

11221 VENICE BLVD, LOS ANGELES, CA 90066

**OWNER-USER
OPPORTUNITY**

11221 Venice Blvd
LOS ANGELES, CA 90066



Tuller Ave.

S Sepulveda Blvd. (+31,873 CPD)

Venice Blvd. (+69,000 CPD)





San Diego Fwy 405 (+316,000)

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Aerial Map

San Diego Fwy 405 (+316,000)



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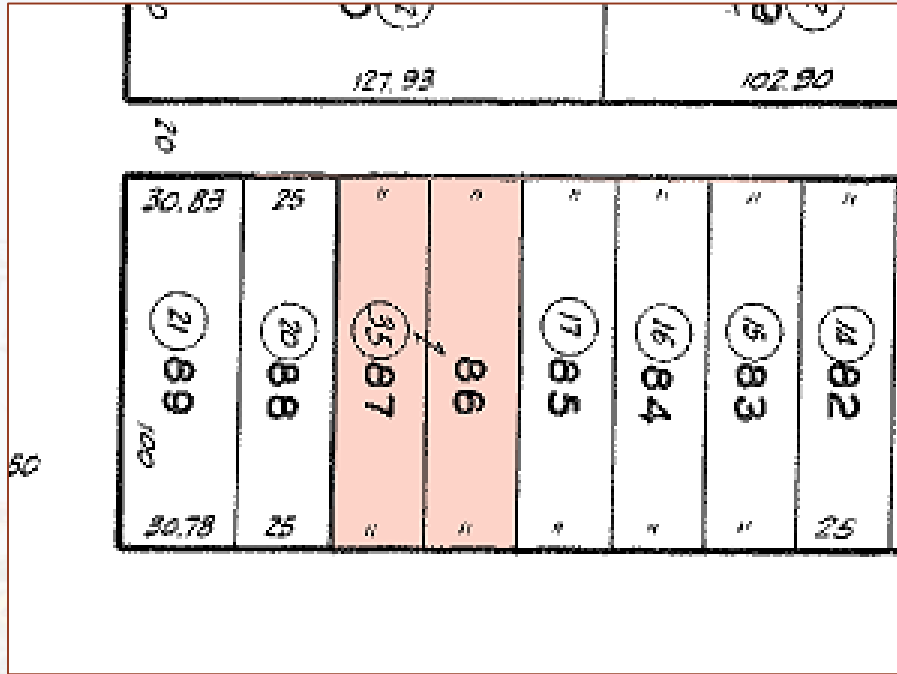
Site Summary

Address:	11221 Venice Blvd Los Angeles, CA 90066
APN:	4252-001-035
Sale Price:	\$2,750,000
Annual Gross Income:	\$150,000
Zoning:	C2-1
Gross Building Sq Ft:	3,000sq. ft.
Land Sq Ft:	5,000 sq. ft.
Built:	1964
Parking:	10 Spaces (5 Front & 5 Rear)
TOC:	Tier 3

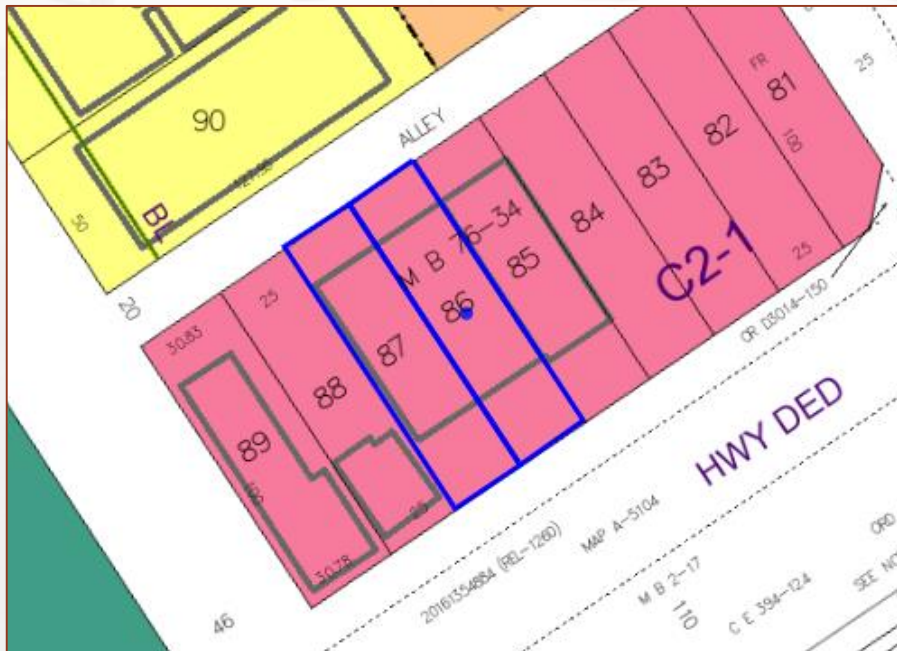
Property Highlights

- Ideal for Owner-User
- Current Tenant – Month-To-Month w/ no options to extend.
- Close Proximity to Santa Monica, Venice, and Marina Del Rey.
- Freeway (405) adjacent visibility
- Future Redevelopment potential
- Buyer may obtain new financing at current market rates.

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Zoning: C2-1



The information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Commerical Building Sale Comparables



#	Sale Date	Address	Sale Price	Building Size	Price Per SF	Lot Size
1	2/7/2019	4364 Sepulveda, Culver City, CA 90230	\$3,225,000	4,435 sq. ft.	\$727	6,970 sq. ft.
2	11/20/2018	11309 Venice Blvd, Los Angeles, CA 90066	1,600,000	2,350 sq. ft.	\$681	2,374 sq. ft.
3	9/17/2018	10853 Venice Blvd, Los Angeles, CA 90034	\$2,056,259	3,528 sq. ft.	\$582	6,970 sq. ft.
4	9/5/2018	10754 Washington Blvd, Culver City, CA 90232	\$2,700,000	3,350 sq. ft.	\$806	4,356 sq. ft.
5	7/13/2018	3678 Overland, Los Angeles, CA 90034	\$2,750,000	3,250 sq. ft.	\$846	6,277 sq. ft.
6	3/16/2018	4406 Sepulveda Blvd, Culver City, 90230	\$2,450,000	4,054 sq. ft.	\$604	6,534 sq. ft.
7	3/15/2018	3630 Overland Ave, Los Angeles, CA 90034	\$2,300,000	3,050 sq. ft.	\$754	5,824 sq. ft.
		11221 Venice Blvd, Los Angeles, CA 90066	\$2,750,000	3,000 sq. ft.	\$917	5,000 sq. ft.

Market Overview

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Venice Blvd.

Demographics

	1 Mile	3 Mile	5 Mile
2018 Total Population	48,442	287,176	768,598
2018 Households	20,995	126,595	341,776
% Population Growth 2018-2023	1.40%	1.68%	1.88%
% Household Growth 2018-2023	1.32%	1.57%	1.88%
2018 Household Income: Average	\$70,368	\$85,116	\$80,356

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