

**FIRST GENERATION RESTAURANT/ RETAIL SPACE  
FOR LEASE**



**LEASING TEAM**

**Greg Briest**  
First Vice President  
Lic. 01949565  
M: +1 818 800 4492  
Greg.Briest@cbre.com

**Houman Mahboubi**  
Senior Vice President  
Lic. 01450237  
M: +1 310 210 1428  
Houman.Mahboubi@cbre.com

**Marisa Renfro**  
Vice President  
Lic. 02178774  
M: +1 949 922 7278  
Marisa.Renfro@cbre.com

**3321 S. LA CIENEGA BLVD**



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.



# SITE PLAN

Now available at the Cumulus District, a full service restaurant space sure to attract trendsetters and culturally savvy diners seeking exciting culinary experiences.

Ideal for a restaurant or retail brand aiming to create an exciting, inclusive environment.

Opportunity to build a loyal following among on-site residents, and visitors from surrounding neighborhoods, including creative, tech-forward professionals, media talent and commuter steady demand.



**AVAILABLE NOW**  
**UNIT U/V**

- FEATURES:**
- FULL SERVICE RESTAURANT BUILDOUT
  - PATIO
  - ± 5,096 SF
  - VISIBILITY
  - SIGNAGE
  - PROMINENT CORNER
  - STRONG CO-TENANCY



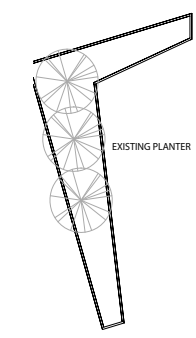
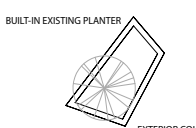
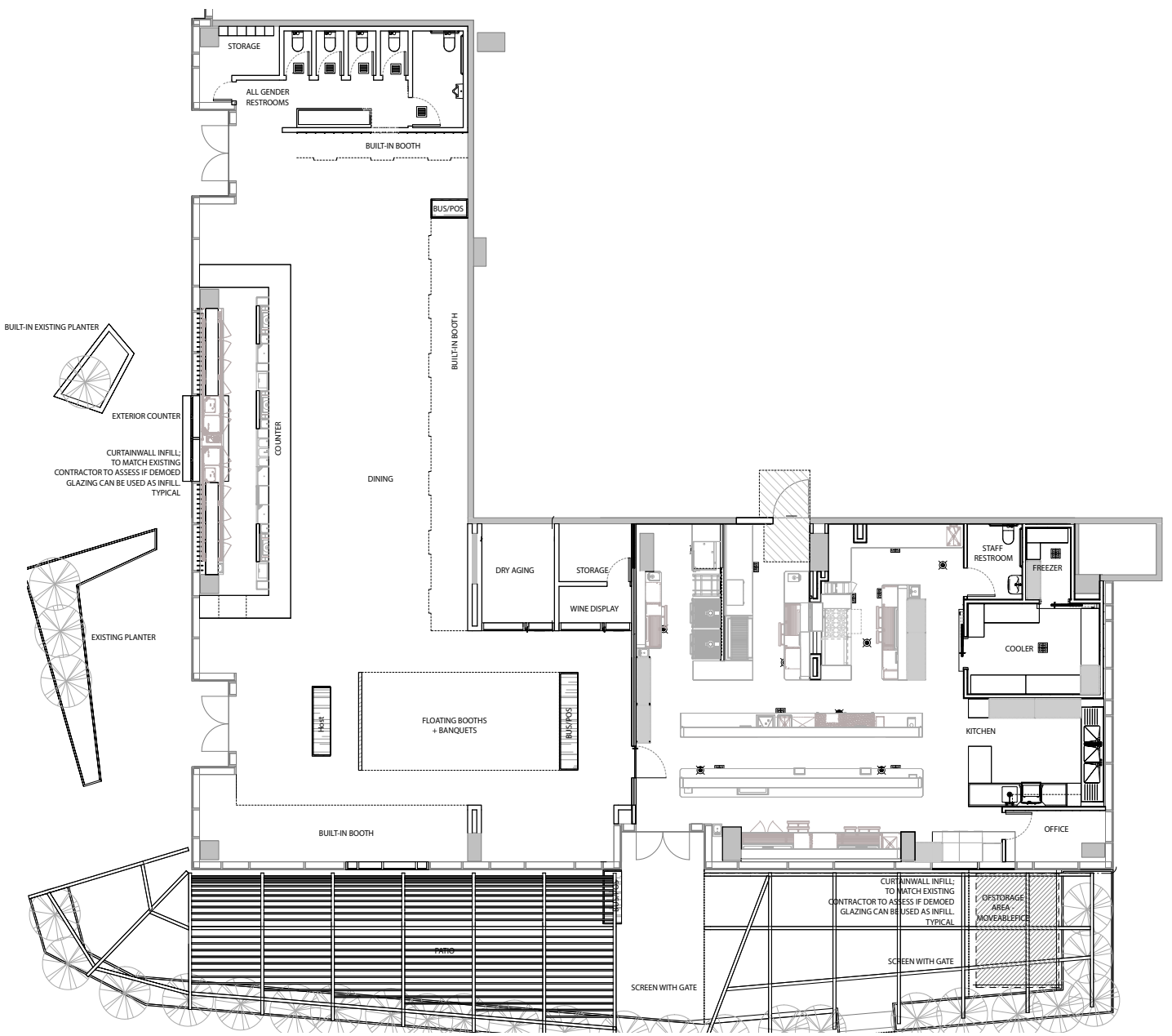
**Committed Tenants**



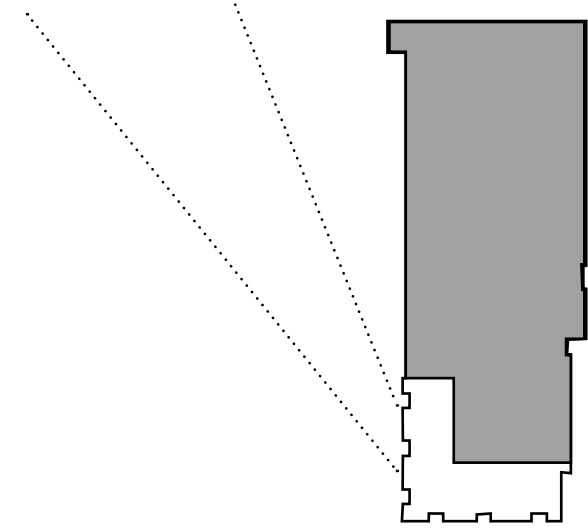
# CONCEPTUAL RENDERING- Exterior



# FLOORPLAN- UNIT U/V



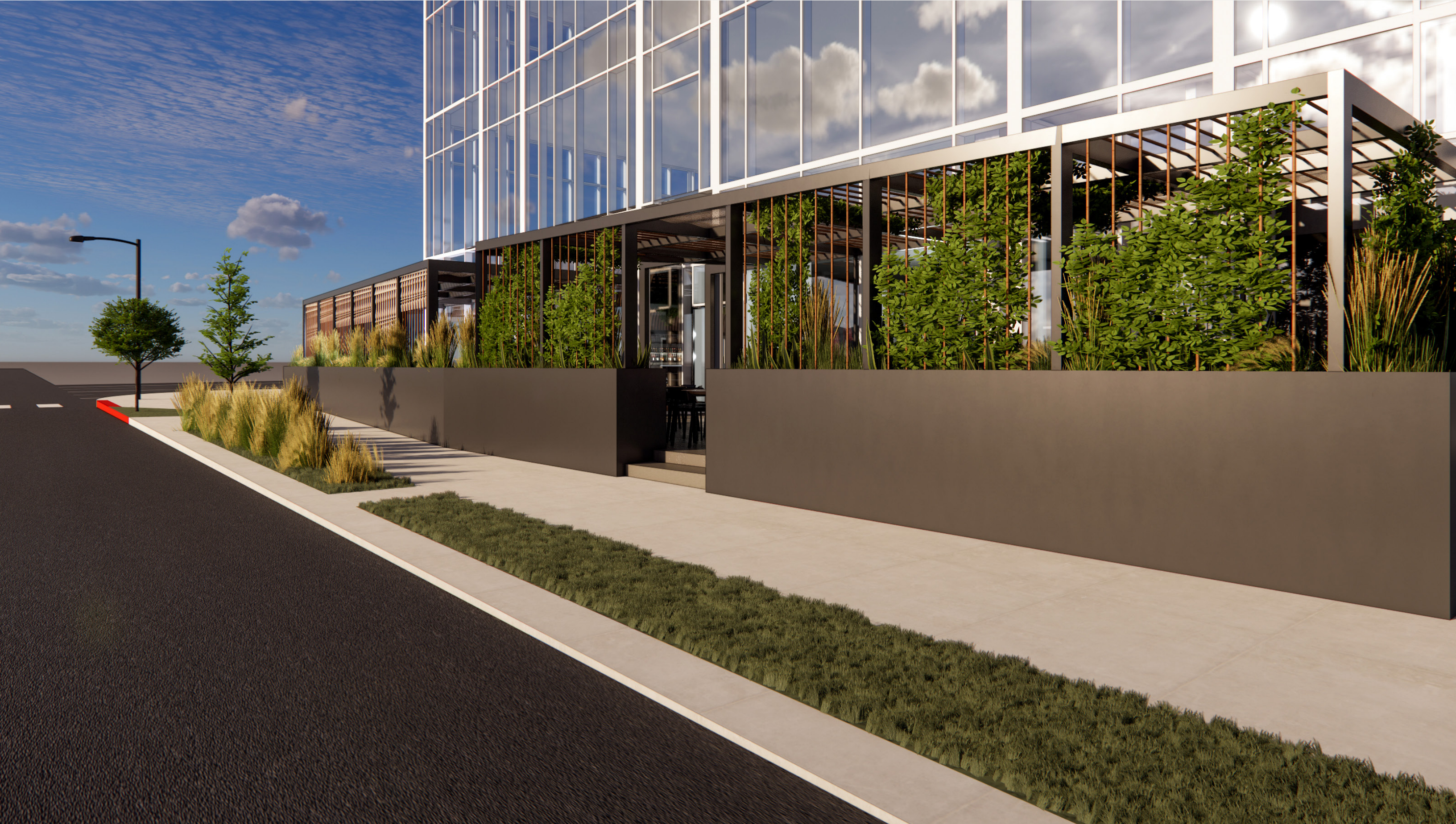
N LA CIENEGA BLVD



# CONCEPTUAL RENDERING- Patio



# CONCEPTUAL RENDERING- Exterior



# CONCEPTUAL RENDERING- Interior



# CONCEPTUAL RENDERING- Interior

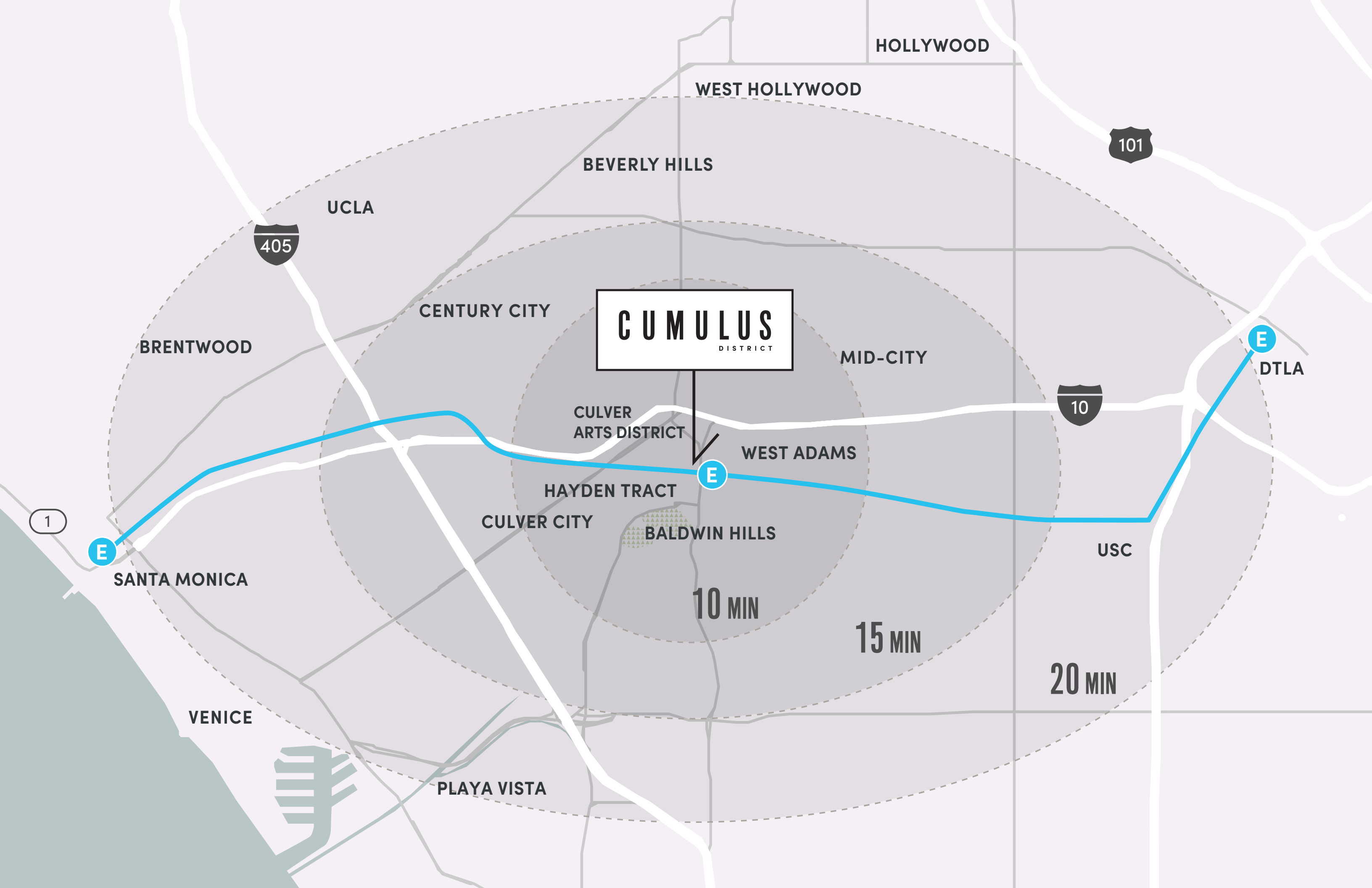


# A DYNAMIC INTERSECTION OF CREATIVE INNOVATORS, MEDIA PROFESSIONALS & AN AUTHENTIC URBAN EXPERIENCE



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.



**CUMULUS**  
DISTRICT



E

E

DTLA

E

SANTA MONICA

1

405

UCLA

BRENTWOOD

CENTURY CITY

BEVERLY HILLS

WEST HOLLYWOOD

HOLLYWOOD

101

MID-CITY

CULVER ARTS DISTRICT

WEST ADAMS

10

HAYDEN TRACT

CULVER CITY

BALDWIN HILLS

USC

10 MIN

15 MIN

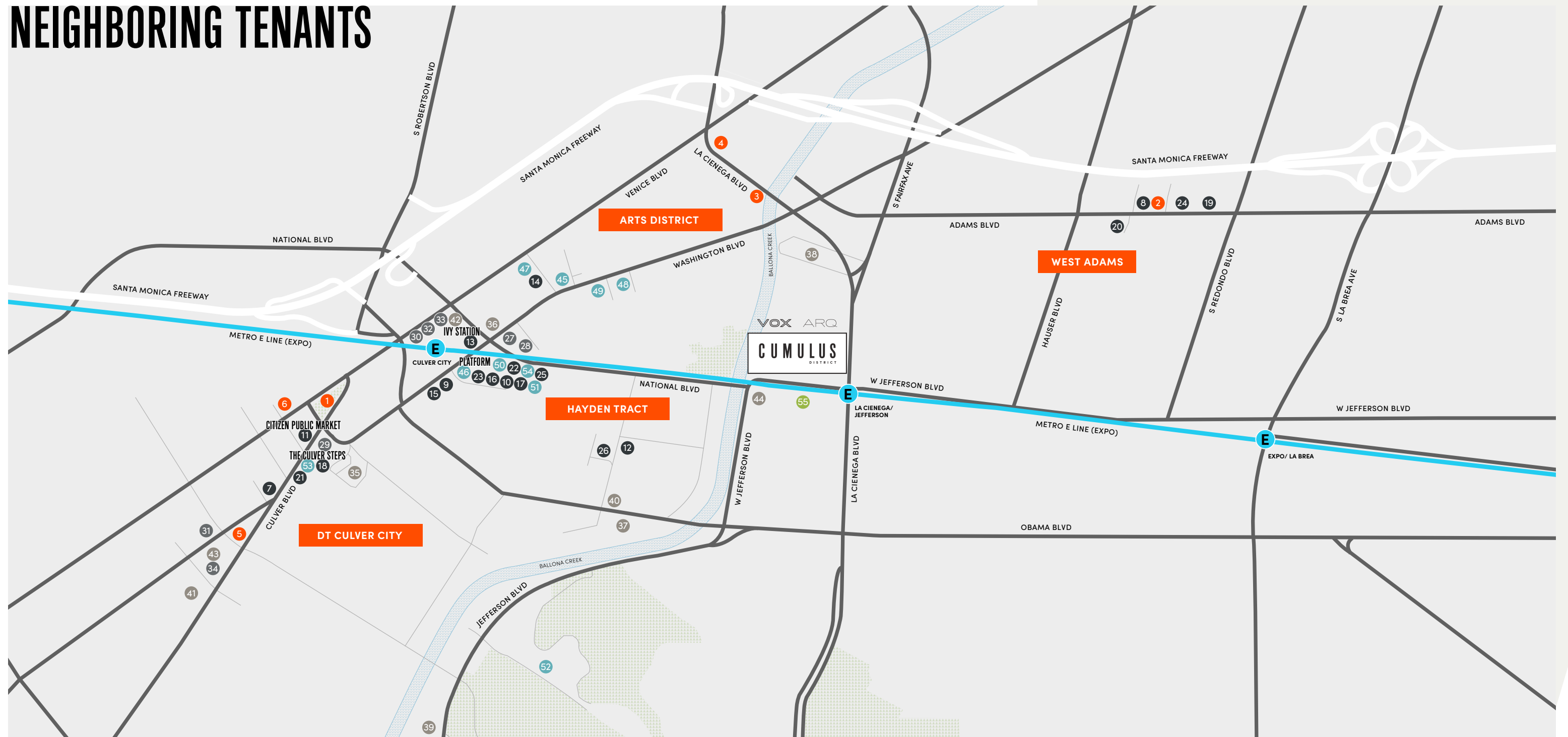
20 MIN

VENICE

PLAYA VISTA



# 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

# ONSITE CO-TENANTS



**Whole Foods-** offering a diverse selection of organic, conventional, and Sourced for Good produce, complemented by products from more than 40 local farms.



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



**Nike Training Studio-** a high-energy, rack-and-barbell 50-minute class strength training experience.



**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.

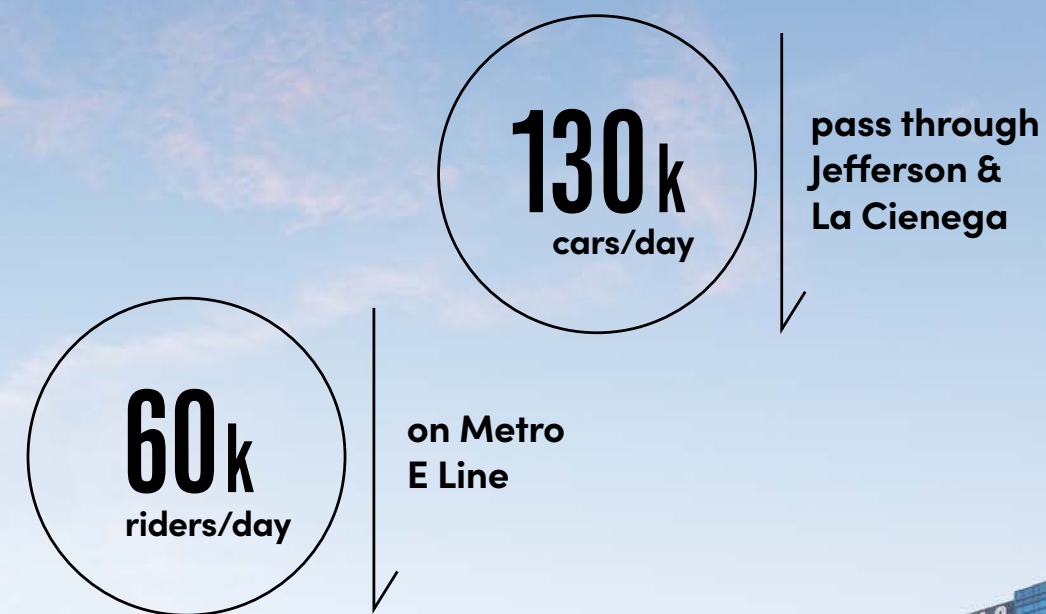
**50,000** sf retail & restaurant

**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



**FIRST GENERATION RESTAURANT/ RETAIL SPACE  
FOR LEASE**



**LEASING TEAM**

**Greg Briest**  
First Vice President  
Lic. 01949565  
M: +1 818 800 4492  
Greg.Briest@cbre.com

**Houman Mahboubi**  
Senior Vice President  
Lic. 01450237  
M: +1 310 210 1428  
Houman.Mahboubi@cbre.com

**Marisa Renfro**  
Vice President  
Lic. 02178774  
M: +1 949 922 7278  
Marisa.Renfro@cbre.com

**3321 S. LA CIENEGA BLVD**

