

INDUSTRIAL SPACE FOR LEASE



VENICE OFFICE PARK | INDUSTRIAL SPACE FOR LEASE | EXCELLENT WEST LOS ANGELES LOCATION

8885 Venice Blvd LOS ANGELES, CA 90034

exp[®]
COMMERCIAL

EXCLUSIVELY LISTED BY

PRIMARY CONTACT



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03 OFFERING SUMMARY & HIGHLIGHTS

04 AERIAL OVERVIEW

05 SITE PHOTOS

06 FLOOR PLAN & ZONING

07 DEMOGRAPHICS AND LOCATION



OFFERING SUMMARY



THE OFFERING

LEASE RATE **\$4,375 Base Rent (\$2.08/SF)**
 + \$1,125 Estimated NNN (\$0.54/SF)
 = \$5,500 / Month (\$2.62/SF)

AVAILABLE SF **± 2,100 SF**

PROPERTY SPECIFICATIONS

PROPERTY ADDRESS **8885 Venice Blvd Unit 102**
 Los Angeles, CA 90034

APN **4312-010-042**

BUILDING SIZE **±17,721 SF**

PARKING **4 Spaces**

YEAR BUILT / RENOVATED **1983/1993**

SPACE HIGHLIGHTS

- ▶ **Excellent Industrial Opportunity of ±2,100 SF**
- ▶ **12-Foot-High Ceilings**
- ▶ **One Ground Level Rear Loading Door**
- ▶ **Close Proximity to I-10 Freeway (267,300+ CPD)**
- ▶ **Prime Location near the Signalized Intersection of Venice Blvd and National Blvd that sees over 84,700+ CPD**
- ▶ **Zoned Commercial Manufacturing (CM) – This zone permits a range of commercial, wholesale, and light industrial uses (in addition uses allowed in C2)**
- ▶ **Strong Demographics with Population of 901,804 People in 5-Mile Trade Area with an Affluent Average Household Income of \$118,403**
- ▶ **Nearby Points of Interest Include: Culver Crossing (Future Apple HQ), Ivy Station, The Platform, The Culver Steps, Sony Pictures, Amazon Studios, Helms Bakery, and many more**

▶ **"Press Here" for Video Tour**

Disclaimer: The information provided here is an estimate and should not be considered as professional advice. It is important for all potential tenants to conduct their own due diligence before making any decisions.

AERIAL



SUBJECT PROPERTY



IVY STATION

MAYWEATHER BOXING-FITNESS
Los Angeles ALE WORKS ESTD. DAILY
THE SHAY CULVER CITY
Sweetfin HBO

ART DISTRICT

HELMS BAKERY
FATHER'S OFFICE PASTA SISTERS
LUKSHON. HD Bitterley

THE PLATFORM

margot Aēsop. LOQUI BLUE BOTTLE COFFEE
Bianca JULIET sweetgreen
Robert's Reformation

COMULUS DISTRICT

WHOLE FOODS MARKET

THE CULVER STEPS

EREWHON SALT & STRAW
Mendocino Farms amazon
corepower YOGA Pop's Bagels

amazonstudios
the CULVER STUDIOS
EST. 1918

WASHINGTON/CULVER

SONY PICTURES

(267,300+ CPD)

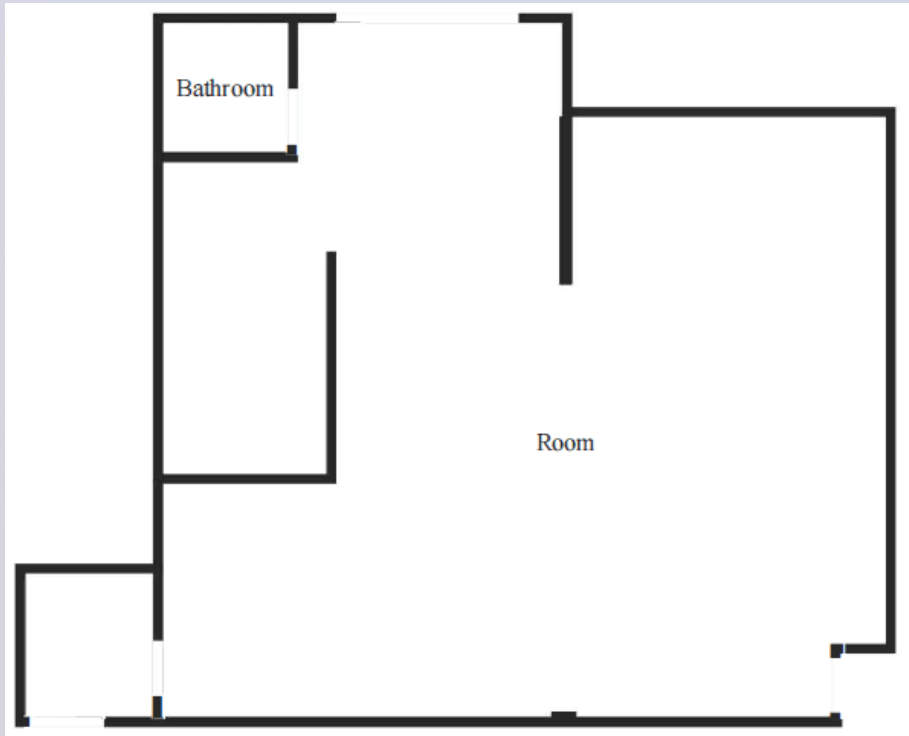
(22,400+ CPD)

(62,370+ CPD)



FLOOR PLAN & ZONING

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City of Los Angeles Planning and Zoning

Zoning: CM-2D-CPIO (“CM” COMMERCIAL MANUFACTURING ZONE)

The CM (Commercial Manufacturing) Zone permits commercial, wholesale, and light industrial uses, including those allowed in the C2 Zone. Prohibited uses include churches, schools, and hospitals unless specially approved. Manufacturing activities, like assembly and research labs, are allowed if conducted within enclosed buildings and with noise and vibration controls. Limited open storage is permitted at the lot’s rear, enclosed by a fence or wall, and incidental to the main use.

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	36,232	312,629	894,389
2024 Population	36,347	316,411	901,804
2029 Population Projection	35,489	309,492	881,736
Annual Growth 2020-2024	0.1%	0.3%	0.2%
Annual Growth 2024-2029	-0.5%	-0.4%	-0.4%
Median Age	37.4	39	38.6

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	15,757	132,884	384,060
2024 Households	15,642	133,802	385,912
2029 Household Projection	15,230	130,667	376,711
Annual Growth 2020-2024	1.1%	1.3%	1.1%
Annual Growth 2024-2029	-0.5%	-0.5%	-0.5%
Owner Occupied Households	4,136	42,679	121,881
Renter Occupied Households	11,094	87,988	254,830

INCOME	1 Mile	3 Miles	5 Miles
Avg Household Income	\$126,970	\$118,819	\$118,403
Median Household Income	\$97,075t	\$89,340	\$87,056

HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$1,098,988	\$1,077,404	\$1,054,378
Median Year Built	1966	1961	1962

LOCATION

WEST LOS ANGELES

The West Los Angeles submarket is a thriving area driven by the entertainment, tech, and media industries, especially around Silicon Beach. High demand from major tenants and creative companies keeps vacancy rates low and rental rates high, particularly in Culver City, Santa Monica, and Beverly Hills. Retail offerings are diverse and upscale, attracting both residents and tourists with premium shopping and dining. Investment interest remains strong, with many projects focusing on mixed-use developments that blend office, residential, and retail spaces. With access to key highways and expanding public transit, West LA is well-connected and poised for continued growth.

THE CITY OF LOS ANGELES

The City of Los Angeles MSA is a major economic center with a diverse economy led by industries like entertainment, tech, trade, manufacturing, and healthcare. Its varied submarkets, including Downtown LA, West LA, San Fernando Valley, and South Bay, each support unique industries and tenant types. High demand for office and industrial space, particularly from entertainment and logistics sectors, contributes to low vacancy rates, while new developments often emphasize mixed-use and creative office spaces. Retail demand remains strong, especially in high-traffic tourist and luxury shopping areas. Despite intense competition and rising costs, the MSA attracts investors and tenants due to its economic stability and global reach.





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