

10959 Venice Blvd

## West Los Angeles Live/Work Showroom Property

10959 Venice Blvd, Los Angeles, CA 90034

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**Calling all creatives and entrepreneurs!** Here's your chance to own a unique live/work gem in one of LA's most vibrant corridors. Muselli Commercial Realtors is thrilled to present 10959 Venice Blvd—a stylish and flexible 1,386 sq ft mixed-use property perfectly positioned near Culver City, Mar Vista, and Venice.

This versatile space is ideal for a showroom, studio, office, or inspiring home base—whatever your vision, the possibilities are endless! Just minutes from top dining, shopping, and the beach, the location couldn't be better.

Delivered vacant and ready to show—come make it yours!

<b>Size</b>	Approximately 1,386 SF.
<b>Asking Price</b>	\$1,450,000
<b>Highlights</b>	<p>Multi-space office showroom.</p> <p>Previously occupied as a popular art gallery.</p> <p>1 full bath (with 1948 cast iron tub), and 1 half bath.</p> <p>Modern kitchen with concrete countertops.</p> <p>High-end appliances including dishwasher and washer &amp; dryer.</p> <p>Spacious covered patio ideal for entertaining.</p> <p>Polished concrete floors.</p> <p>Wide open, bright, lots of natural light.</p> <p>Large closet storage area.</p>
<b>Parking</b>	2 car secured parking garage
<b>Zoning</b>	C2-1



## Area Demographics

Radius	2 Miles	5 Miles	10 Miles
2024 Household	73,039	285,895	854,800
Median Household Income	\$100,334	\$106,573	\$78,891
Daytime Employees	127,013	581,514	1,199,274
Daytime Employees	457,917 Vehicular Traffic within .19 miles of the property. Data from 2022 survey.		



## Culver City Adjacent



Culver City is a rare gem in Los Angeles—a place where rich Hollywood history meets a new wave of innovation and community revival. Once home to classic film studios like MGM, the city still embraces its cinematic roots, with iconic landmarks like Sony Pictures Studios anchoring its identity. The charm of its historic downtown, lined with vintage architecture, theaters, and walkable streets, gives the city a unique, nostalgic energy that’s hard to find elsewhere in LA.

In recent years, Culver City has transformed into a creative and tech hub, attracting major players like Apple, Amazon, and TikTok. Neighborhoods like the Hayden Tract have become hotbeds for cutting-edge design and innovation, while surrounding residential areas such as Carlson Park and Culver West are experiencing a renaissance of their own—welcoming a new generation of homeowners drawn to the area's schools, green space, and tight-knit vibe. The combination of thriving business districts and family-friendly neighborhoods makes Culver City one of the most balanced and desirable places to live and work.

Fueling the excitement is a wave of thoughtful development—from Ivy Station to The Culver Steps—bringing new restaurants, boutique hotels, retail, and public gathering spaces that have redefined the city’s modern landscape. With easy access to the Expo Line, bike paths, and freeways, Culver City offers connectivity without sacrificing community. It’s a place that honors its past while building an exciting future—making it an ideal spot for both residential and commercial investment.



## Interior Photos



## Interior Photos





## Front and Back Patio Spaces



## Floor Plan - 1,386 SF





## Surrounding Retailers and Landmarks

