



IDEAL OWNER USER

Westside Retail / Office Building For Sale



ADDRESS: **10401-19 Venice Boulevard, West Los Angeles, CA 90034**

BUILDING DATA: 25,346 SF 2-story retail and office building built in 1987/88.
9 Retail spaces on the ground floor totaling 10,346 SF.
15,000 SF of offices on the 2nd floor. Lots of glass, natural light, and private patios.
Elevator from the garage and ground floor to the 2nd floor.
The lot size is 23,880 SF approximately. Alleys in the rear and west side of the building.
140' of linear frontage on Venice Boulevard.
Zoning is Los Angeles City MU(EC) - Mixed Use (Exposition Corridor).

AVAILABLE SPACE: Office: Up to 15,000 Square Feet of Offices are available on the 2nd floor.

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

AREA DESCRIPTION:

- ◆ Located on the prominent corner of Venice Boulevard and Motor Ave.
- ◆ Walking distance to Downtown Culver City.
- ◆ Great access to Public Transportation.

PRICE: \$11,750,000.00 all cash to Seller.

INCOME & EXPENSES [Click here](#) to go to the property Website to obtain the rent roll and expenses.

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