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
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- **Walkability**: *High* shops, dining, cafes nearby
- Commute: Easy access to Santa Monica, Beverly Hills, and Downtown LA

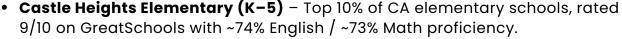
Parks & Outdoor Living

• 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





- 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.

