

**Retail / Owner User / Creative Office / Residential Conversion / Development Site**  
**Cap Rate 4.75% on Current Income and 7.79% on Projected Income**



**10401-10419 Venice Boulevard, Los Angeles CA 90034**



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The Venice Center is a 2-story retail and office building. It is situated in a desirable location at the prominent signalized corner of Venice Boulevard and Motor Avenue, with approximately 60,000 vehicles passing by each day. Walking distance to Downtown Culver City. The property lends itself to converting the 2nd-floor offices into creative space, 2nd-floor residential conversion, or possibly adding a 3rd floor, or redevelopment under the very generous City of Los Angeles Zoning.

### Building Size Approximately

Retail - 10,346 SF - 100% leased.  
Office - 15,000 SF - 12,000 SF vacant.  
Total - 25,346 SF. Buyer is advised to verify. LA Assessors indicate 26,246 SF.

### Parking

28 ground-level retail parking spaces.  
45 office parking spaces in the subterranean garage (subject to verification).

### Lot Size

The lot size is 23,880 SF. 145 feet of frontage on Venice Boulevard and 159 feet of frontage on Motor Avenue.

### Zoning & Development

Zoning is Los Angeles City MU(EC) - Mixed Use (Exposition Corridor).  
Potential to build up to 86,098 SF of mixed-use (Buyer to Verify).

### Projected Economics

Projected Gross Income \$838,133.52. [Click here for the Rent Roll and NDA.](#)  
Current Expenses - \$140,151.43 (based upon current taxes).  
Projected Net Income - \$697,982.09.  
2nd Floor Office 15,000 SF (approximately), of which 12,000 SF is vacant.  
**Cap rate is 4.75% on Current Income and 7.79% on Projected Income.**

### Highlights

The ground floor is 100% leased.  
The 2nd floor is partially leased, but the entire 15,000 SF is available.  
Features include numerous glass panels, natural light, and private patios.  
Elevator from the garage and ground floor to the 2nd floor

### Location

Easy access to the 405 and 10 Freeways, Culver City, Cheviot Hills, Century City, Beverly Hills, Westwood, West Los Angeles, Santa Monica, Venice, Marina Del Rey, and Mar Vista.

### Price

\$8,950,000.00.



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All information furnished is from sources deemed reliable and which we believe to be correct; however, no representation or guarantee is given as to its accuracy, and it is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker.

You are advised to conduct an independent investigation to verify all information.