

# 8543 Venice Blvd.

**PEAK**  
COMMERCIAL

## Available for Sale or for Lease



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## Offering Summary:

PROPERTY	2 STORY OFFICE / RETAIL PROPERTY
ADDRESS	8543 VENICE BLVD. LOS ANGELES CA 90034
BLDG. SIZE	+ /- 3,625 SF
ZONING	C2-1VL-CPIO
LEASE RATE	\$2.75 PER SF NNN
SALE PRICE	CONTACT BROKER

## Exclusively Listed By:

**RAMI MEHERABAN**

Director

Peak Commercial - RJ Feder & Associates Team

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CalBRE#01957846



## PROPERTY HIGHLIGHTS:

- Modern, renovated, flexible building – can be used for office and retail applications
- Frontage along Venice Blvd. with traffic counts of over 51,000 cars daily
- 1st floor can be used as a showroom, office, or retail store
- Culver city adjacent – fantastic mid-city location
- Great access to 10 FWY - easy on-ramp and off-ramp access

## PROPERTY ABSTRACT:

APN #..... 5065-011-019  
YEAR RENOVATED.....2014  
# OF RESTROOMS..... 2  
LOT DIMENSIONS.....25' X 100'  
BLDG FOOTPRINT.....25' X 85'  
CURRENT USE.....OFFICE

## THE OFFERING

Incredible opportunity to own or lease a prominent 2-story commercial property located on the bustling Venice Blvd, a prime artery that boasts over 51,000 vehicles passing daily. This versatile building is perfect for both office and retail applications, accommodating a variety of business needs. With its significant street frontage, the property offers unmatched visibility, ensuring brand exposure along one of Los Angeles' most vibrant neighborhoods.

This modern aesthetic property feature polished concrete floors conveying a sleek and professional vibe, skylights provide the space with abundant natural light, enhancing productivity and ambiance. Additionally, the building is equipped with two restrooms, one each floor, and a kitchenette area, providing practical amenities for staff and visitors. There is a storage area on the 1st & 2nd floor at the rear of the property accommodated with a rollup door allowing access for bulky items. The building features HVAC, security system, and accessed controlled entry.

Situated in mid-city, just moments away from the thriving Culver City, this property benefits from its proximity to a dynamic mix of dining, shopping, public transportation, and entertainment options. This flourishing area is renowned for its cultural vibrancy, including an array of art galleries, and several tech and media companies. The neighborhood's strategic location melds seamlessly with business opportunities, making it an ideal location for both professional services as, creative enterprises, and innovative start-ups.

Whether you're an entrepreneur looking to establish your brand in a high-traffic area or a professional looking for an office space, this commercial property on Venice Blvd is a must-see. Experience the perfect blend of functionality and style in this fantastic property.







## THE AREA

**Culver City** has evolved from a quiet, historically film-centric community into one of Southern California's most dynamic commercial real estate markets. It's now a hotspot for tech, media, and entertainment companies, spurred by major corporate tenants and new development. Its home to the West Coast headquarters of Amazon Studios, Apple TV+, and HBO, Culver City has attracted a flood of tech and media tenants seeking modern, amenity-rich creative office space. It features convenient access to the Metro E Line (Expo Line), a walkable downtown area, and proximity to the 10 and 405 freeways make Culver City a strategic location for commuting and business operations. Ivy Station, Platform, and the Culver Steps are examples of recent mixed-use developments in the area that integrate retail, office, and hospitality components.

**Mid-City** is a centrally located, diverse neighborhood bordered by Culver City, West Adams, and Miracle Mile. It's undergoing gradual commercial transformation, led by spillover from adjacent gentrifying areas and increased interest from small businesses and developers.

Some of its key drivers include:

- **Affordability Relative to Adjacent Areas:** With lower average rents than Culver City, Mid-City is attractive for startups, nonprofits, and local service-oriented businesses.
- **Strategic Central Location:** Its position between Downtown LA and the Westside makes it a practical base for logistics, light industrial, and creative enterprises.
- **Emerging Retail Corridors:** New retail and restaurant tenants are appearing along Pico, Washington, and Venice Boulevards, signaling a shift toward neighborhood-oriented commercial uses.

# Building Perspectives

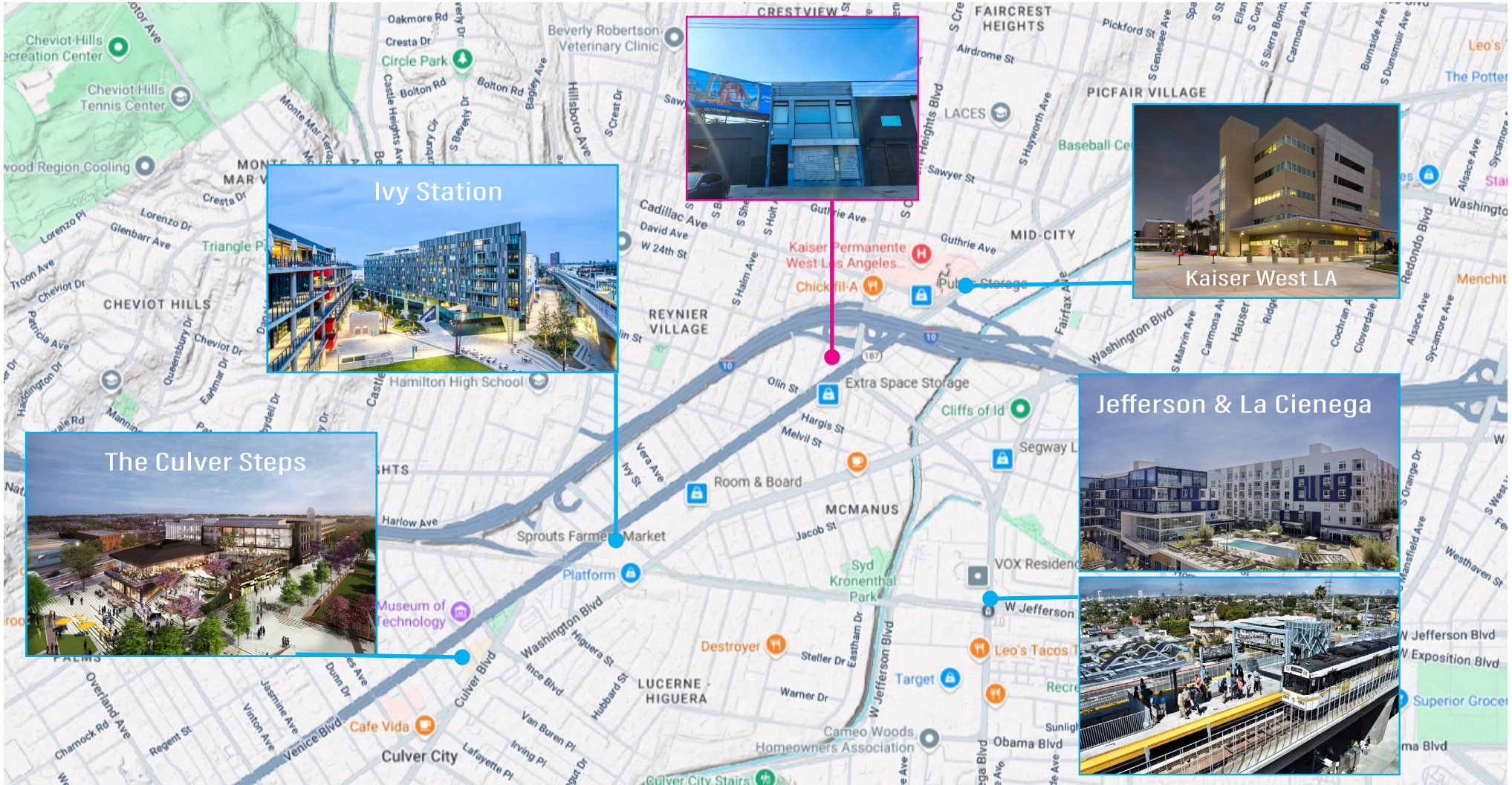




# Building Perspectives







# Area Map



# Select Area Attractions



## Ivy Station

Ivy Station is a mixed-use transit-oriented development that provides a mix of retail, office, hotel and residential uses surrounding a large central open space conveniently served by light rail and bus transit. Ivy Station is located at the intersections of Venice, Washington and National Boulevards and is adjacent to the Metro Expo Line of Culver City.



## The Culver Steps

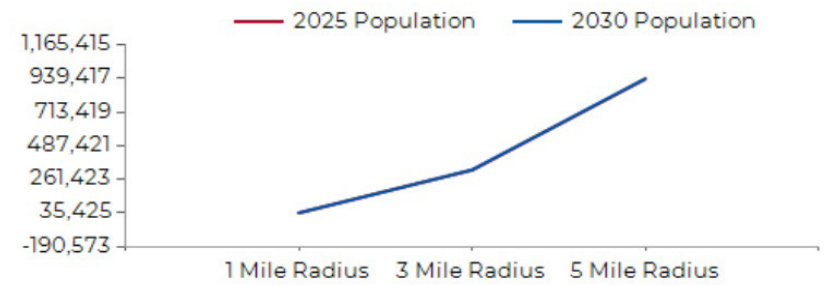
Culver Steps is a true oasis in the heart of a bustling urban hub, with park-like green spaces, inviting terraces, and a grassy knoll. It's a go-to spot for both shopping and dining, with a growing lineup of curated retailers. It's a vibrant community gathering place with an iconic set of steps that set the stage for a constant hum of activity—from happy hours, to outdoor movies, concerts, and more.



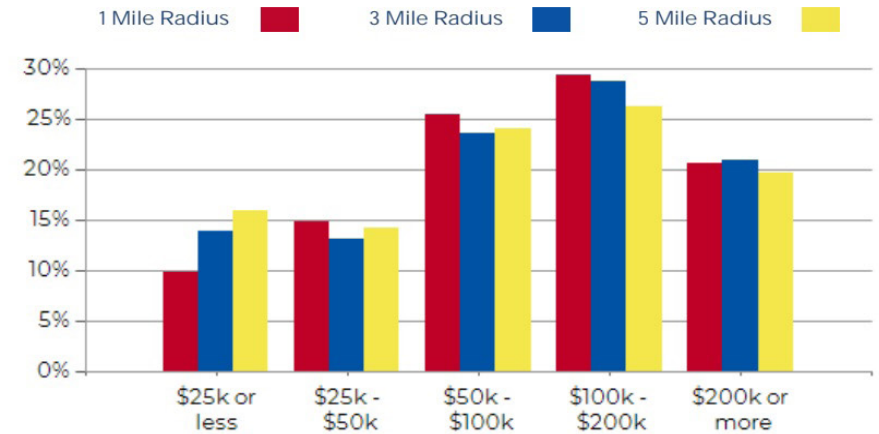
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	33,830	314,520	920,785
2010 Population	33,515	320,684	922,081
2025 Population	35,555	323,787	937,232
2030 Population	35,425	325,206	939,417
2025-2030: Population: Growth Rate	-0.35%	0.45%	0.25%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	667	12,517	41,102
\$15,000-\$24,999	634	7,324	24,619
\$25,000-\$34,999	868	7,568	24,491
\$35,000-\$49,999	1,100	11,254	33,930
\$50,000-\$74,999	1,881	17,443	53,175
\$75,000-\$99,999	1,510	16,437	46,103
\$100,000-\$149,999	2,411	24,839	65,954
\$150,000-\$199,999	1,498	16,375	41,938
\$200,000 or greater	2,745	30,063	81,259
Median HH Income	\$99,937	\$98,782	\$89,193
Average HH Income	\$144,547	\$144,805	\$137,654

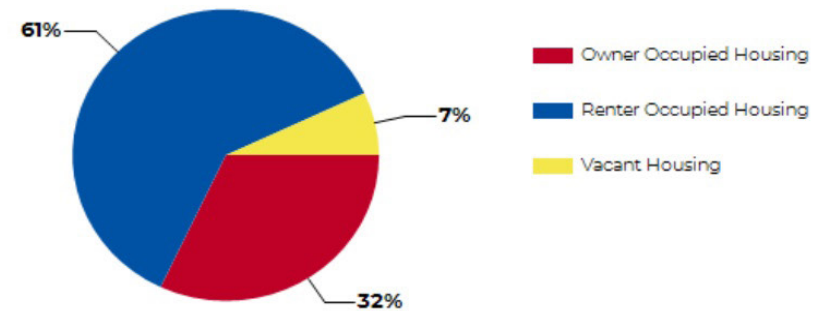
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,249	143,229	402,779
2010 Total Households	11,849	138,185	388,247
2025 Total Households	13,315	143,821	412,572
2030 Total Households	13,700	148,591	426,081
2025 Average Household Size	2.65	2.21	2.20
2025-2030: Households: Growth Rate	2.85%	3.25%	3.25%



2025 Household Income



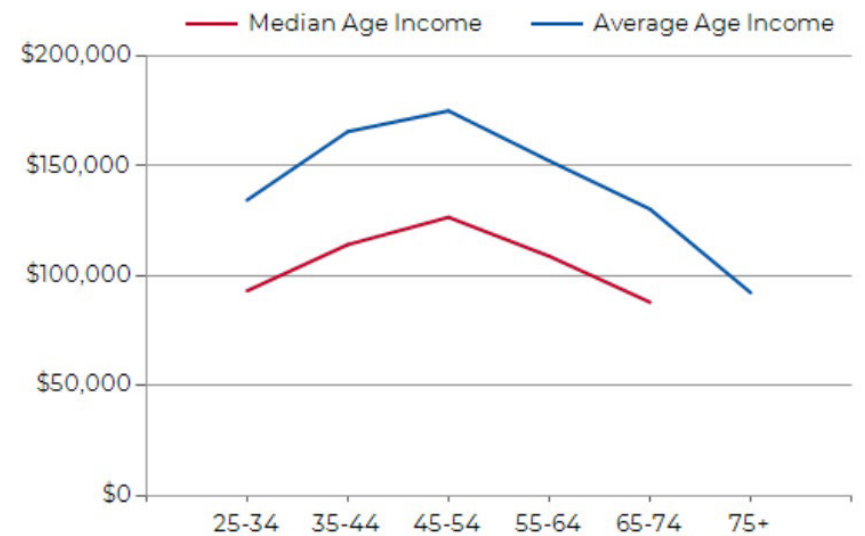
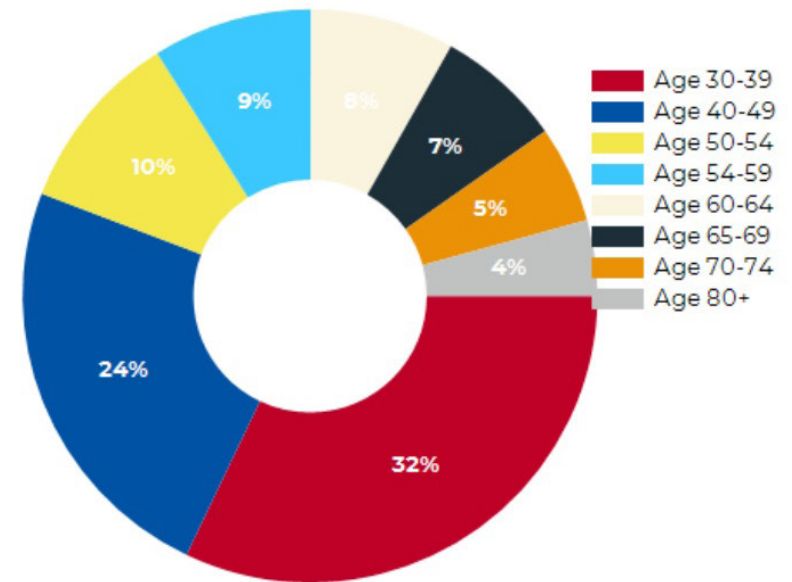
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,785	37,422	104,229
2025 Population Age 35-39	3,246	29,670	82,896
2025 Population Age 40-44	2,832	24,919	70,220
2025 Population Age 45-49	2,373	20,101	57,638
2025 Population Age 50-54	2,248	19,828	57,421
2025 Population Age 55-59	1,967	17,592	51,742
2025 Population Age 60-64	1,777	16,829	49,604
2025 Population Age 65-69	1,554	14,622	43,057
2025 Population Age 70-74	1,201	12,582	35,338
2025 Population Age 75-79	937	9,741	27,311
2025 Population Age 80-84	547	6,304	17,800
2025 Population Age 85+	521	7,269	20,190
2025 Population Age 18+	29,148	273,139	798,653
2025 Median Age	37	38	38
2030 Median Age	39	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,124	\$97,938	\$90,702
Average Household Income 25-34	\$134,455	\$135,119	\$130,325
Median Household Income 35-44	\$114,192	\$115,837	\$107,322
Average Household Income 35-44	\$165,696	\$165,524	\$158,559
Median Household Income 45-54	\$126,654	\$126,086	\$114,554
Average Household Income 45-54	\$175,165	\$177,148	\$167,080
Median Household Income 55-64	\$108,920	\$106,781	\$96,630
Average Household Income 55-64	\$152,393	\$157,602	\$148,741
Medlar	\$87,953	\$79,885	\$72,761
Source: CoStar			
Averag	\$130,401	\$126,619	\$120,960
Averag	\$92,287	\$98,632	\$95,546







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