restaurant Opportunities

Visionary Cuisine

Celebrated Chefs & Marquee Restaurant Groups

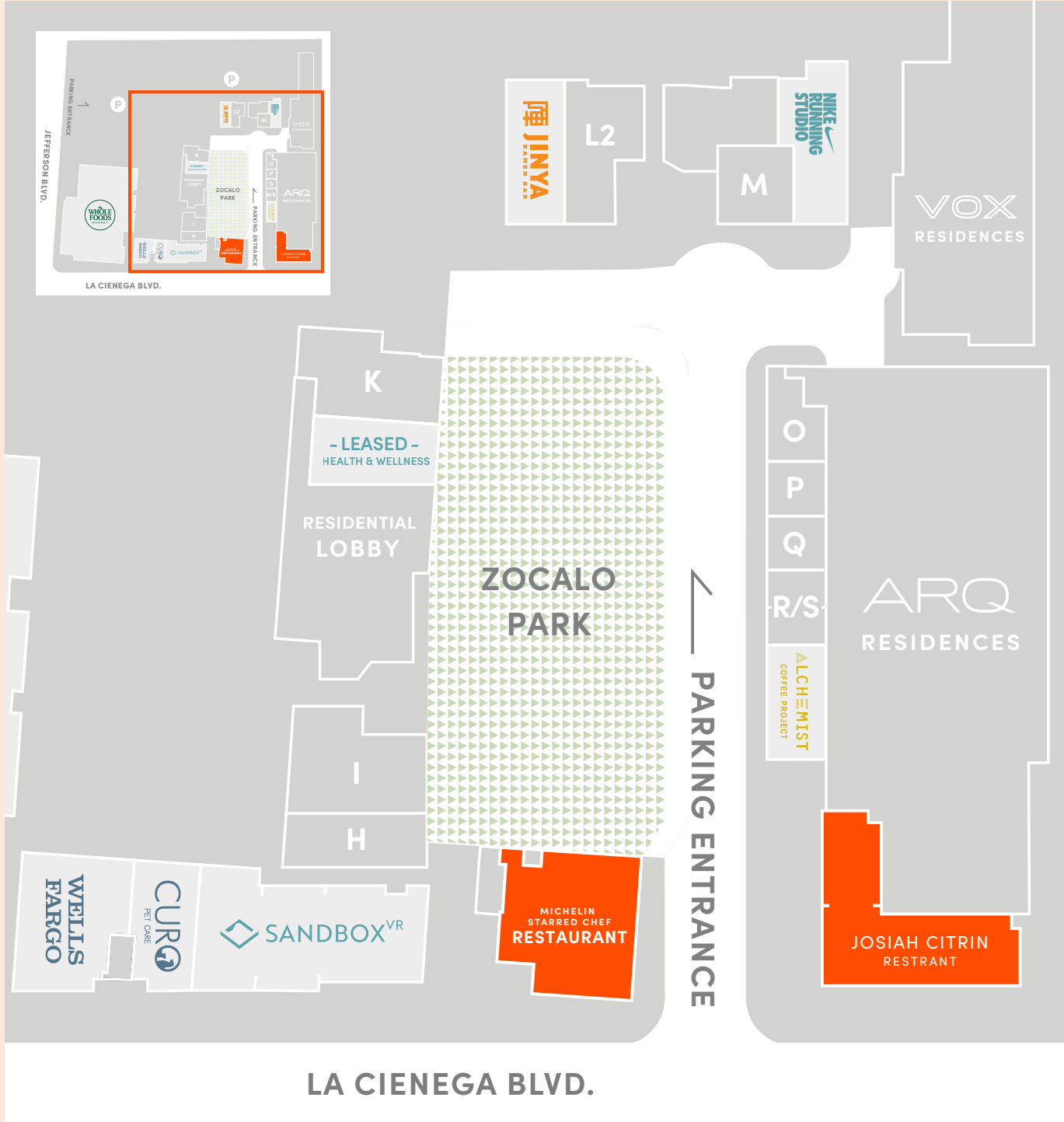
A site for destination restaurants, the Cumulus District attracts trendsetters and the cultural savvy who seek exciting culinary experiences. Well-educated diners are prepared to immerse themselves at innovative food culture destinations.



Committed Tenants

JOSIAH CITRIN RESTAURANT

MICHELIN STARRED CHEF RESTAURANT



Neighborhood & Fast Casual Restaurant Opportunities

Communal Table

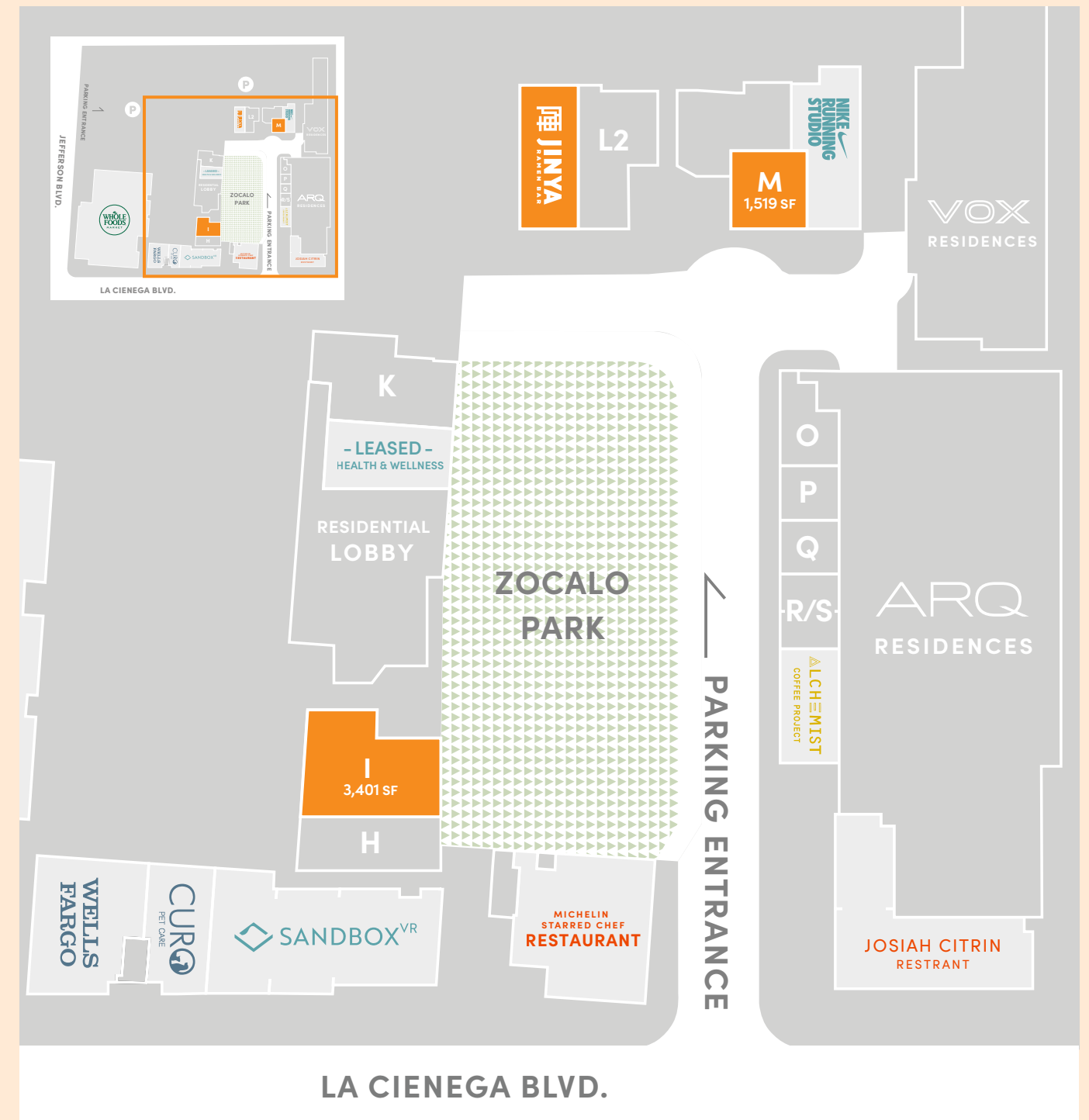
Neighborhood & Fast Casual Restaurants

The Cumulus District community is seeking innovative healthy meal solutions in dynamic social settings. They're in search of authentic and exciting eats for all parts of the day, at an accessible premium price point.



Committed Tenants

陣 JINYA
RAMEN BAR



► M 1,519 SF ◀ I HAS PATIO 3,401 SF

Small Format Food Opportunities

Hungry For Something New

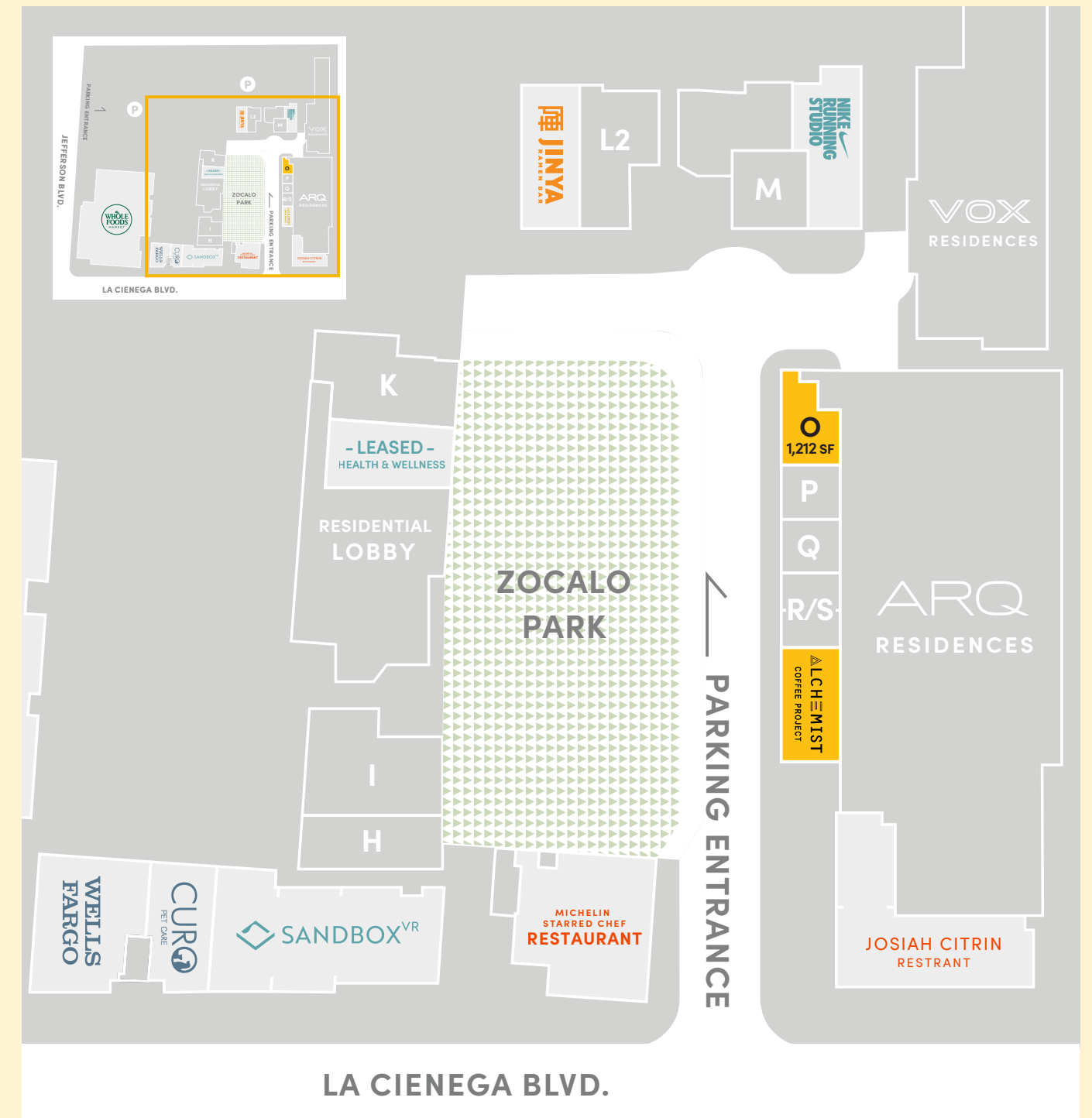
Food Retail

Cumulus District is an activity hub for creative audiences seeking a wide range of food retail solutions. They're receptive to uncommon brands and love exploring the world of food—especially with innovative retailers that share their cultural ethos of health, sustainability, wellness, and hope.



Committed Tenants

ALCHEMIST COFFEE PROJECT



1,212 SF

Service Retail Opportunities

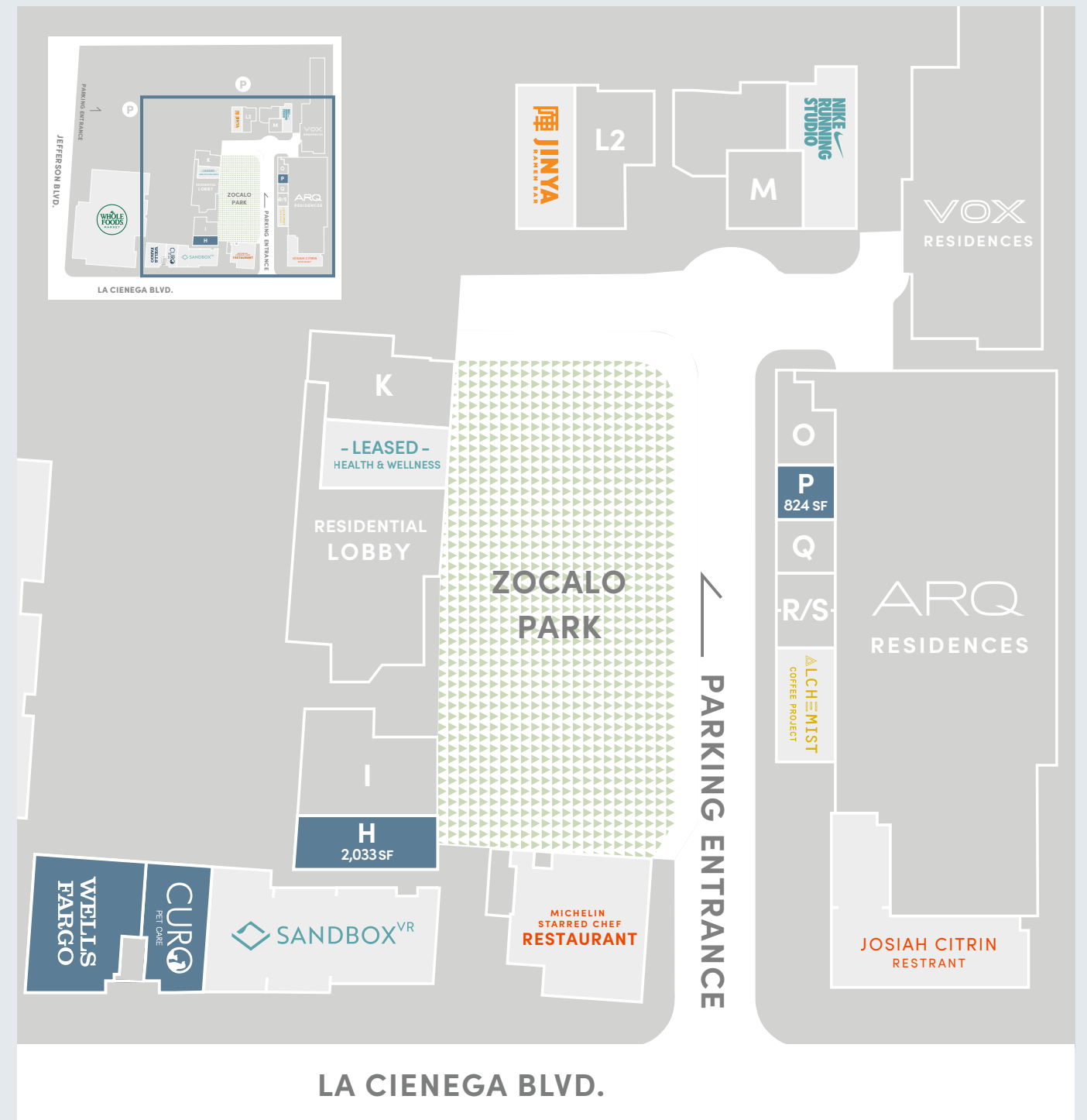
Curated & Essential Living

Service Retail

Cumulus District is an everyday lifestyle destination for a broad set of essential and service-based retailers. This community includes diverse audiences of creative professionals. Convenience is important, and an energetic experience will captivate.



Committed Tenants



▲ FAR H 2,033 SF ▲ P 824 SF

Boutique & Lifestyle Shops

Distinctive Retail

Boutique & Lifestyle Shops



Capture the creative, forward-thinking, design-savvy audience that lives, shops, and gathers at the center of the Cumulus District. Curated retail offerings are a key component to this dynamic community.



Committed Tenants



HEALTH & WELLNESS



Q 824 SF, R/S 1,372 SF L2 1,519 SF K 3,035 SF



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