



HARLOW

RETAIL FOR LEASE

Second Generation Restaurant Opportunity

9901 WASHINGTON BLVD. CULVER CITY, CA



Overview

Fully built out, second generation restaurant available in one of Culver City's trendiest corridors. Step into a proven and electric dining scene, already celebrated for its destination eateries, chic gastropubs, and sophisticated cocktail bars.

At Harlow, you'll be joining **Breakfast Republic**, **Luna Grill**, **Burger Lounge**, **The Studio MDR**, and **Salon Centric** at the ground level of one of the city's most coveted, luxury apartment buildings.



Space Size
±1,791 SF



Walkable Parking
800+ Spaces



Lease Rate
Upon Request

Demographics

Position your restaurant at the epicenter of LA's new creative and tech corridor. While Culver City is steeped in cinematic history, its present and future are powered by global media giants like Apple TV+, Amazon Studios, and HBO. This daily influx of thousands of affluent professionals creates an unmatched, built-in audience with significant disposable income, actively seeking high-quality dining options for everything from business lunches and team dinners to after-work drinks.

With seamless public transit, including a light rail line connecting directly to Downtown LA, your reach extends across the entire city. This turnkey space offers a rare opportunity to launch immediately and tap directly into the momentum of one of Los Angeles's most prosperous and dynamic neighborhoods. Adjacent to Beverly Hills (to the north), Inglewood (to the south), and near downtown Los Angeles, Culver City is at the center of it all.



POPULATION

Total Population

| 1 MILE | 2 MILES | 3 MILES | 5 MILES |
|---------------|----------------|----------------|----------------|
| 46,699 | 131,893 | 307,189 | 891,870 |

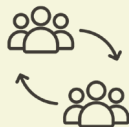


HOUSEHOLDS & INCOME

Total Households

Average HH Income

| 1 MILE | 2 MILES | 3 MILES | 5 MILES |
|------------------|------------------|------------------|------------------|
| 22,296 | 55,924 | 131,071 | 386,682 |
| \$167,306 | \$179,289 | \$175,578 | \$171,112 |



CONSUMER SPENDING

Total HH Expenditure

Outside Food

| 1 MILE | 2 MILES | 3 MILES | 5 MILES |
|-----------------|-----------------|-----------------|----------------|
| \$2.78B | \$7.19B | \$16.6B | \$47.9B |
| \$116.7M | \$302.6M | \$698.3M | \$2.01B |

Source: SitesUSA, 2025



Property Photos



Trade Area Map



Interstate Highway 10 260,000 VPD

VENICE CROSSROADS

ROSS CVS SPROUTS FARMERS MARKET

MOD PIZZA Starbucks Jersey Mikes NOAH'S BAGELS pure barre

9901 Washington Blvd

BREAKFAST REPUBLIC CALIFORNIA burgerlounge Luna Grill mediterranean kitchen

the studio (mdr) LOOK IT + FEEL IT + LIVE IT! SalonCentric

THE CULVER STEPS

amazon studios SEPHORA EREWHON

SALT & STRAW Mendocino Farms YUNOMI HANDROLL

corepower YOGA Philz Coffee Pop's Bagels



FOOD & BEVERAGE

- | | |
|--------------------------|-----------------------------|
| 1. Breakfast Republic | 11. Mod Pizza |
| 2. Luna Grill | 12. Starbucks |
| 3. Burger Lounge | 13. Jersey Mikes |
| 4. Philz Coffee | 14. Noah's Bagels |
| 5. Salt & Straw | 15. Crumbl |
| 6. Yunomi Hand Roll | 16. Nothing Bundt Cakes |
| 7. Mendocino Farms | 17. SideCar Doughnuts |
| 8. Pop's Bagels | 18. Dave's Hot Chicken |
| 9. Van Leeuwen Ice Cream | 19. Ike's Love & Sandwiches |
| 10. CAVA | 20. Versailles Cuban Food |

- | |
|---------------------------|
| 21. Bacari |
| 22. Citizen Public Market |
| 23. Joe & The Juice |
| 24. Sweet Wheat |
| 25. Fat Sal's |
| 26. Cafe Vida |
| 27. Homestate |
| 28. Go Get Em Tiger |
| 29. Kismet |

RETAIL

- Erewhon
- Sephora
- Trader Joe's
- Sprouts
- CVS
- Ross
- Whole Foods
- Target
- Ralphs
- Best Buy

FITNESS

- The Studio MR
- Corepower Yoga
- Equinox
- Pure Barre

HEALTH & BEAUTY

- Salon Centric
- Hydration Room
- European Wax Center

ENTERTAINMENT

- Culver Theater



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