

Retail / Owner User / Creative Office / Residential Conversion / Development Site



FOR SALE - FOR LEASE
10401-10419 Venice Boulevard, Los Angeles CA 90034



Vince Muselli, President
(310) 458-4100 ext: 204
muselli@muselli.net
DRE License 00825237

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

The Venice Center is a 2-story retail and office building. It is situated at the 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

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

Parking

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

Lot Size

The lot size is 23,880 SF. There is 145 feet of frontage on Venice Boulevard and 159 feet of frontage on Motor Avenue. Alley in the rear for garage access.

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).

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.

Highlights

The 2nd 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

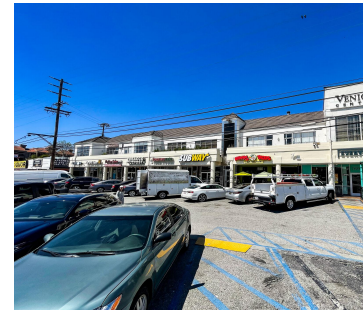
Easy access to the 405 and 10 Freeways, Culver City, Cheviot Hills, Century City, Beverly Hills, Westwood, West Los Angeles, Santa Monica, Venice, Marina Del Rey, and Mar Vista.

Purchase Price

\$7,950,000.00

Rental Terms

\$1.95 per SF Modified Gross. Tenant pays for Janitorial and Prorated Utilities, and \$100 per parking space. **Short rental available.** For lease as is currently demised. See attached floor plan.



Muselli Commercial Realtors, 1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

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.

2nd Floor Layout

2/21/25, 10:11 AM

TARSONS BUILDING.png

