

SECOND GENERATION FITNESS/ RETAIL SPACE
FOR LEASE



LEASING TEAM

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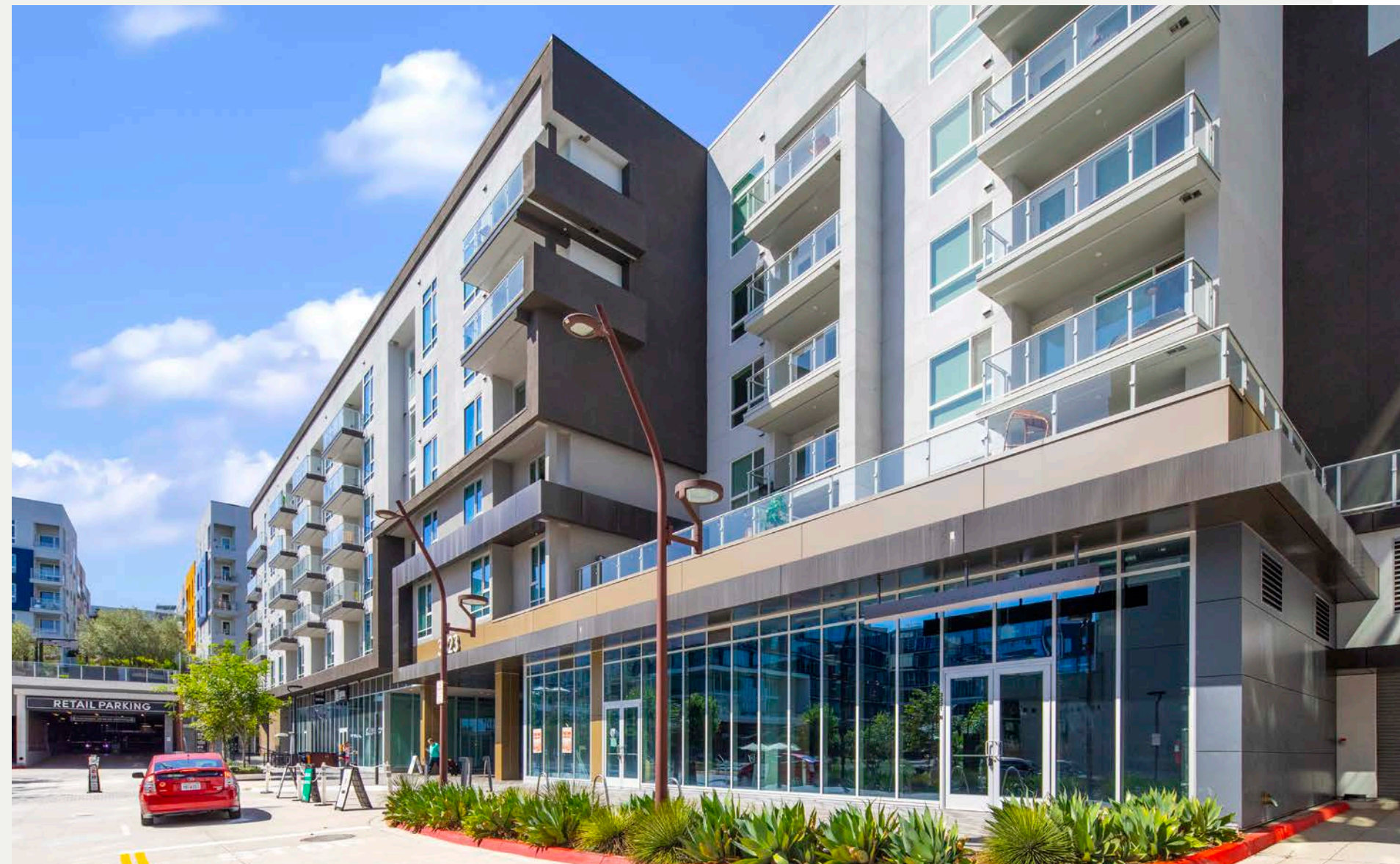




MOVE INTO THE FUTURE OF LA

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.

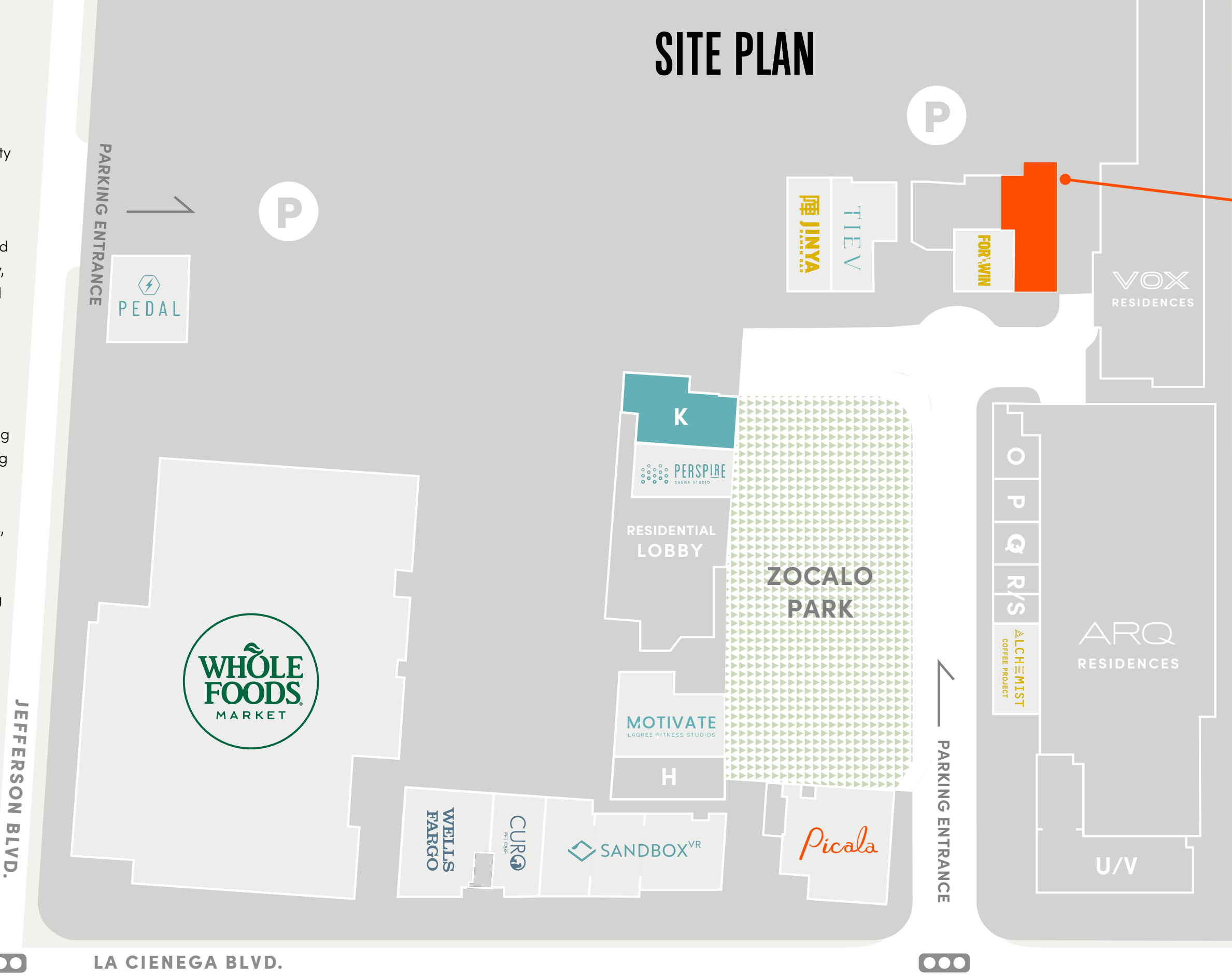
The District revolves around a 1-acre town square called Zocalo, energized by community events. Residents and visitors are invited to shop, eat and gather at the largest collection of curated offerings in the area, including the freshest restaurants, contemporary fast casual dining, exciting lifestyle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



SITE PLAN

Formerly occupied by a fitness operator, this versatile retail space at the Cumulus District offers an exceptional opportunity for brands seeking a presence within a vibrant, mixed-use community. The space is ideally suited for experiential retail, food and beverage, wellness, beauty, or lifestyle concepts that appeal to today's discerning consumer.

Benefit from direct access to a built-in customer base of residents, office users, and visitors, complemented by strong demographics from surrounding neighborhoods. The Cumulus District attracts a diverse and influential audience of creatives, technology professionals, entertainment industry talent, and daily commuters, providing a foundation for sustained customer engagement and brand growth.



AVAILABLE NOW

UNIT N

FEATURES:

SECOND GEN FITNESS STUDIO

PARKING ADJACENT

± 3,182 SF

VISIBILITY

SIGNAGE

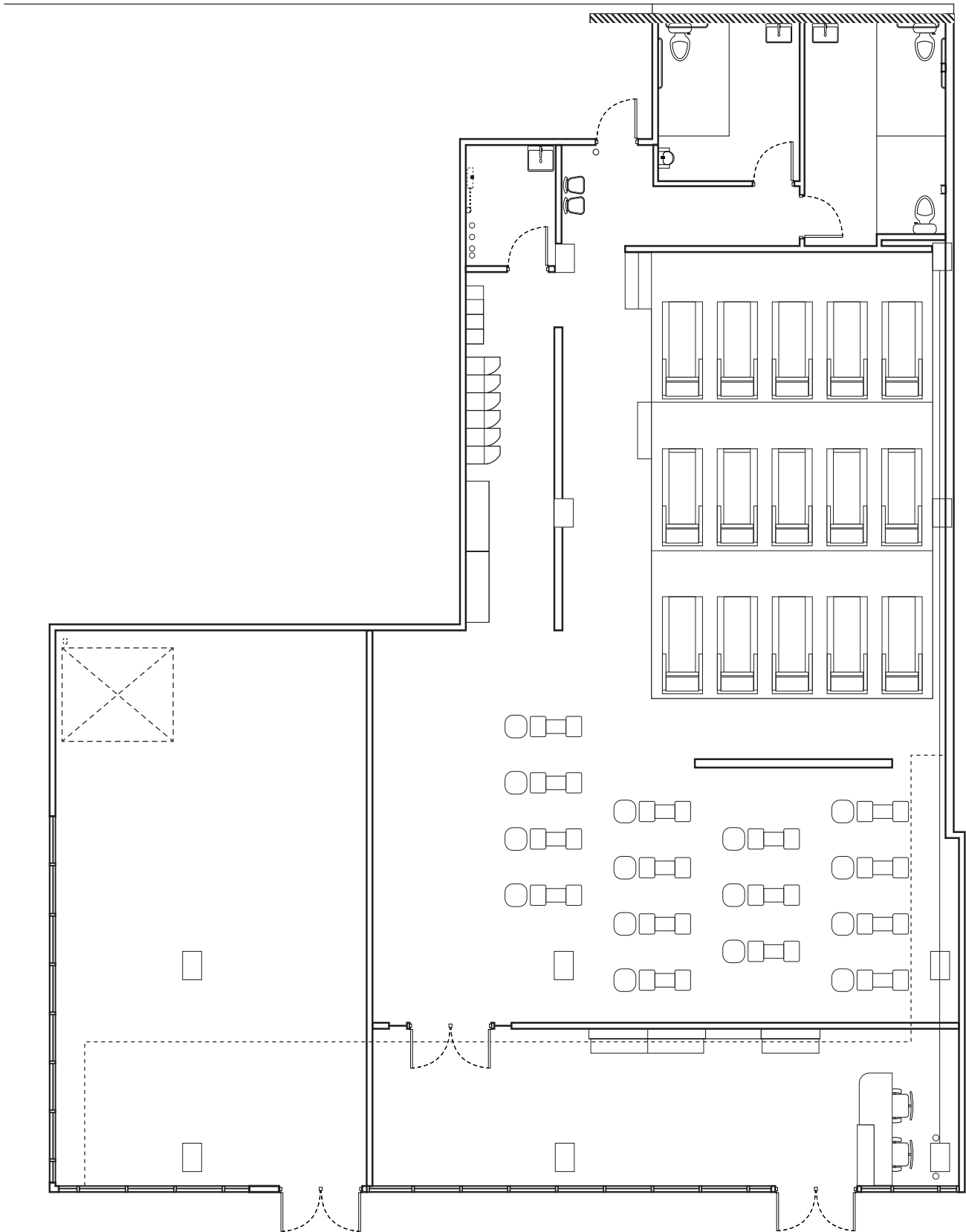
STRONG CO-TENANCY



Committed Tenants



FLOORPLAN- UNIT N, 3,182 SF



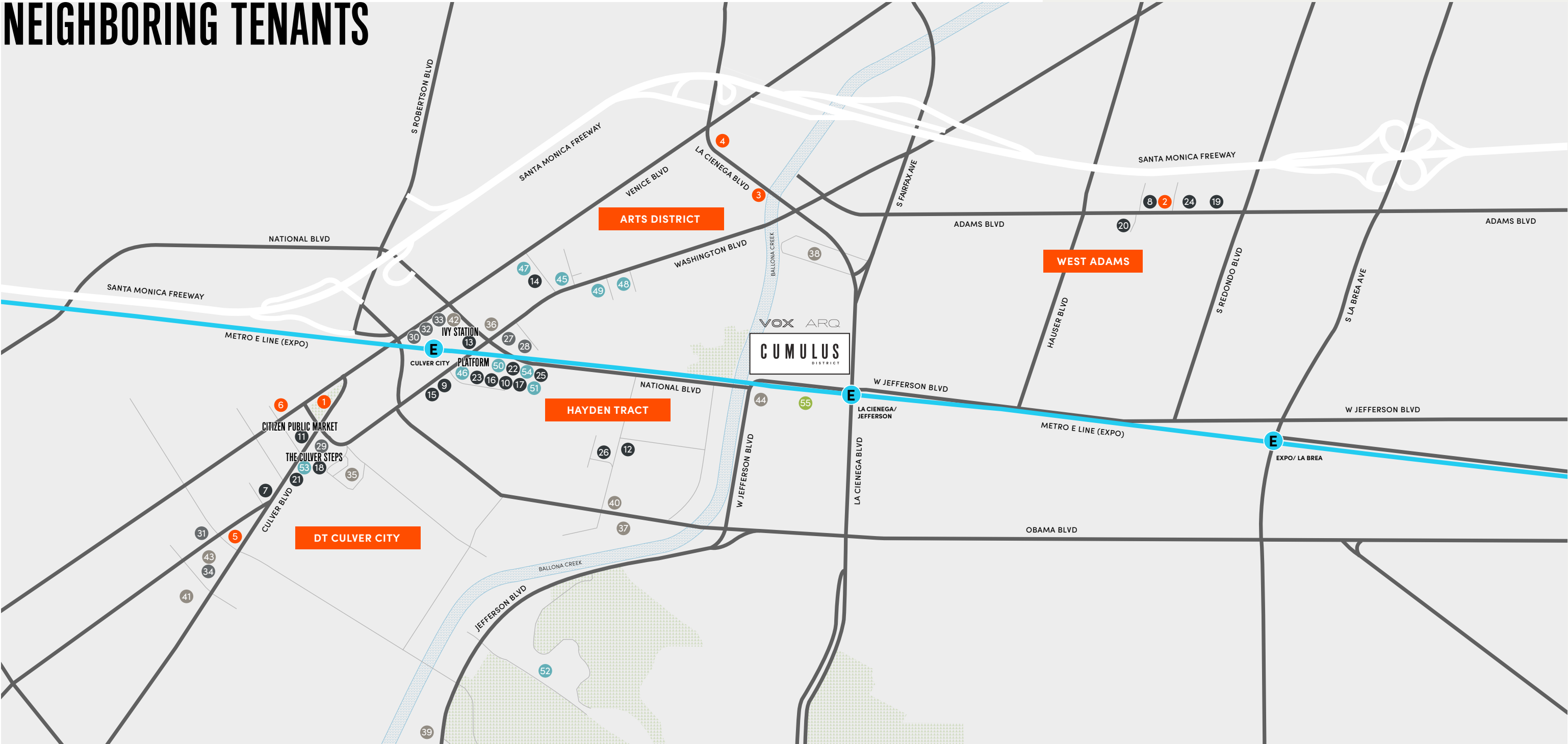
A DYNAMIC INTERSECTION OF CREATIVE INNOVATORS, MEDIA PROFESSIONALS & AN AUTHENTIC URBAN EXPERIENCE



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.

NEIGHBORING TENANTS



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

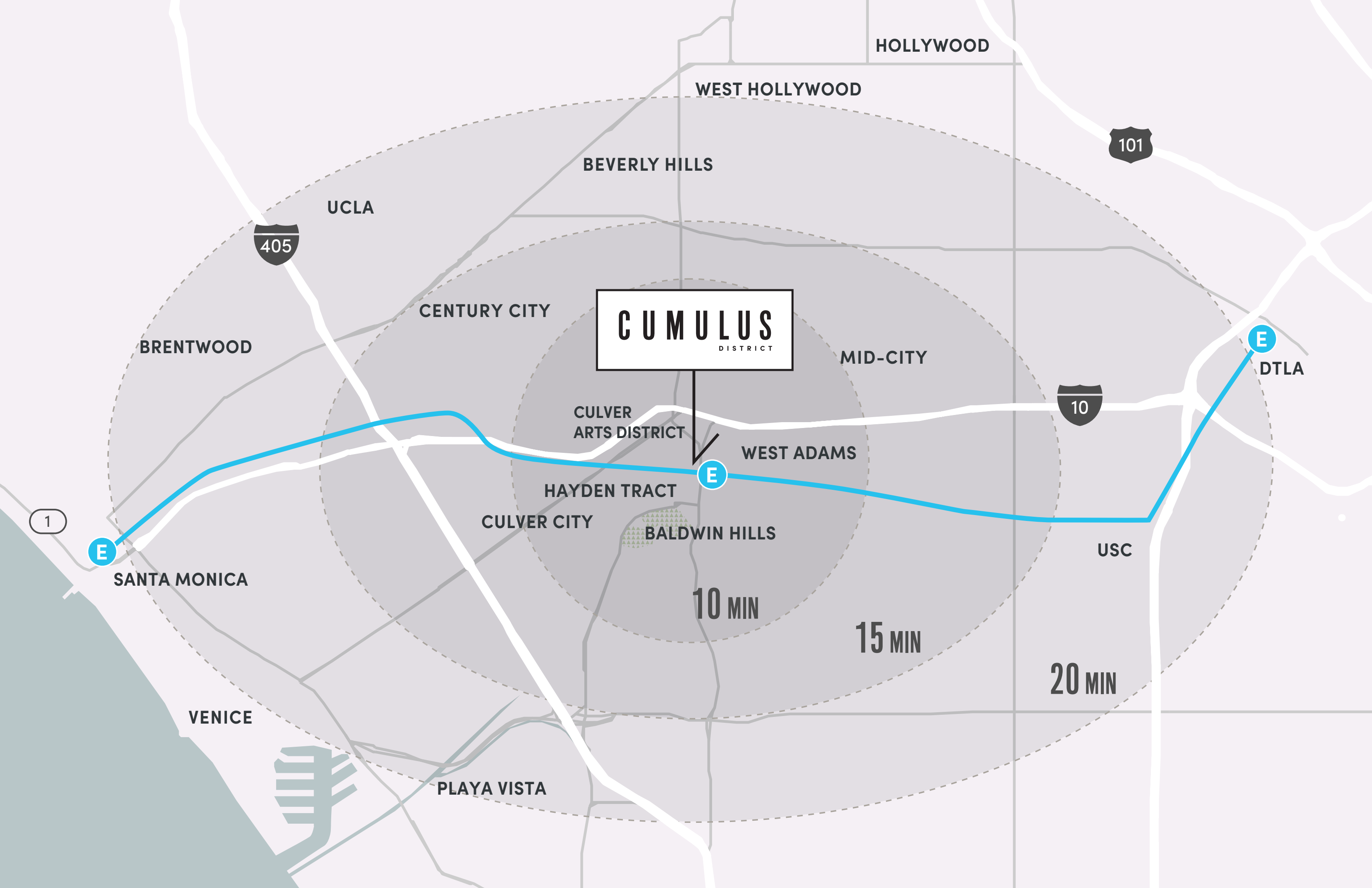
- 35 Amazon Studios
- 36 Apple
- 37 Beats by Dre
- 38 Microsoft
- 39 NPR
- 40 Smashbox
- 41 Sony
- 42 Warner Bros. Discovery
- 43 WeWork
- 44 The (W)rapper

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



CUMULUS
DISTRICT

HOLLYWOOD

WEST HOLLYWOOD

101

BEVERLY HILLS

UCLA

405

CENTURY CITY

MID-CITY

BRENTWOOD

E

DTLA

10

CULVER
ARTS DISTRICT

WEST ADAMS

E

HAYDEN TRACT

CULVER CITY

BALDWIN HILLS

USC

1

E

SANTA MONICA

10 MIN

15 MIN

20 MIN

VENICE

PLAYA VISTA

CULVER CITY HIGHLIGHTS



Whole Foods- Popular anchor grocer providing a wide variety of organic, conventional, and locally sourced produce, supporting a vibrant community atmosphere



Jinya Ramen- a beloved Ramen Bar offering a contemporary twist on traditional Japanese dining with broths simmered for 20 hours.



Pedal-Specialty e-bike retailer offering innovative, technology-driven bicycles for everyday mobility



Curo Petcare- a family owned practice offering veterinary services and best in class small animal hospitals.



Alchemist Coffee Project- a lively café offering specialty beverages, desserts and grab and go eats.



Perspire Sauna Studio- blends the time-honored benefits of traditional sauna with advanced infrared and red light therapy for a transformative experience.



Picala by Acme Hospitality- a vibrant gathering place, rooted in Spanish communal dining and offering ingredient-driven cuisine.



For the Win- always winning, high quality smashed patty burgers and sides.



Wells Fargo- providing banking, lending, investment, and wealth management solutions to individuals, businesses, and institutions worldwide.



Sandbox VR- delivers the world’s most advanced full-body VR experience, where groups of up to six freely roam immersive worlds with unforgettable adventures.



Motivate Pilates Studio- a high intensity, 45-minute Megaformer workout to sculpt the body from head to toe.



Tiev Med Spa- a thoughtfully designed, skin-first medspa offering revitalizing skincare with subtle enhancements.

50,000 sf retail & restaurant

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

WHOLE FOODS MARKET

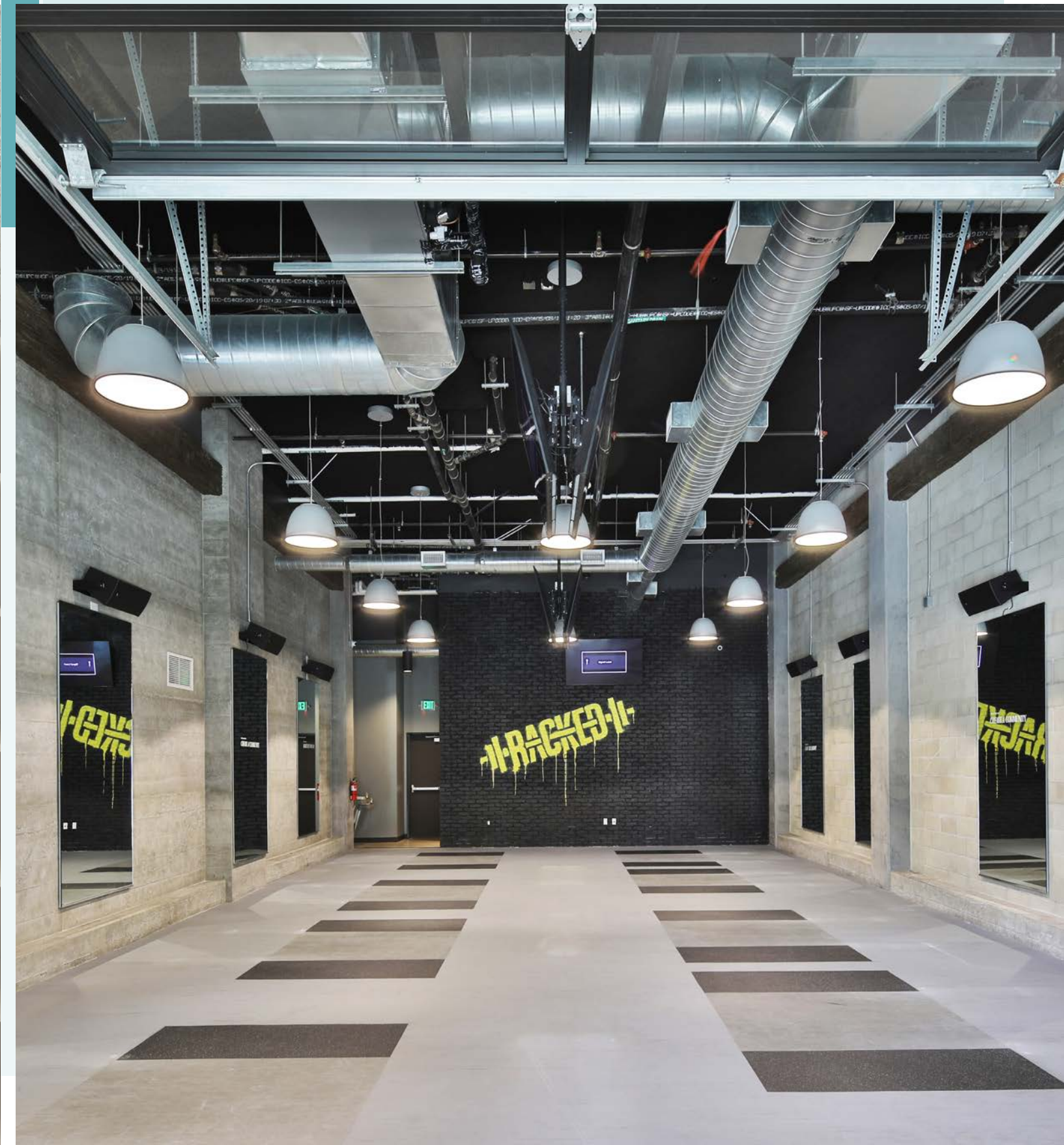
Exterior



Interior



Interior



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CBRE

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