



PRELIMINARY NOTICE
Westside Retail / Office Building For Sale
Owner User or Investment



ADDRESS:	10401-19 Venice Boulevard, West Los Angeles, CA 90034	
BUILDING DATA:	<p>26,246 SF 2-story retail and office building built in 1987/88. 8 Retailers on the ground floor. Offices on the 2nd floor with lots of glass, abundant natural light, and private patios.</p> <p>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).</p>	
AVAILABLE SPACE:	<p>Retail: 1 retail space. Office: Up to 14,294 Square Feet of Offices are available on the 2nd floor.</p>	
PARKING:	<p>26 ground-level retail parking spaces. 45 office parking spaces in the subterranean garage (subject to verification).</p>	
AREA DESCRIPTION:	<ul style="list-style-type: none"> ◆ 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.	
AGENTS:	Contact Agents for Rent Roll and Expenses.	
	<p>Evan Pozarny Executive Vice President (310) 458-4100 Ext. 221 DRE 01304769 epozarny@muselli.net</p>	<p>Vincent Muselli President 310-458-4100 Ext. 204 DRE 00825237 muselli@muselli.net</p>

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