RETAIL/RESIDENTIAL BUIDLING FOR SALE

West Los Angeles Owner/User Retail



8733 Venice Boulevard Los Angeles CA 90034

MUSELLI COMMERCIAL REALTORS

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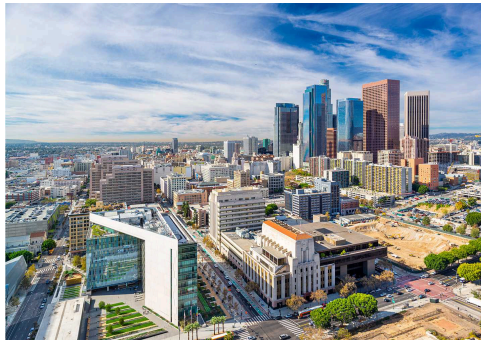
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Muselli Commercial Realtors is pleased to present a rare opportunity to own a freestanding commercial building in the West Los Angeles commercial corridor near the Culver City border. The property features a traditional storefront with a combination of commercial and residential use, offering potential appeal to investors, owner-users, and businesses seeking a presence in a highly accessible urban location.

8733 Venice Blvd offers prominent street exposure and convenient access to surrounding residential neighborhoods, local businesses, and major Westside destinations. The property benefits from a vibrant, established neighborhood characterized by a diverse mix of local businesses, retail storefronts, restaurants, and residential communities. Nearby destinations include the **Helms Design District**, a popular hub for furniture showrooms, design retailers, and dining, along with a variety of neighborhood-serving businesses and services. The surrounding area offers convenient access to Culver City, the greater Westside, and major employment centers, making it an appealing location for businesses seeking visibility and connectivity. The property provides an ideal setting for a flagship showroom, wellness concept, or retail destination.

Price: $1,250,000.00

Size: Building Size: Approximately 1,152 SF per assessor records plus 400 SF Apartment.
Lot Size: Approximately 2,500 SF per assessor records.



Parking: 1 parking spot in the rear of the building. Ample street parking.

Highlights:
Large open studio space
Exposed wood beams
Backroom/Storage area
1 Restroom
1 bedroom apartment in the rear of the building currently leased for $1,337.00/month

Ideal Uses: Showroom • Retail Flagship • Wellness • Design Studio • Boutique Fitness • Specialty Food • Beauty & Personal Care



APN: 4312-004-012

Current Tenant: Studio Elevate Pilates Studio. The front unit is owner occupied and will be delivered vacant.

Zoning: C2-2D-CPIO. Buyer is advised to verify zoning and allowable uses.

Demographics:
930K+ population within 5 miles
$95K + median household income within 5 miles
$1.1M+ median home values
84K daytime population within 5 miles

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Photos



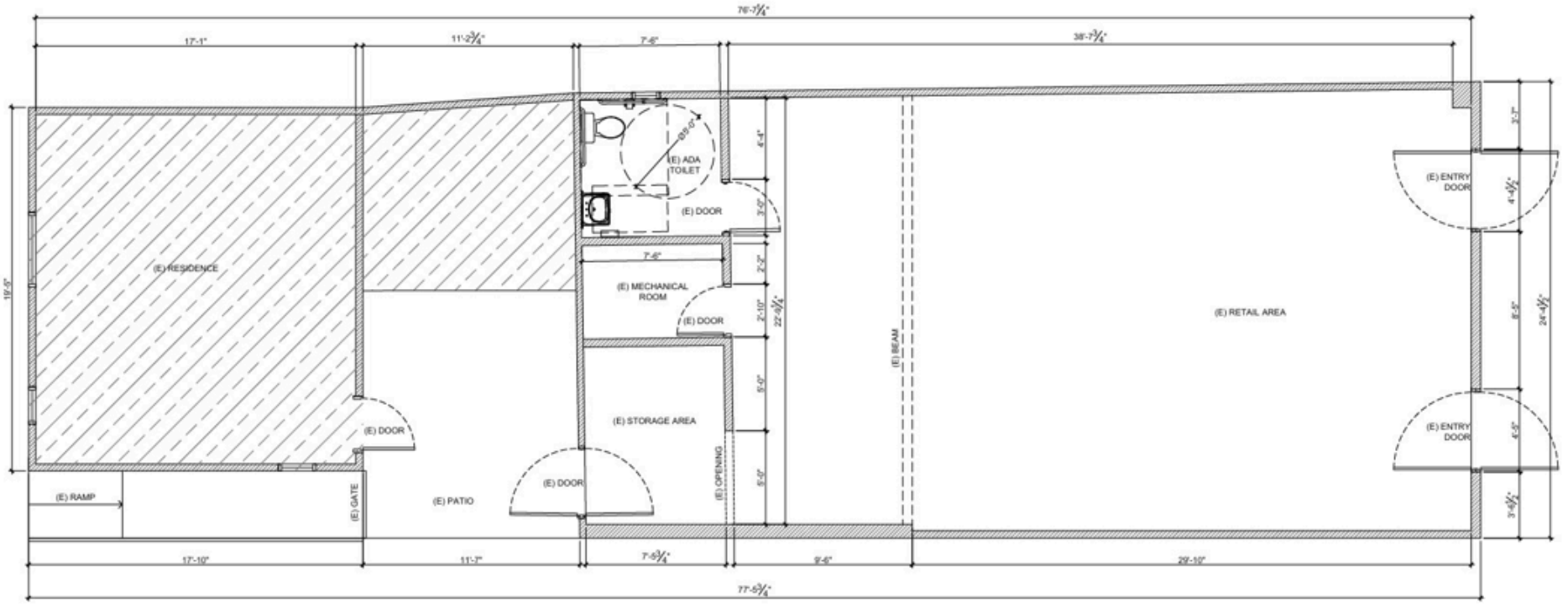






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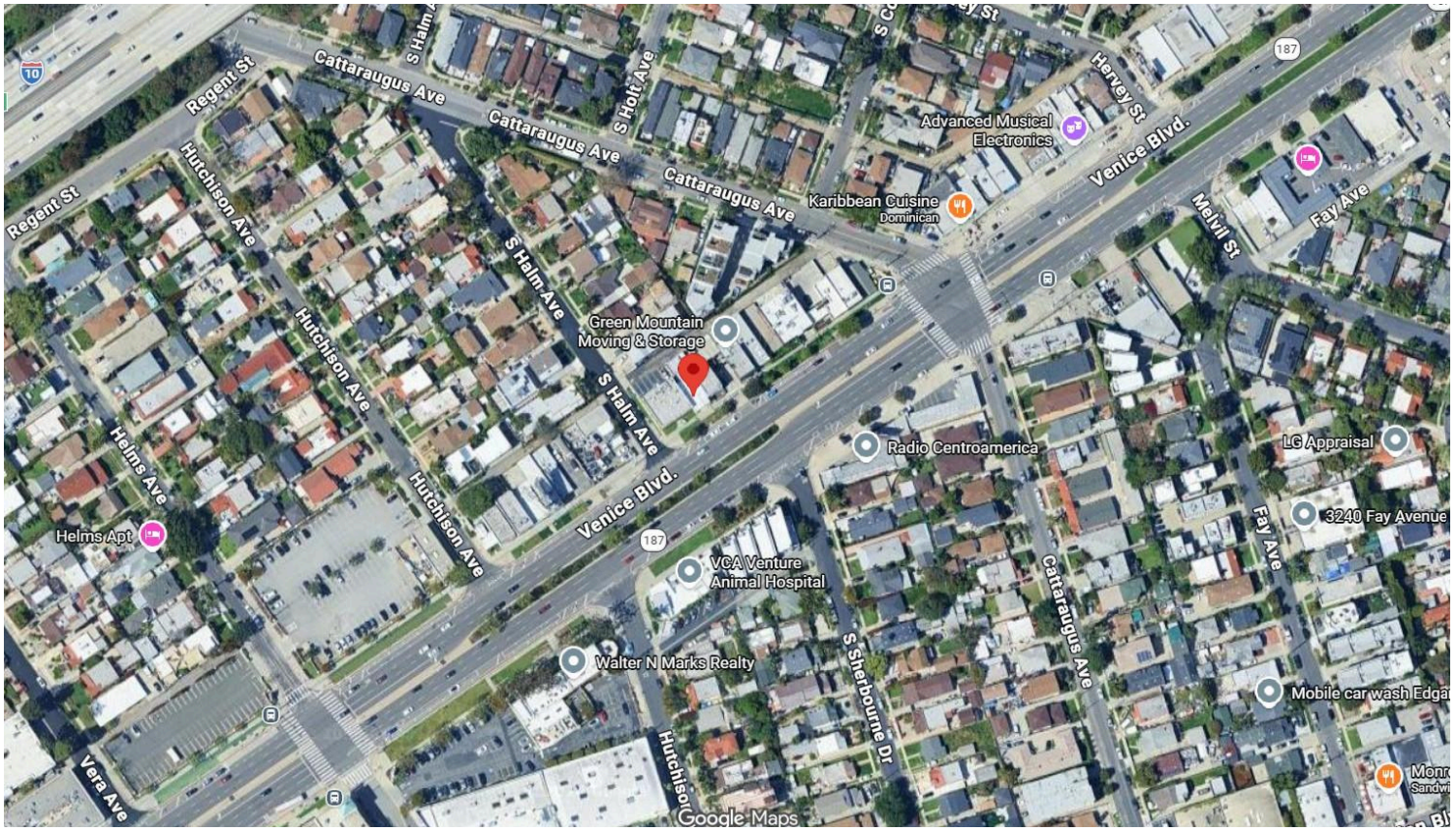
FLOOR PLAN



*Floorplan is not 100% accurate

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Location Map



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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy, and 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 and check with the local zoning authority to verify that your intended use is allowed.