

Glass Forest

8511 WARNER

AT CONJUNCTIVE POINTS, HAYDEN TRACT, CULVER CITY



RETAIL REINVENTED

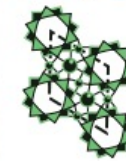


RETAIL REINVENTED

Glass Forest



DEVELOPED BY:



SAMITAUR CONSTRUCTS

DESIGNED BY:



ERIC OWEN MOSS
ARCHITECTS

LEASING TEAM:



Micheal S. Geller
Managing Director
micheal.geller@am.jll.com
License #00800010
(310) 486-1976

Gabriel J. Brown
Executive Vice President
gabe.brown@am.jll.com
License #01441920
(310) 435-4344

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

8511

8511 WARNER DRIVE, CULVER CITY



10,000 SF
RESTAURANT

41,520 SF
RETAIL

528
PARKING SPACES
(5/1,000 SF RATIO)

RETAIL REINVENTED

8511 Warner features 41,520 SF of retail space positioned around a dramatic four-level open-air courtyard with inclined glass walls maximizing sunlight to all retail levels. A technically unprecedented design of 198 linear glass tubes of varying lengths will highlight the courtyard's extraordinary ceiling structure with a spectacular night time lighting scheme.



RETAIL REINVENTED

THE HAYDEN TRACT

is a concentration of new and traditional media companies including Apple, Amazon and HBO who all have secured major locations to produce and create digital streaming content. The Hayden Tract is located immediately adjacent to Downtown Culver City.



CULVER CITY

is experiencing an influx of primarily younger generation residents attracted to the live-work lifestyle amenities that are developing across the city.



DEMOGRAPHIC SNAPSHOT - HAYDEN TRACT



55,000 SF
POPULATION
(1 MILE RADIUS)



38 YRS.
MEDIAN AGE



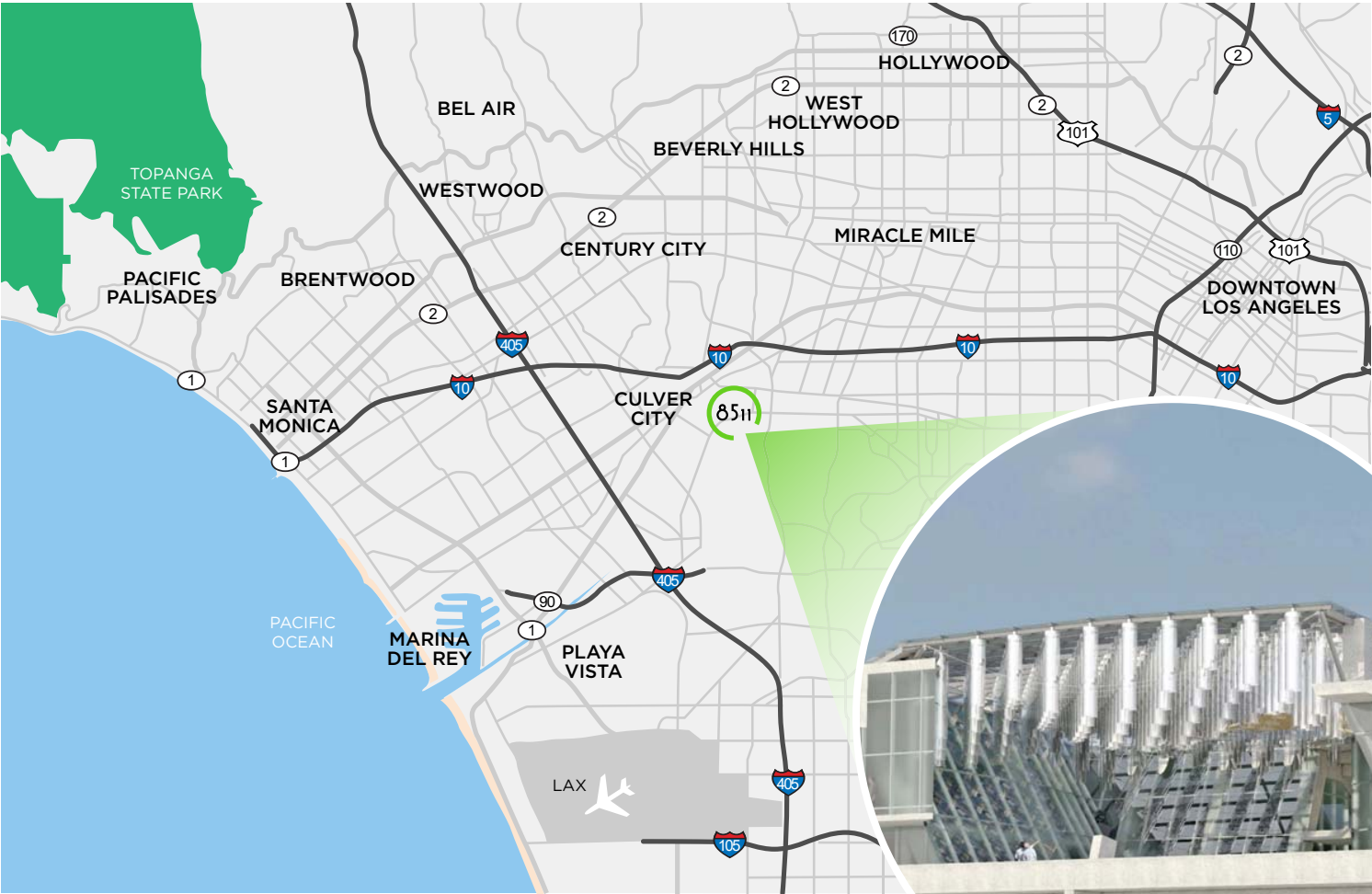
\$72,000
AVERAGE
HOUSEHOLD
INCOME



28,000 SF
POPULATION
EMPLOYED
(1 MILE RADIUS)



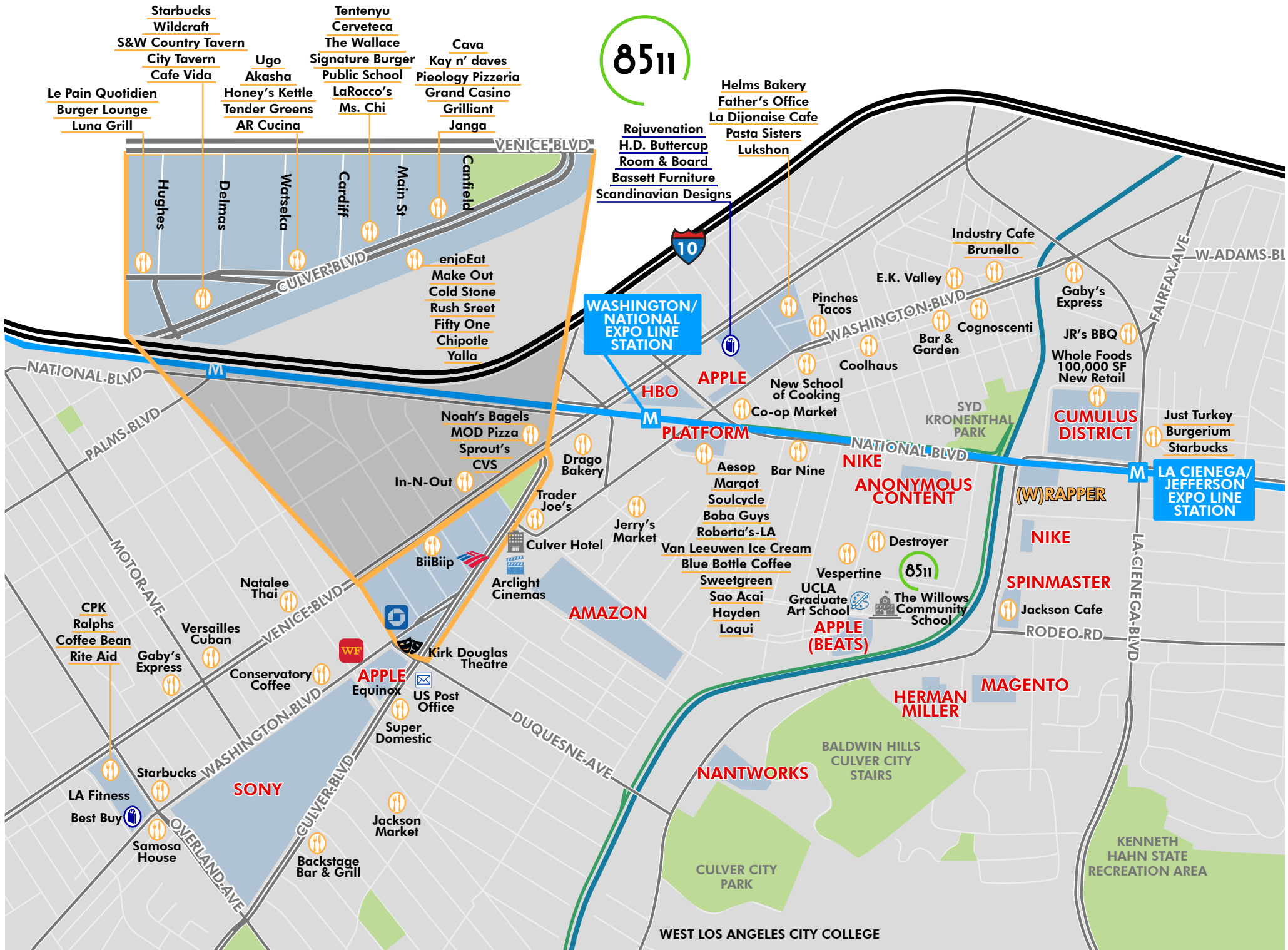
CONJUNCTIVE POINTS HAYDEN TRACT CULVER CITY



RETAIL REINVENTED



8511



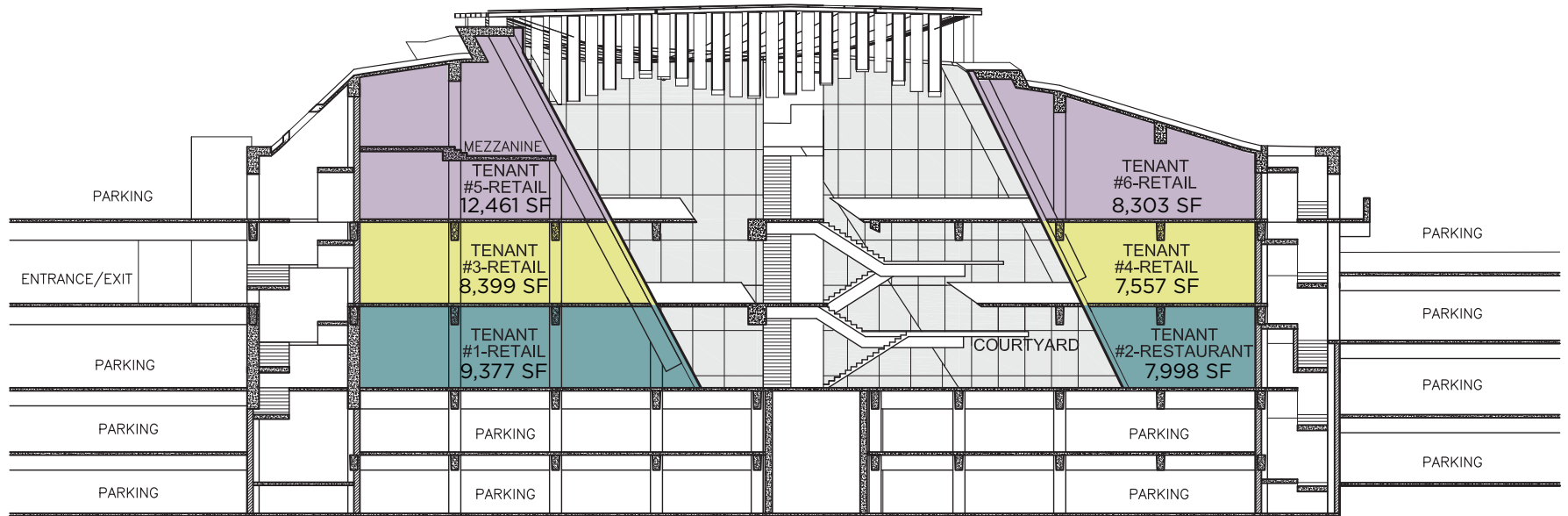
8511

CONJUNCTIVE POINTS HAYDEN TRACT CULVER CITY



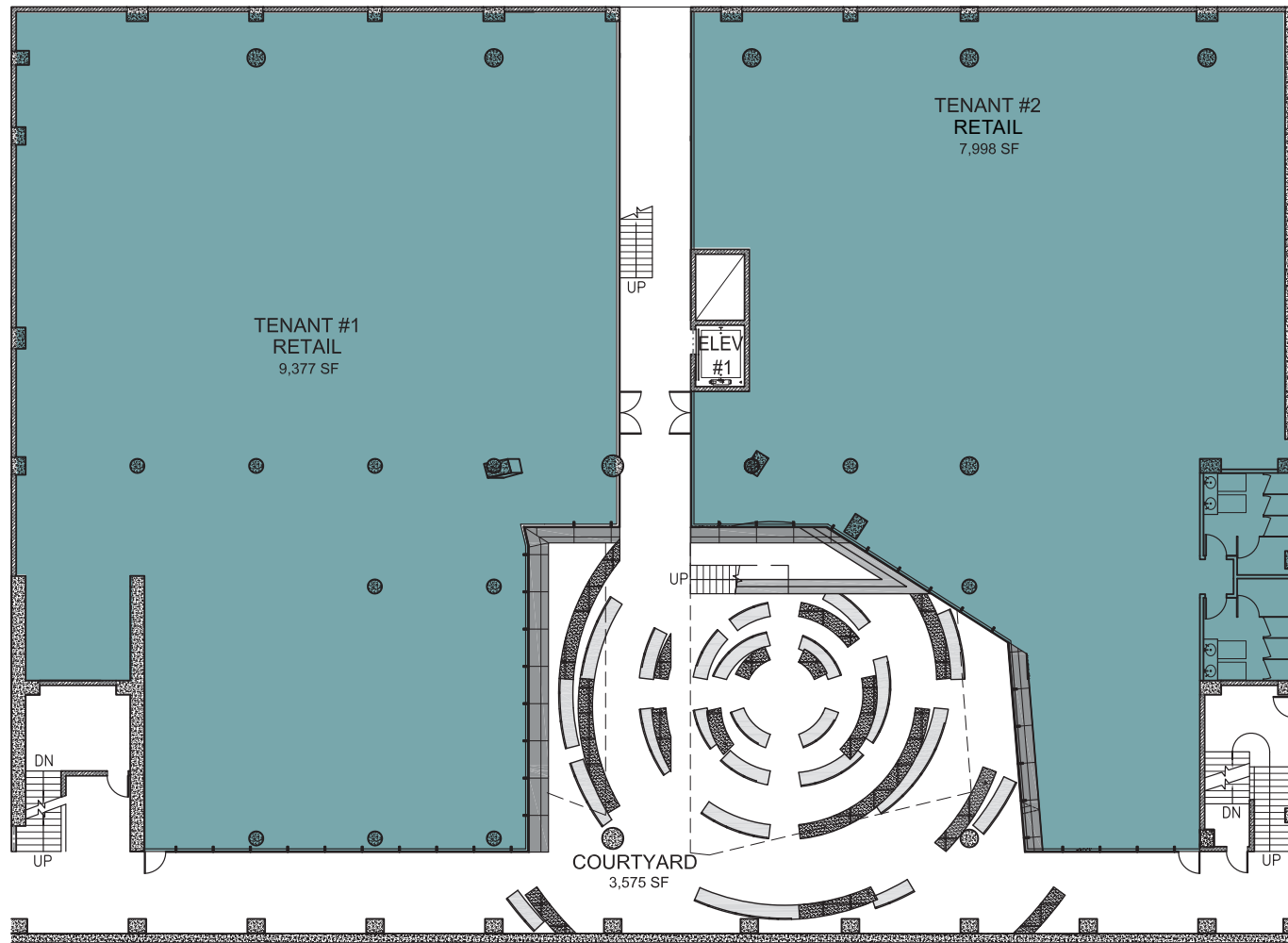
8511

BUILDING SECTION



8511

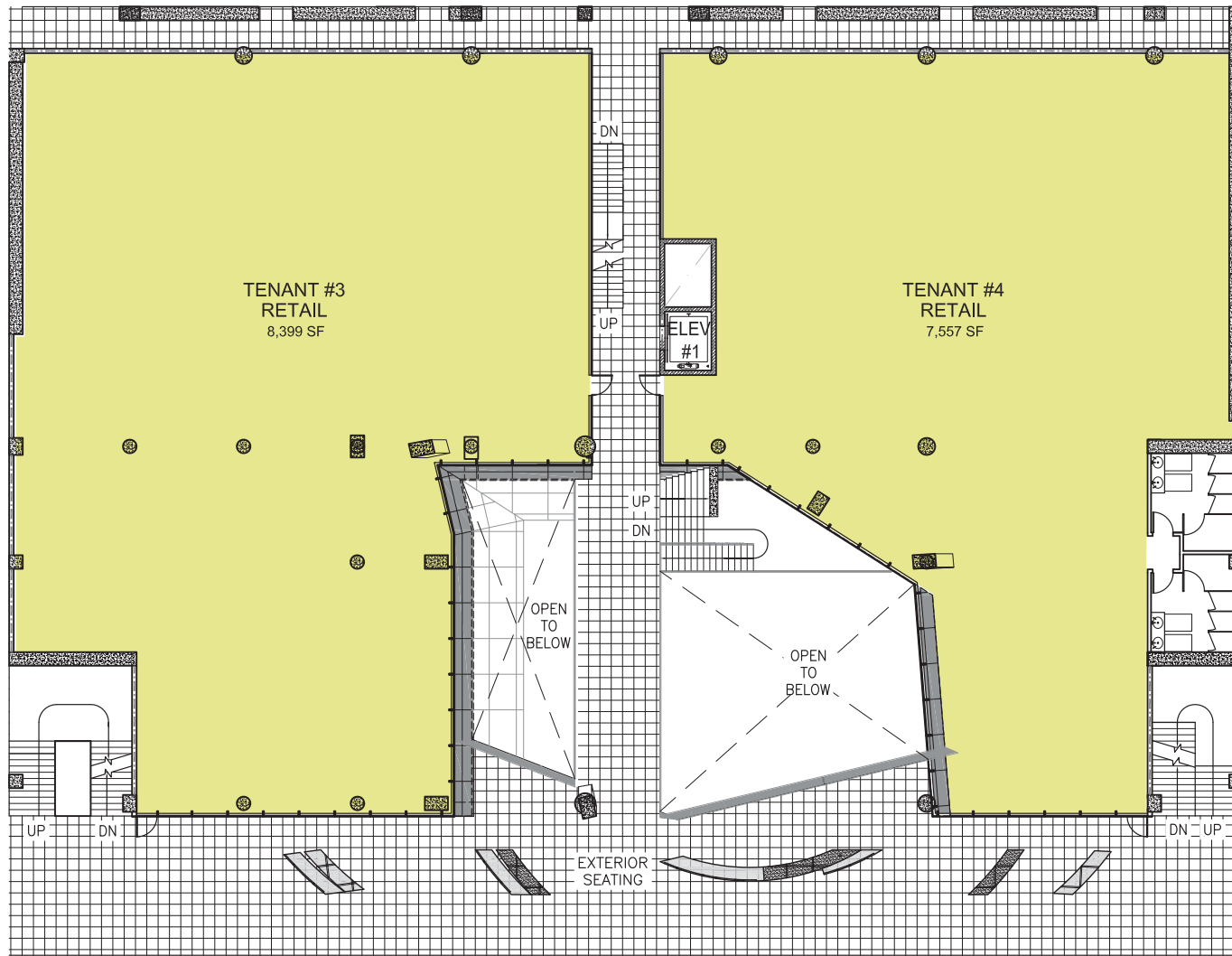
B1 LEVEL FLOOR PLAN



WARNER DRIVE

8511

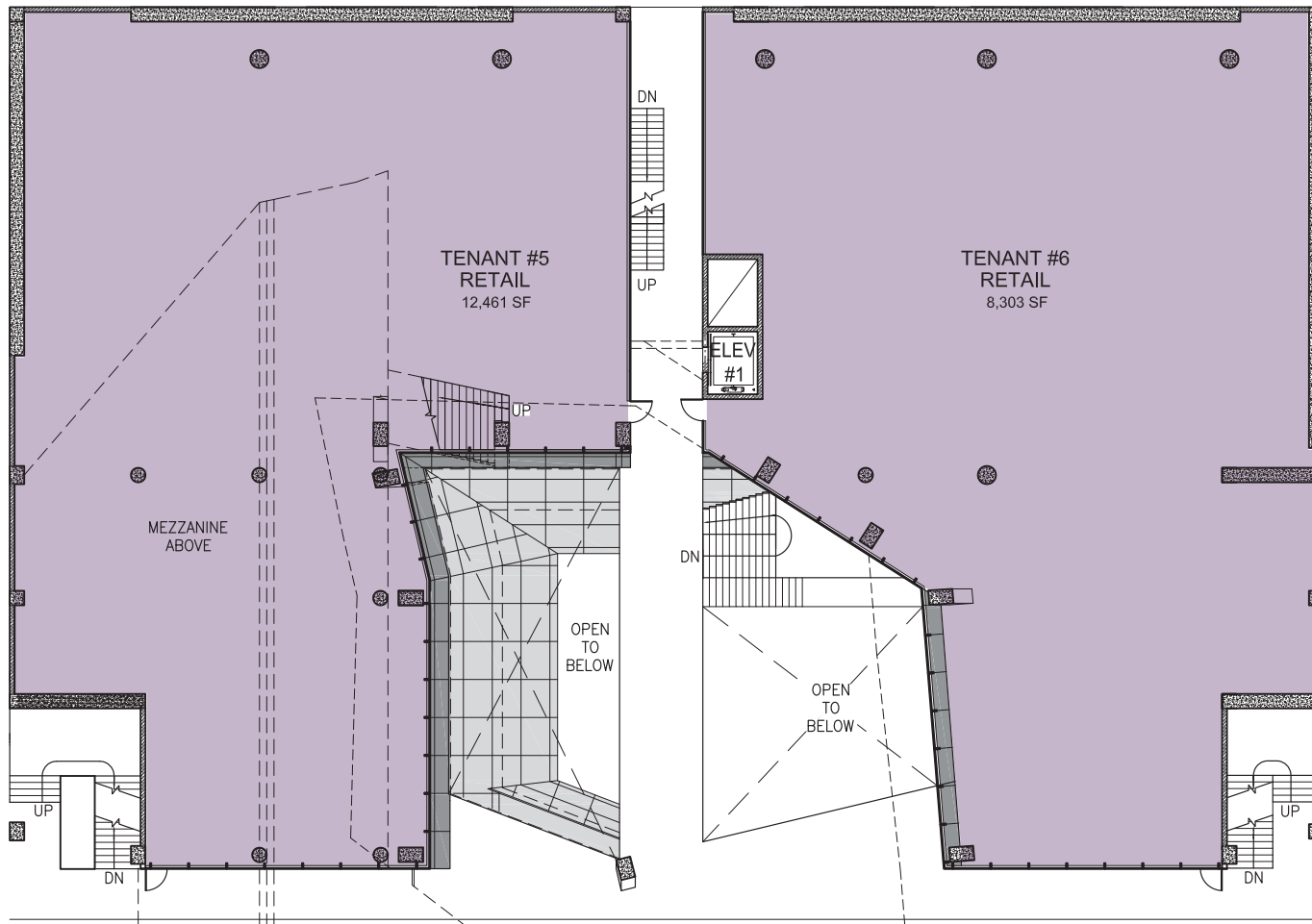
GROUND LEVEL FLOOR PLAN



WARNER DRIVE

8511

SECOND LEVEL FLOOR PLAN



WARNER DRIVE