



Neighborhood Guide

3306 Aria Lane, Los Angeles 90034

Location & Accessibility



- **Prime Westside Location:** Nestled between Culver City, Mar Vista, and Palms — with easy reach to Santa Monica, Beverly Hills, and Century City.
- **Commuter-Friendly:** Quick access to the 405 & 10 freeways, Metro Expo Line, and major travel routes including LAX.
- **Lifestyle Hub:** Perfectly positioned for work, leisure, and coastal living.

Dining & Nightlife



- **Culver City Arts District** – Hip coffee shops, breweries, and galleries.
- **Venice Blvd eateries** – ramen, vegan cafes, casual dining.
- **Downtown Culver City & The Culver Steps** – fine dining, gastropubs, farmers markets, plus a vibrant plaza of chef-driven eateries, shops, and community events.
- Local favorites: **Hatchet Hall, Lodge Bread Co., Etta, Lonzo's, The Culver Hotel, Father's Office.**

Shopping & Everyday Convenience



- **Westfield Culver City Mall** – major retailers & dining.
- **Trader Joe's, Whole Foods, Sprouts** nearby.
- **Neighborhood:** Culver City / Palms / Mar Vista
- **Walkability:** *High* – shops, dining, cafes nearby
- **Commute:** Easy access to Santa Monica, Beverly Hills, and Downtown LA

Parks & Outdoor Living



- **Mar Vista Recreation Center** – Tennis, basketball, fields, and community programs.
- **Culver City Stairs / Baldwin Hills Scenic Overlook** – Popular hiking with sweeping city views.
- **Kenneth Hahn State Recreation Area** – expansive park with trails, fishing lake, playgrounds, and skyline views.
- **Beach Access** – quick drive to Venice Beach & Marina del Rey for biking and sunset walks.

Schools & Community



- **Castle Heights Elementary (K–5)** – Top 10% of CA elementary schools, rated 9/10 on GreatSchools with ~74% English / ~73% Math proficiency.
- **Palms Middle School (6–8)** – Advanced Studies, Gifted/High Ability, Magnet, and Dual Language programs.
- **Alexander Hamilton High (9–12)** – 91% graduation rate, magnet academies, advanced academics, arts, and 60+ clubs.

★ *Why It Matters:* Families are drawn here for Castle Heights Elementary's strong reputation, with middle and high schools offering diverse academic and cultural pathways.

★ Why Buyers Love This Area



- **Unmatched location:** Beaches, Beverly Hills, Santa Monica, and Downtown LA all within easy reach.
- Urban convenience with a **neighborhood feel.**
- Thriving dining, shopping, and recreation scene.
- **Strong school zoning** supports long-term value.