



SANTA MONICA BEACH

DOWNTOWN
SANTA MONICA

SANTA MONICA AIRPORT

SUBJECT PROPERTY

10859

VENICE BOULEVARD
LOS ANGELES | CA

For More Information, Contact:

CHUCK BRILL

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CA BRE License # 00974481

DAUM
COMMERCIAL REAL ESTATE SERVICES

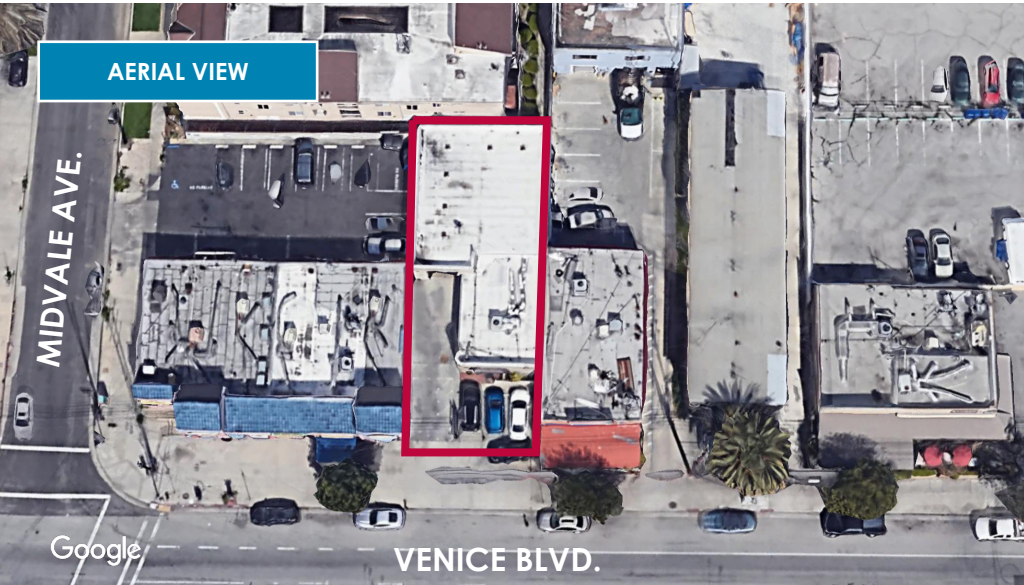
SUBJECT PROPERTY



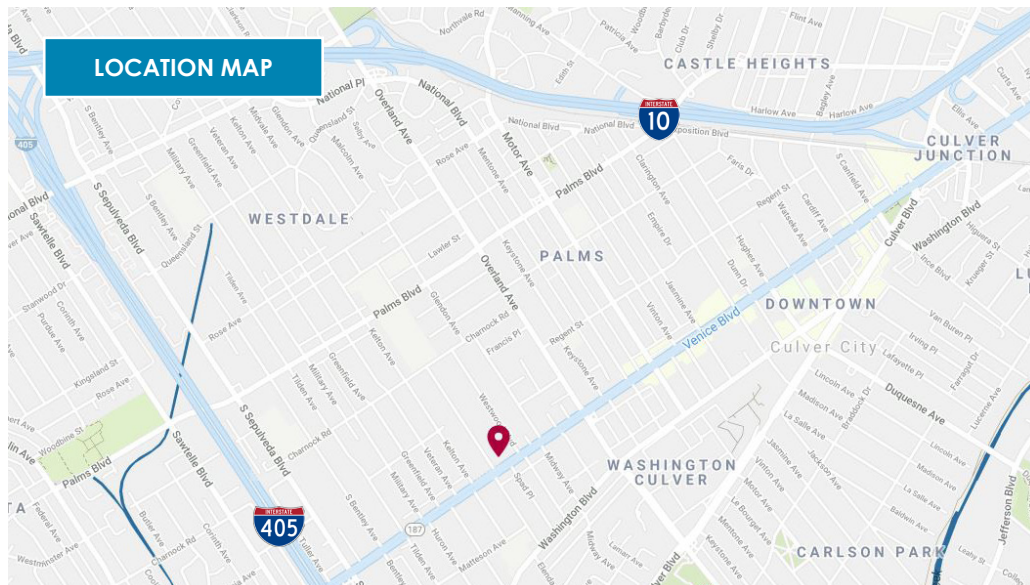
AERIAL MAP



AERIAL VIEW



LOCATION MAP



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VENICE BLVD.
LOS ANGELES

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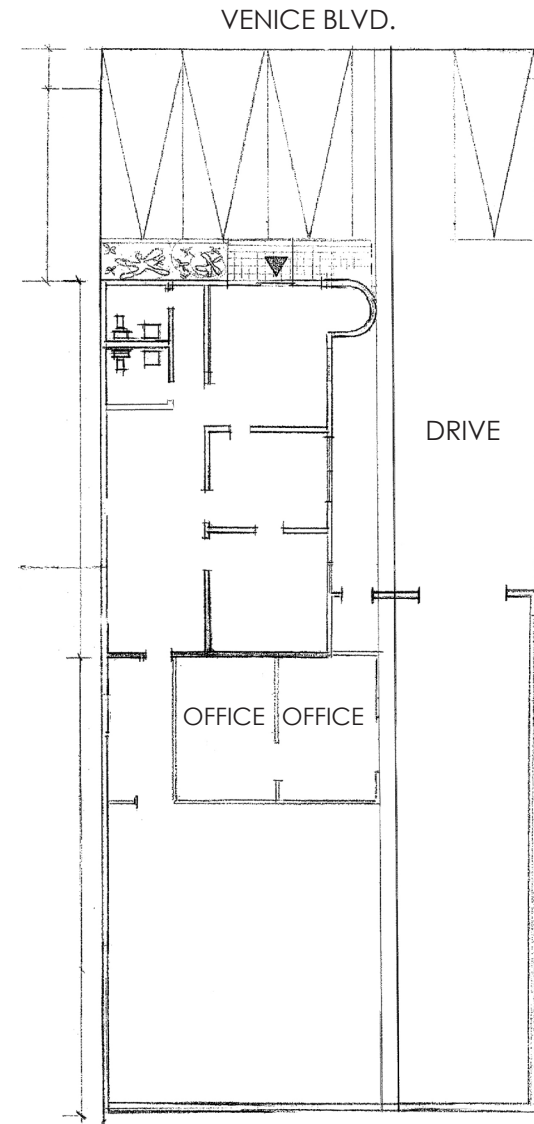
FOR SALE LEASED INVESTMENT

PROPERTY HIGHLIGHTS

- 2,592 Square Feet for Sale
- Leased Investment at 30% Below Market Rents
- 3.13% Cap Rate, 4.5% Proforma
- C2 Zoning – multiple uses allowed
- Quality Construction
- Easy Access to the 405 Freeway
- Secure and Gated Parking
- Outstanding Signage on Venice Blvd
- 46,000 Vehicles/Day
- 1,540 SF Open Warehouse & 1,052 SF Offices

SALE PRICE: \$2,073,600.00 (\$800.00/SF)

**PROFORMA 4.5% CAP RATE
\$93,000 NOI**



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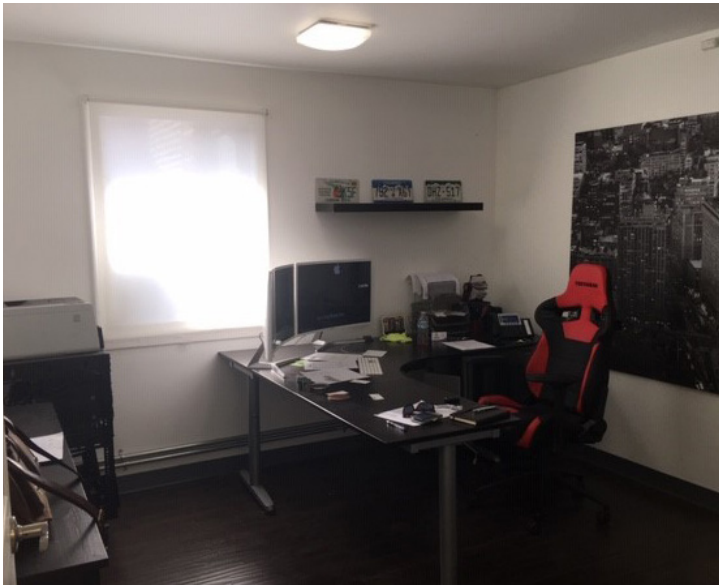
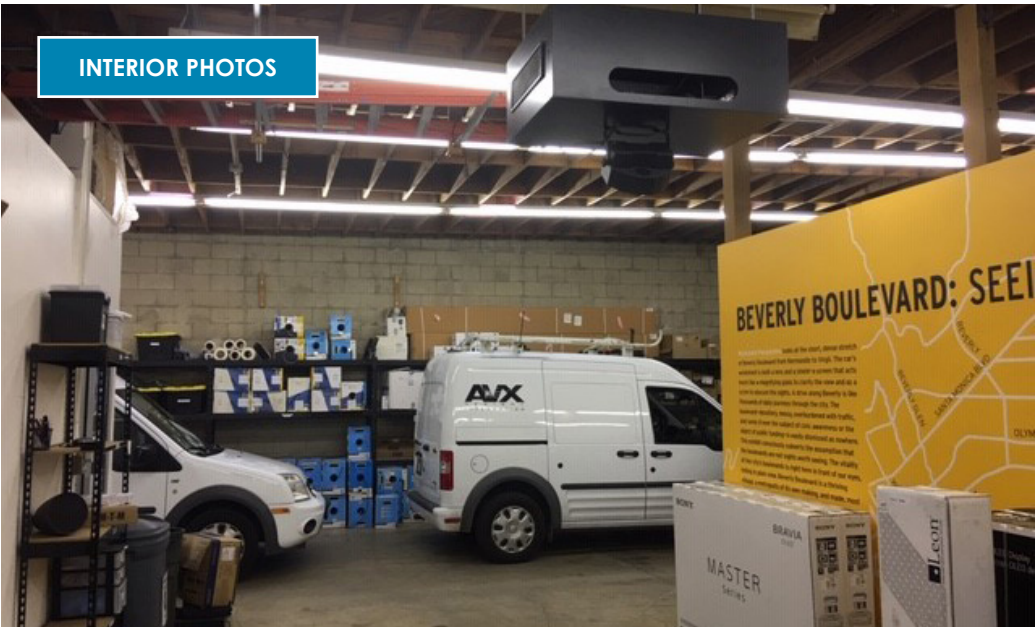
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INTERIOR PHOTOS



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