

OWNER-USER / INVESTOR  
COMMERCIAL OPPORTUNITY  
**MAJOR PRICE REDUCTION**

**WESTMAC**  
Commercial Brokerage Company



FOR SALE  
OR LEASE

**13432 Beach Ave**  
MARINA DEL REY, CA



FOR MORE INFORMATION

**BRIAN R. HART**

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DRE #01429000

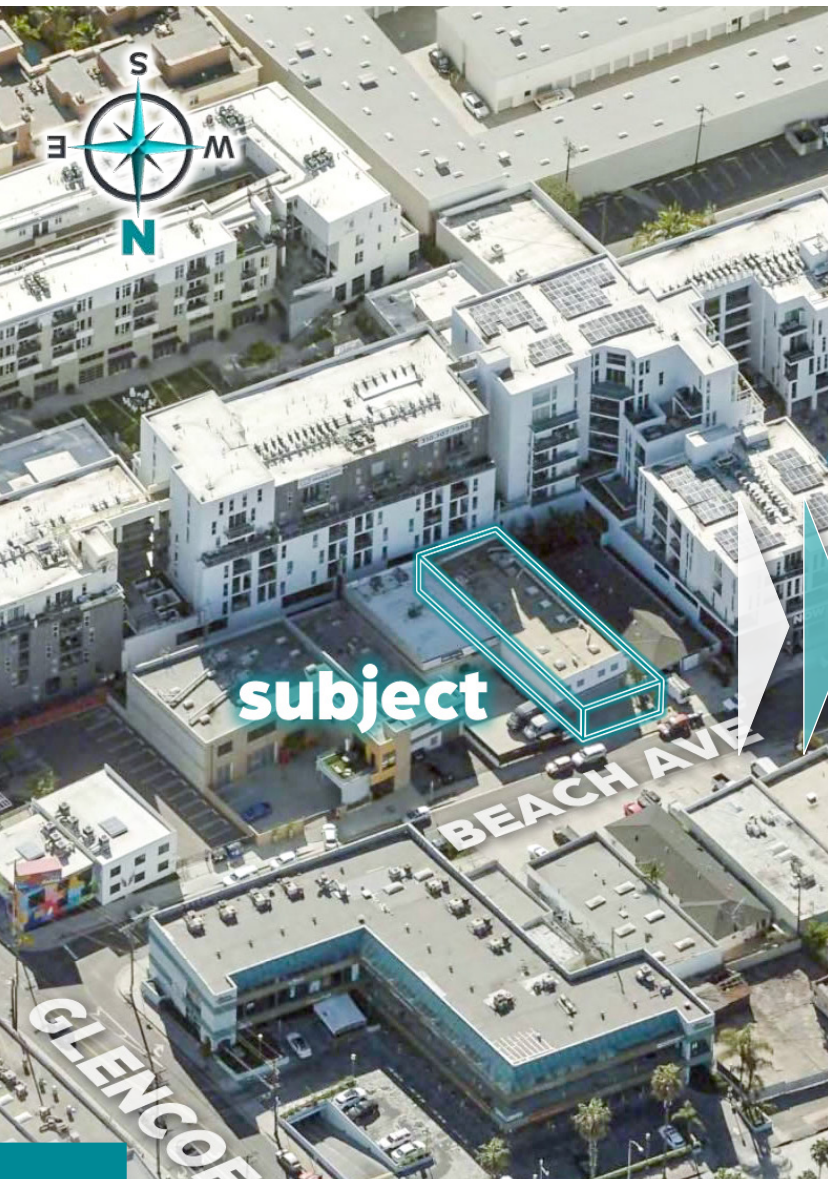


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# PROPERTY INFORMATION



ADDRESS	13432 Beach Avenue, Marina Del Rey, CA 90292 (Between Glencoe Avenue and Del Rey Avenue, just south of Washington Boulevard)
BUILDING SIZE	Approximately 5,371 square feet (3,744 square feet per assessor)
LAND SIZE	Approximately 4,557 square feet
SALE PRICE	<del>\$2,650,000</del> <b>\$2,395,000</b>
FOR LEASE	Suite B: Approximately 2,746 square feet
LEASE RATE	\$2.95 per square foot, per month, net net net (Triple net charges are approximately \$0.25/SF)
APN	4230-004-014
YEAR BUILT	1972
ZONING	LACM (GM)-2D-CA
CURRENT USE	Suite A: Architectural studio/offices Suite B: State of the art post production, production and music studio facility
PARKING	Eight [8] total spaces: Four [4] cars per suite with two [2] in enclosed garage and two [2] directly off street
OCCUPANCY	Suite A: 49% of building - Owner occupied ( <i>month-to-month</i> ) Suite B: 51% of building - Vacant
COMMENTS	<ul style="list-style-type: none"><li>» Built in 1972 as Venice Squash Club with three courts, adaptive reuse as office/studio use in the 80's</li><li>» Fully independent HVAC both suites</li><li>» Each suite has 6 skylights with two operable per suite</li><li>» Direct private street entry and parking suite A &amp; B</li><li>» 20 foot high studio spaces</li><li>» Excellent area demographics and close to many amenities</li><li>» Entire building potentially available for sale or lease (<i>call broker for detail</i>)</li></ul>



# PROPERTY PHOTOS

Suite A





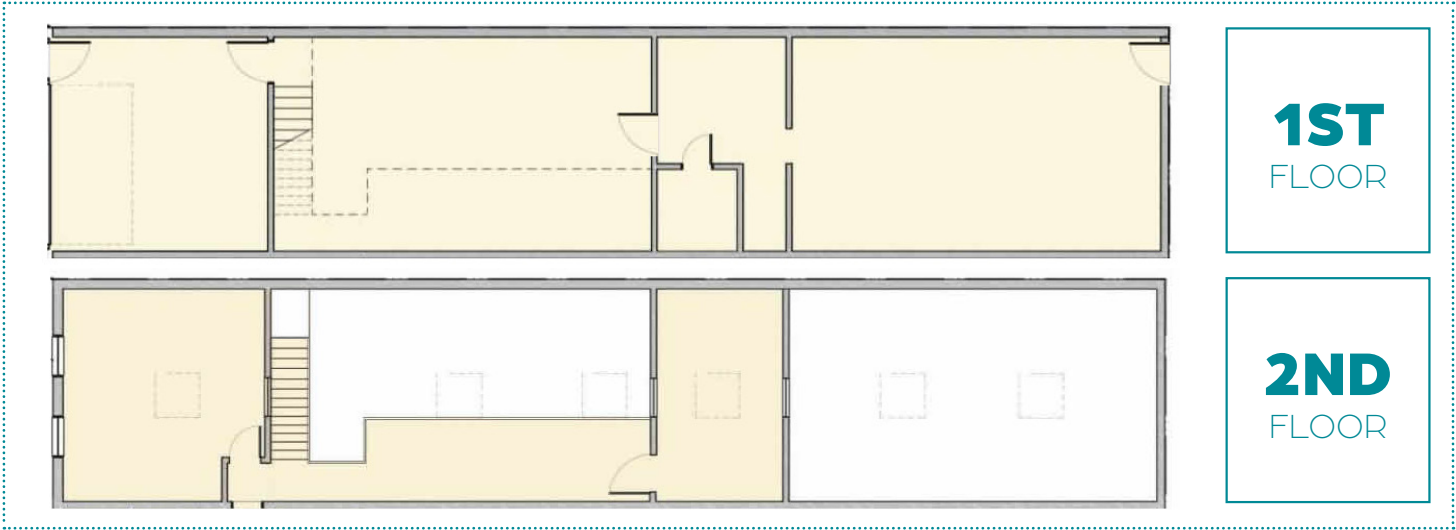
# PROPERTY **PHOTOS**

Suite B

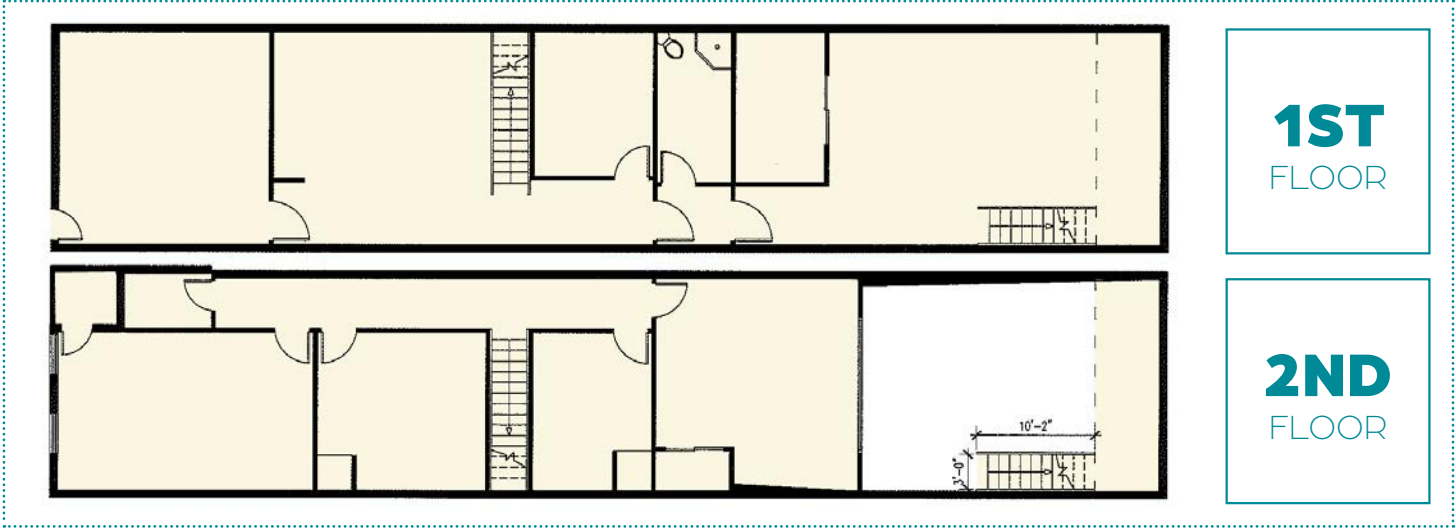


# FLOOR PLANS

## SUITE A

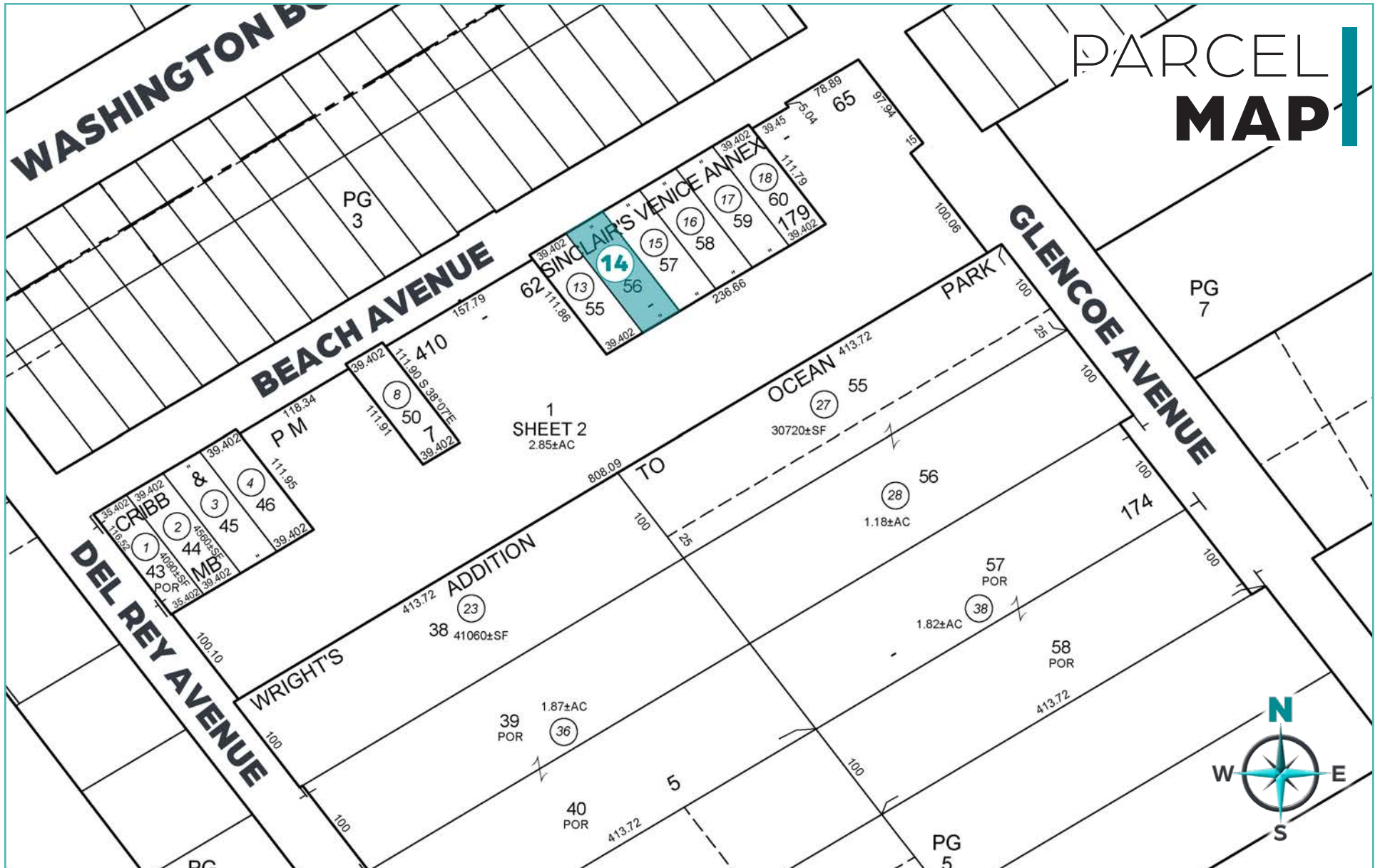


## SUITE B





# PARCEL MAP



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

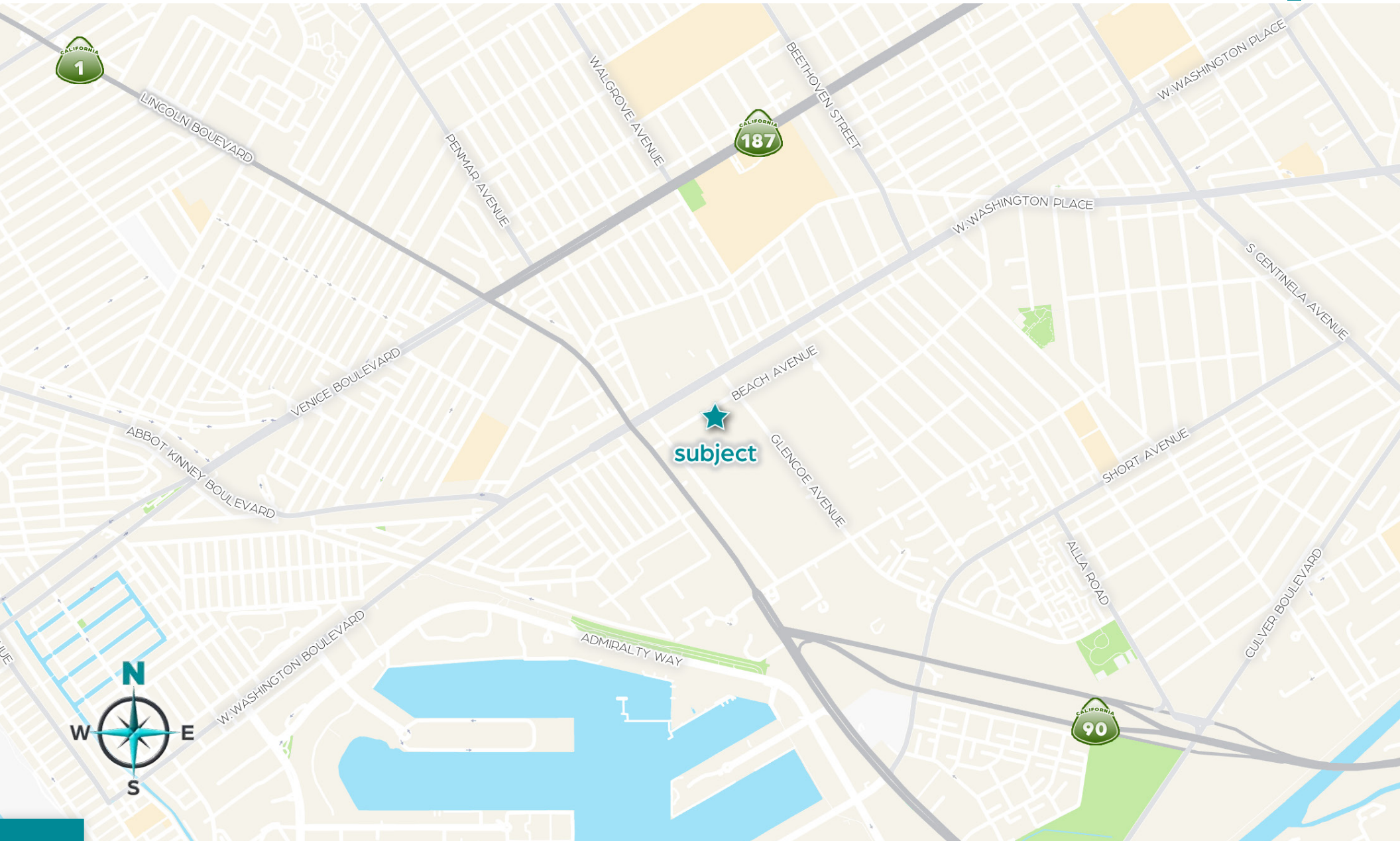


# AERIAL MAP





# LOCATION MAP





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