

CBRE

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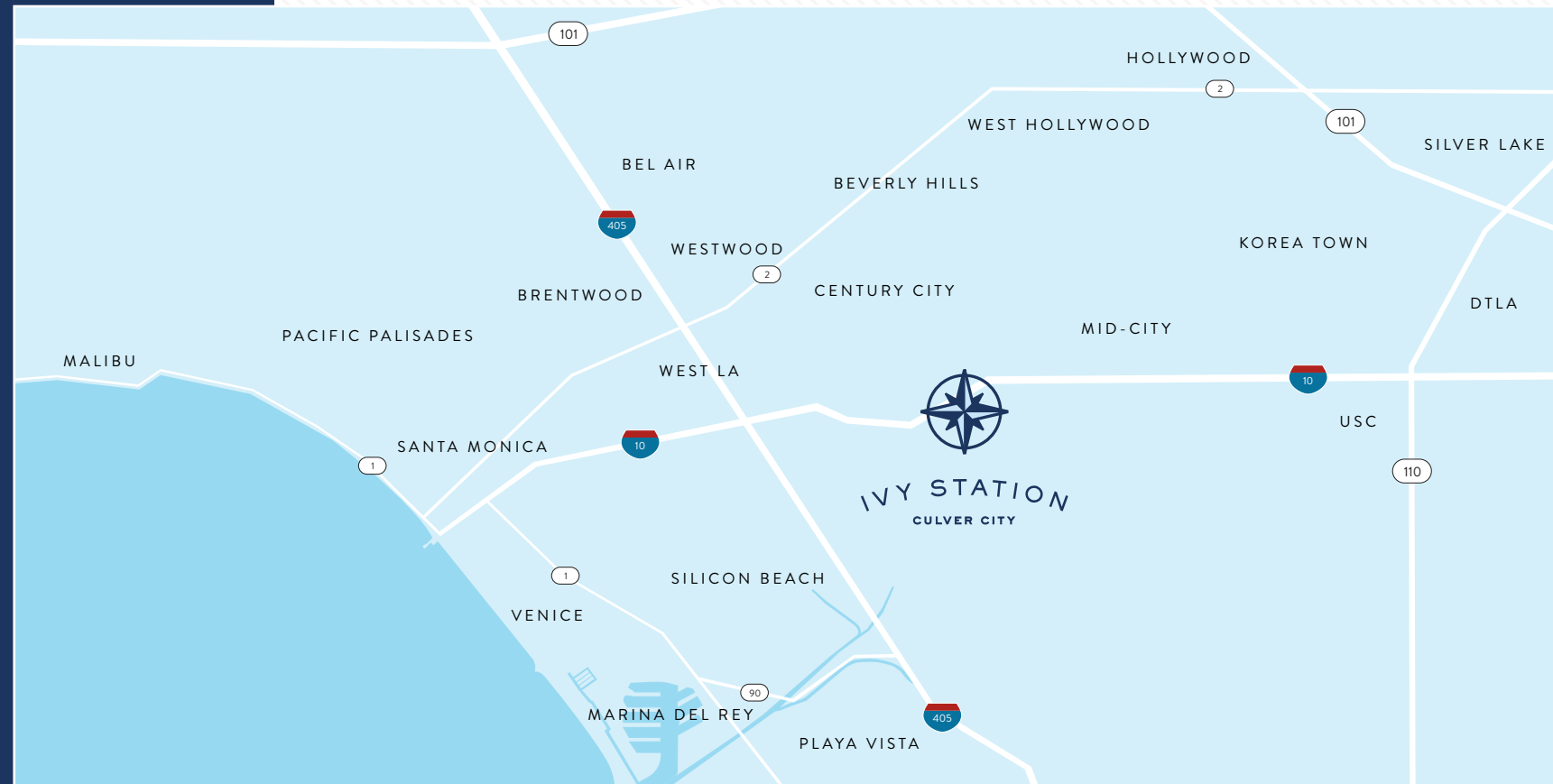
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OPENING WINTER 2019

www.IvyStationCulverCity.com

AT THE CENTER OF EVERYTHING



// CULVER CITY'S NEW HUB



IVY STATION CULVER CITY

Five and a half acre transit-oriented, mixed-use development

One cohesive vision for a new center of town

HOSPITALITY // RETAIL // COMMUNITY // WORKPLACE





240,000 SF of Creative Office

47,000 SF of Ground Floor Retail

1,550 Parking Spaces

200 Apartment Residences

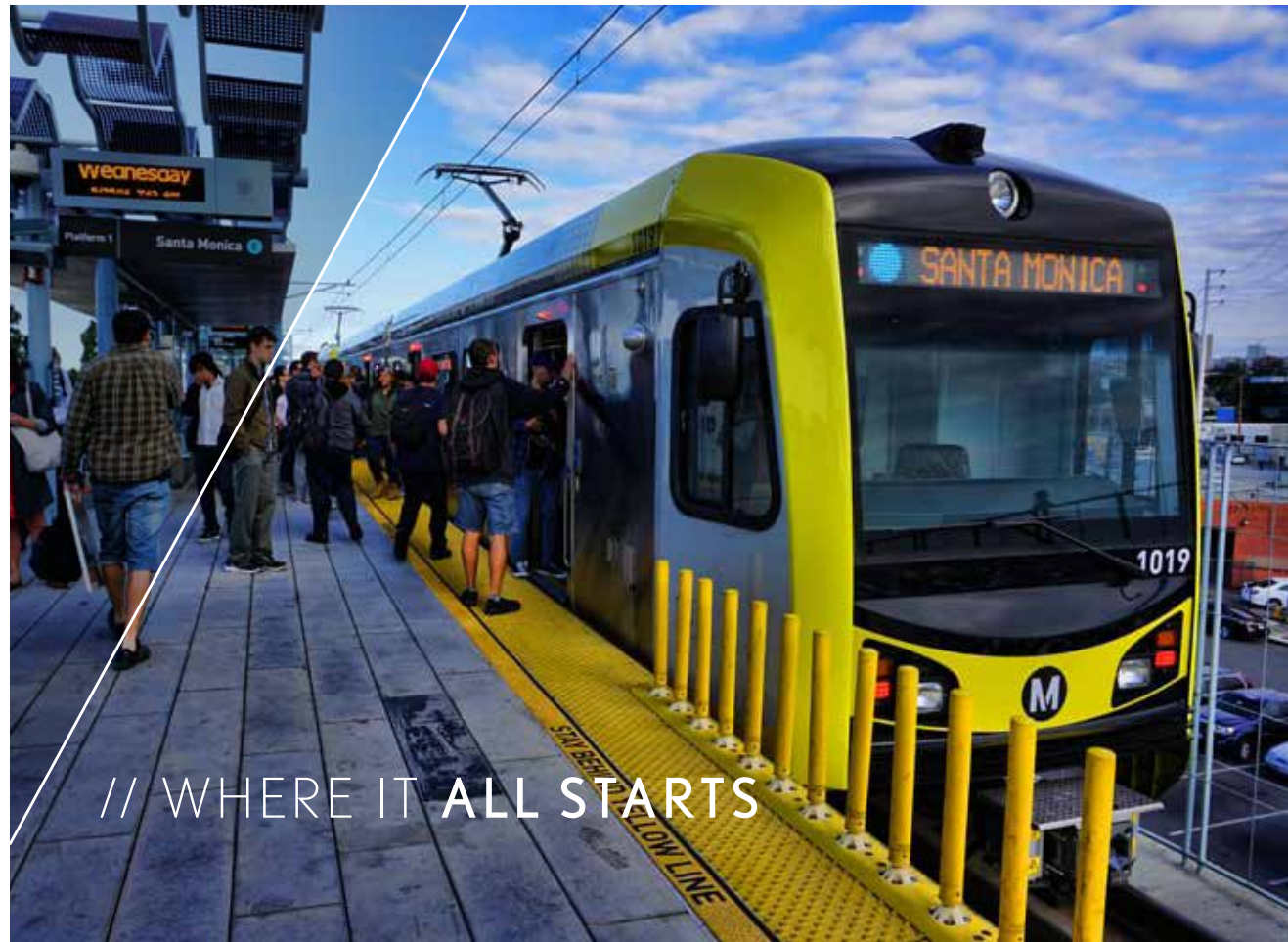
148 Room Boutique Hotel

2+ Acres of Open Space

1 Expo Line Metro Station

A NEW AUTHENTIC, VERSATILE COLLECTIVE IN THE CENTER OF CULVER CITY

Ivy Station, a landmark development for Culver City, is a live-work-play ecosystem with unparalleled access. At the forefront of the mixed-use transit-oriented future of Los Angeles, Ivy Station will amplify Culver City's unique combination of neighborhood walkability and approachable lifestyle with a curated and forward-thinking sensibility. Ivy Station will be a gathering place for the greater community and a celebration of the new urban lifestyle.



// WHERE IT ALL STARTS

BY 2020, IVY STATION WILL BE THE HEART OF CULVER CITY

Join this neighborhood where creative culture meets diverse tastes in one of Los Angeles' eclectic Arts Districts. A pedestrian friendly area entices passers-by to stroll into shops, grab a coffee, peruse the latest art, or just chat with neighbors. Ivy Station and the Culver City Expo Line Station will create a new center of town that offers convenient parking options, easy commuter access and access to multiple freeways.





// THE GREAT LAWN



CULVER CITY COMING TOGETHER

A place to come together—for lunch breaks, evening cocktails, Sunday Funday and everything in between. The 2.2+ acres of open space will be fully activated with ground floor retail, restaurants and events creating a gathering place for locals and commuters, residents and neighbors, family and friends. Year-round programming will include events like concerts, arts & crafts, yoga classes, wine & cheese tastings, movie nights, and more.



A
COMMUNITY
OF
CREATORS
AND
TASTEMAKERS,
NEIGHBORS
AND
COLLABORATORS



Ivy Station is a destination for exploration and discovery of curated finds, unique flavors, and creative inspiration. It is relevant and accessible, authentic and welcoming.

// RETAIL & RESTAURANTS

A CELEBRATION OF THE NEW URBAN LIFESTYLE

// RETAIL & RESTAURANTS



Experience a thoughtful selection of restaurateurs & chefs with innovative retailers and services on the ground floor of Ivy Station. Discover a unique boutique with the latest finds. Create a routine here with a fitness class. Grab a healthy bite to eat. Try the latest handcrafted beer. Immerse yourself in Culver City's distinctive mix of artistic inspiration, neighborhood vibe, and forward-thinking lifestyle.



// CULVER CITY



60,000+ DAILY METRO RIDERS



// CREATIVE OFFICES

- // 240,000 SF OF CREATIVE OFFICE SPACE // EXPANSIVE & FLEXIBLE FLOOR PLANS //
- // EXTERIOR BALCONIES & OPERABLE WINDOWS // BRAND NEW MODERN BUILDING //
- // FLOOR TO CEILING WINDOWS // DIRECT ACCESS TO EXPO LINE STATION //
- // PROXIMITY TO IVY STATION'S SHOPS, RESTAURANTS & GREAT LAWN //
- // AMPLE PARKING //





// IVY RESIDENCES

- // 200-UNIT STATE-OF-THE-ART RESIDENTIAL BUILDING //
- // CONTEMPORARY BUILDING DESIGN //
- // HIGHLY SUSTAINABLE BRAND MEW MODERN BUILDING //
- // VARYING FLOOR PLANS //
- // OUTDOOR BALCONIES WITH OPERABLE WINDOWS //
- // AMPLE PARKING //
- // CLOSE TO MAJOR EMPLOYERS //
- // GROUND FLOOR RETAIL & RESTAURANT AMENITIES //
- // DIRECT ACCESS TO EXPO LINE STATION //



// BOUTIQUE HOTEL

- // 148-KEY BOUTIQUE HOTEL //
- // UNIQUE BUILDING DESIGN //
- // VALET PARKING //
- // CONCIERGE SERVICES //
- // FIRST-CLASS AMENITIES //
- // DIRECT ACCESS TO SHOPS, RESTAURANTS & GREAT LAWN //
- // CONVENIENT TO GREATER LOS ANGELES //



TREND-SETTERS

- // YOUNG, LIVING LIFE TO THE FULLEST //
- // UNFETTERED BY CAR & HOME OWNERSHIP //
- // EDUCATED SINGLES //
- // SPEND ON CITY LIVING, ENTERTAINMENT & RENT //



URBAN ENCLAVES

- // YOUNGER FAMILIES IN HIGHER DENSITY NEIGHBORHOODS //
- // HARD-WORKING WITH MULTIPLE CHILDREN //
- // SPEND ON FOOD, CLOTHES, COFFEE & DAYS WITH THE FAMILY //

//DEMOGRAPHICS: 3 MILE RADIUS

\$100,095 2017 Average Household Income

320,576 2017 Population

399,708 Daytime Population

72% White Collar Professionals

60,000+ Daily Metro Riders

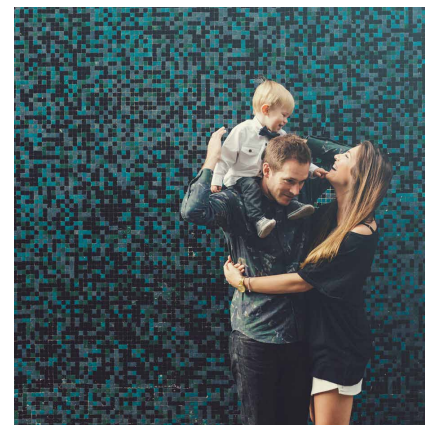
37.7 Median Age

// THE GATHERING PLACE FOR...



URBAN CHIC

- // WELL-EDUCATED //
- // OLDER URBANITE COUPLES & SINGLES //
- // TECH-SAVVY EMPTY-NESTERS WITH SOPHISTICATED TASTES //
- // VISIT ART GALLERIES, DRINK WINE, EAT OUT & PRACTICE YOGA //



NEXT WAVE

- // ENTREPRENEURIAL GEN X URBANITIES //
- // ENTERING HOMEOWNERSHIP & PARENTHOOD //
- // ACTIVE & HAPPY //
- // A POSITIVE WORK-LIFE BALANCE //

// CULVER CITY'S HIGHLIGHTS



ATTRactions

- » Arlight Theatre
- » Baldwin Hills Scenic Overlook
- » Ballona Creek Bike Path
- » Culver Hotel
- » Culver City Farmers Market
- » Helm's Bakery District
- » Kirk Douglas Theater
- » Museum of Jurassic Technology
- » Platform
- » Sony Pictures Studios
- » Star Eco Station
- » The Culver Studios

DRINKS

- » Alibi Room
- » Backstage
- » Bigfoot West
- » Blind Barber
- » City Tavern
- » Mandrake
- » Oldfield's Liquor Room
- » Public School 310
- » Seventy7 Lounge
- » The Velvet Lounge

COFFEE

- » Bar Nine
- » Blue Bottle Coffee
- » Cognoscenti Coffee
- » Conservatory for Coffee, Tea & Cocoa

DAILY

- » Co-Opportunity
- » CVS
- » Pavilions
- » Ralph's
- » Sprouts
- » Trader Joe's

RETAIL

- » Aesop
- » HD Buttercup
- » Hi-Lo
- » Janessa Leone
- » Kohler
- » Linda Farrow
- » Lundeen's
- » Midland
- » Poketo
- » Reformation
- » Rejuvenation
- » Rolling Greens
- » Room & Board

FITNESS

- » Club Pilates Culver
- » Cyclebar
- » Evolution Fitness
- » House of Fitness
- » LA Fitness
- » Orange Theory Fitness
- » SoulCycle Culver City
- » Studio Elevate
- » Sweat Pilates

EATS

- » A-Frame
- » Akasha
- » BäcoShop
- » Copenhagen Pastry
- » Destroyer
- » Father's Office
- » Hatchet Hall
- » Hayden
- » Loqui
- » Lukshon
- » Maple Block Meat Co.
- » Rising Hearts Bakery
- » Tender Greens
- » The Coolhaus Shop
- » The Wallace
- » Van Leeuwen Ice Cream
- » Vespertine



// PRIME LOCATION

Ivy Station's proximity to the bustling shopping, dining and creative businesses of Culver City offers easy access to everyone. Whether it be brunch or a day in the park, taking a break with a cup of coffee, or group of friends grabbing a drink after work, Ivy Station will have something to offer for anyone looking to step away from the rush of the city.

10 mins
 Beverly Hills
 Santa Monica
 Century City
 West LA
 Marina Del Rey
 Playa Vista

20 mins
 Downtown LA
 West Hollywood
 Venice
 Silver Lake
 Hollywood
 LAX

30 mins
 Malibu
 Manhattan Beach
 Pasadena
 Studio City
 Glendale
 Calabasas







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