

# 1604 VENICE BLVD

1604 Venice Blvd, Los Angeles, CA 90006



PLEASE CONTACT HERE FOR MORE INFORMATION:

OFFERING MEMORANDUM



**SOKRAT ARZUMANYAN**

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**COLDWELL BANKER**  
HALLMARK REALTY



# PROPERTY SUMMARY

1604 Venice Blvd, Los Angeles, CA 90006



ADDRESS:

**1604 VENICE BLVD, LOS ANGELES, CA 90006**



PROPERTY TYPE:

**FLEX**



ALTERNATE ADDRESS:

**1604 WESTMORELAND AVE OR 1604 VENICE BLVD #B**



SUBTYPE:

**SHOWROOM**



SQUARE FOOTAGE:

**10,883 SF GROUND + 1,556 SF MEZZANINE = 12,439 SF GROSS**



YEAR BUILT:

**1961**



# PROPERTY HIGHLIGHTS

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EASY TRUCK ACCESS & LOADING



HIGH CEILINGS, CONCRETE FLOORS, METAL RAILINGS



TWO PARKING LOTS  
(1 PRIVATE WITH DUAL ENTRY, 1 SHARED)



5 BATHROOMS, 3-PHASE POWER,  
HEAVY ELECTRICAL CAPACITY



OPEN PLAN WITH EXPOSED BRICK, PRIVATE OFFICES,  
AND CONFERENCE ROOMS



FULL TENANT BUILDOUT IN PLACE BUT CAN BE  
FULLY OR PARTIALLY REMOVED TO SUIT USER NEEDS



24/7 ACCESS, SIGNAGE, AC, STORAGE, FENCED LOT



FLEXIBLE LAYOUT: OPEN WAREHOUSE, HYBRID,  
OR CUSTOMIZED BUILD-OUT-IDEAL FOR ANY TENANT VISION



# ZONING & AVAILABILITY

1604 Venice Blvd, Los Angeles, CA 90006



ZONING:  
CM-1-CPIO

AVAILABLE:  
JUNE 15, 2025

SUBLEASE TERM:  
THROUGH JULY 31, 2028

OPTION TO EXTEND:  
YES (INQUIRE)



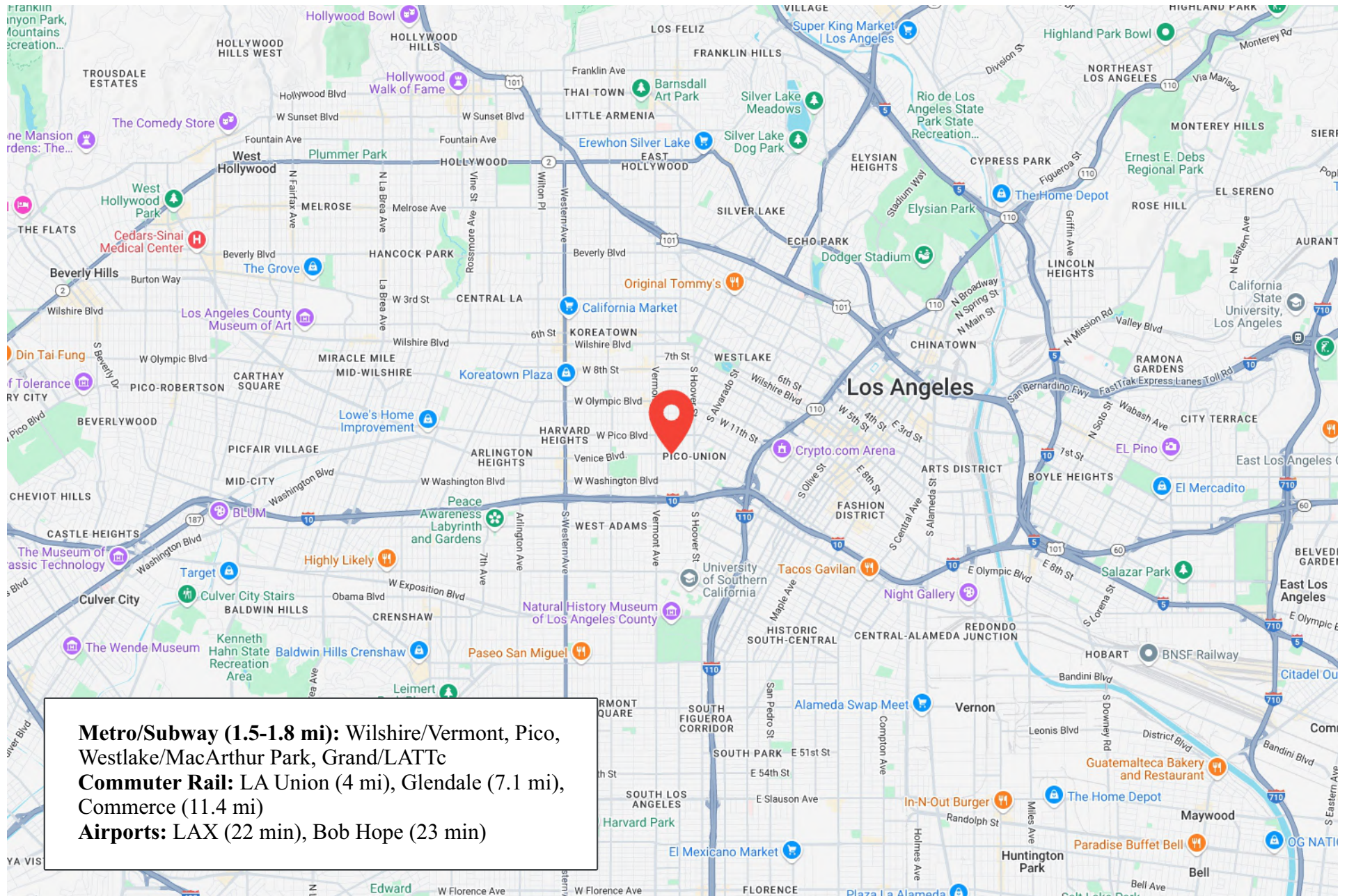


# TRANSPORTATION & ACCESS

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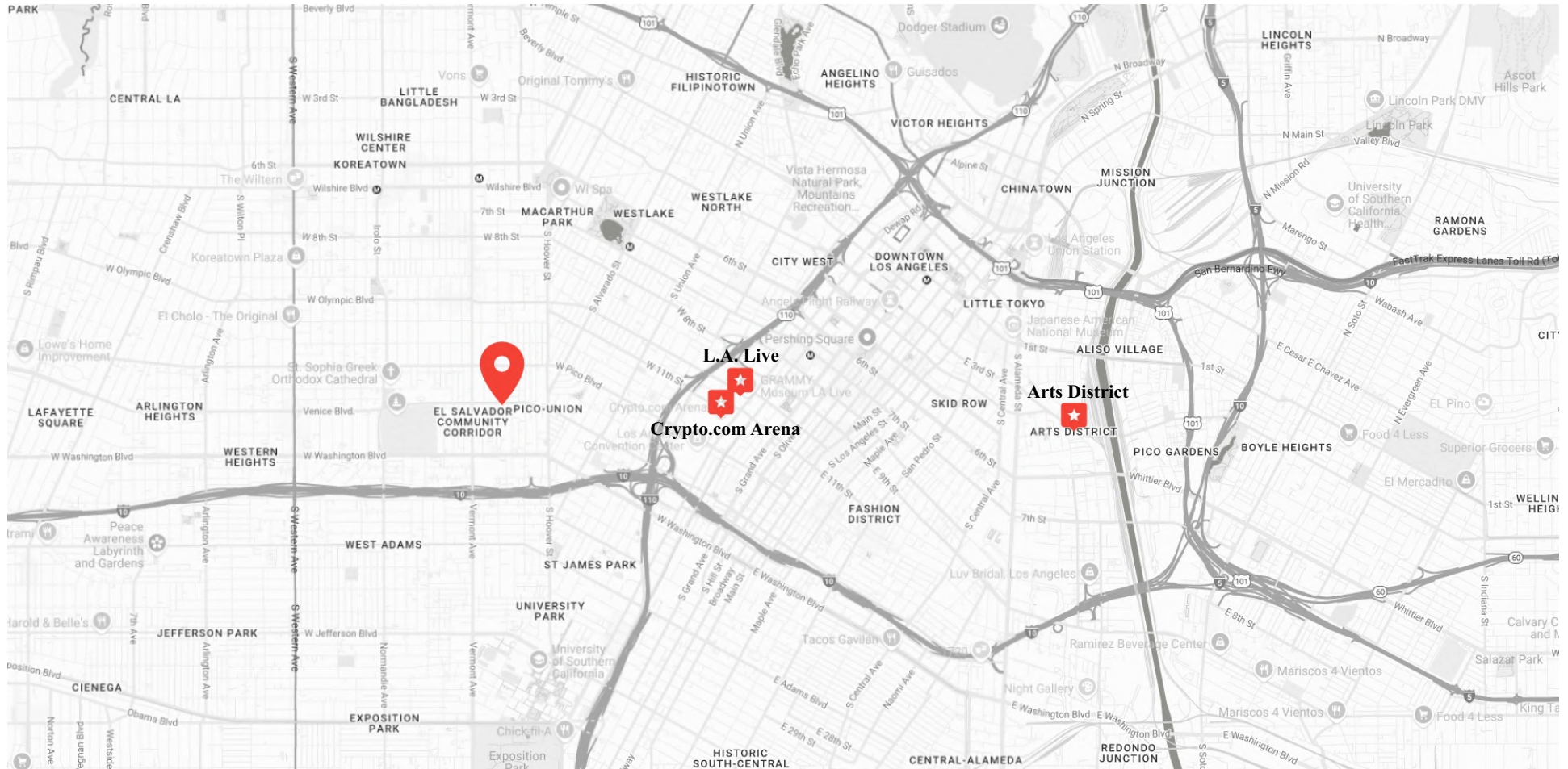
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# NEARBY AMENITIES

1604 Venice Blvd, Los Angeles, CA 90006



**Crypto.com Arena**

**(5 min)**

**L.A. Live**

**(5 min)**

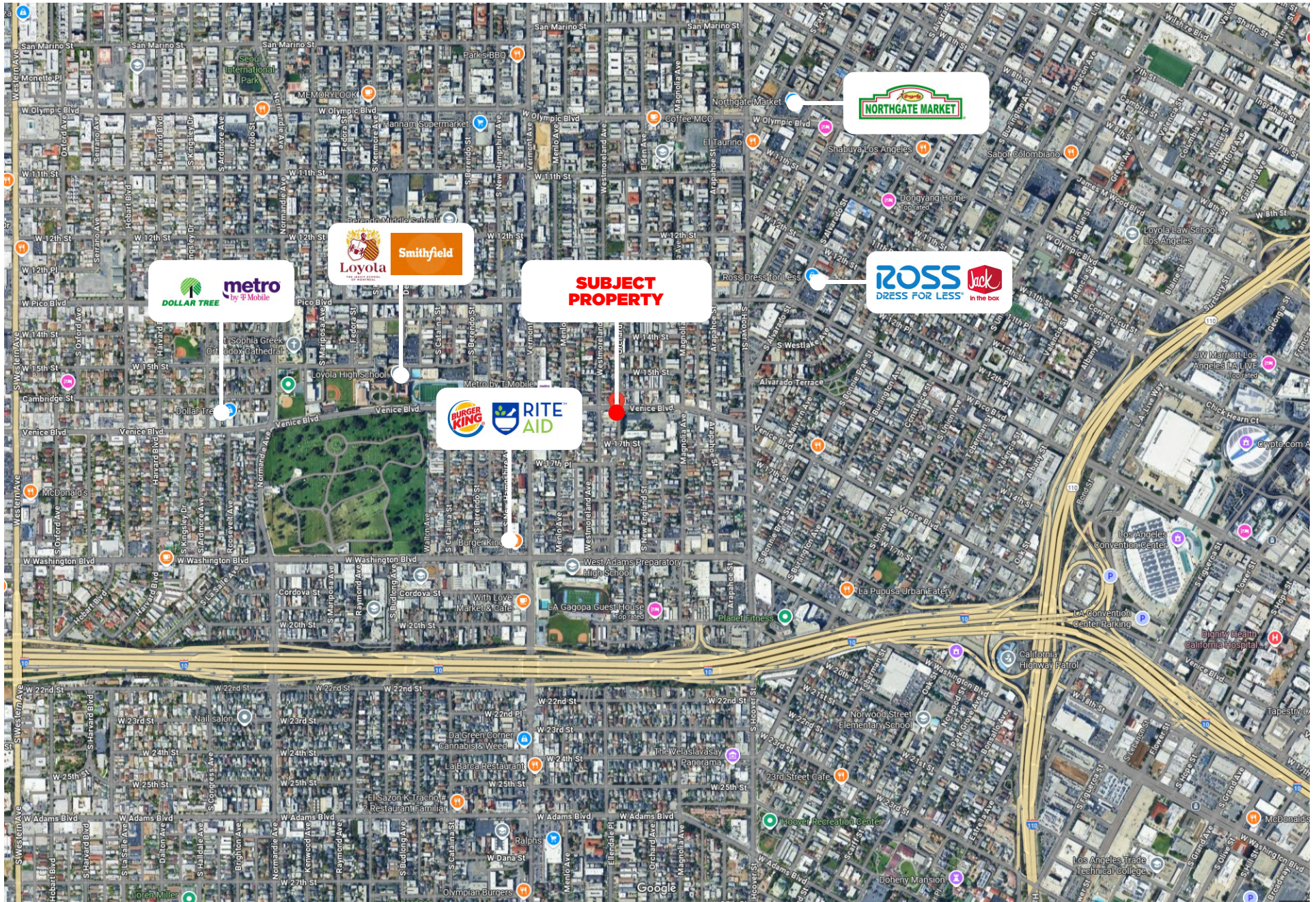
**Arts District**

**(10 m)**



# AERIAL MAP

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# CONFIDENTIALITY & DISCLAIMER

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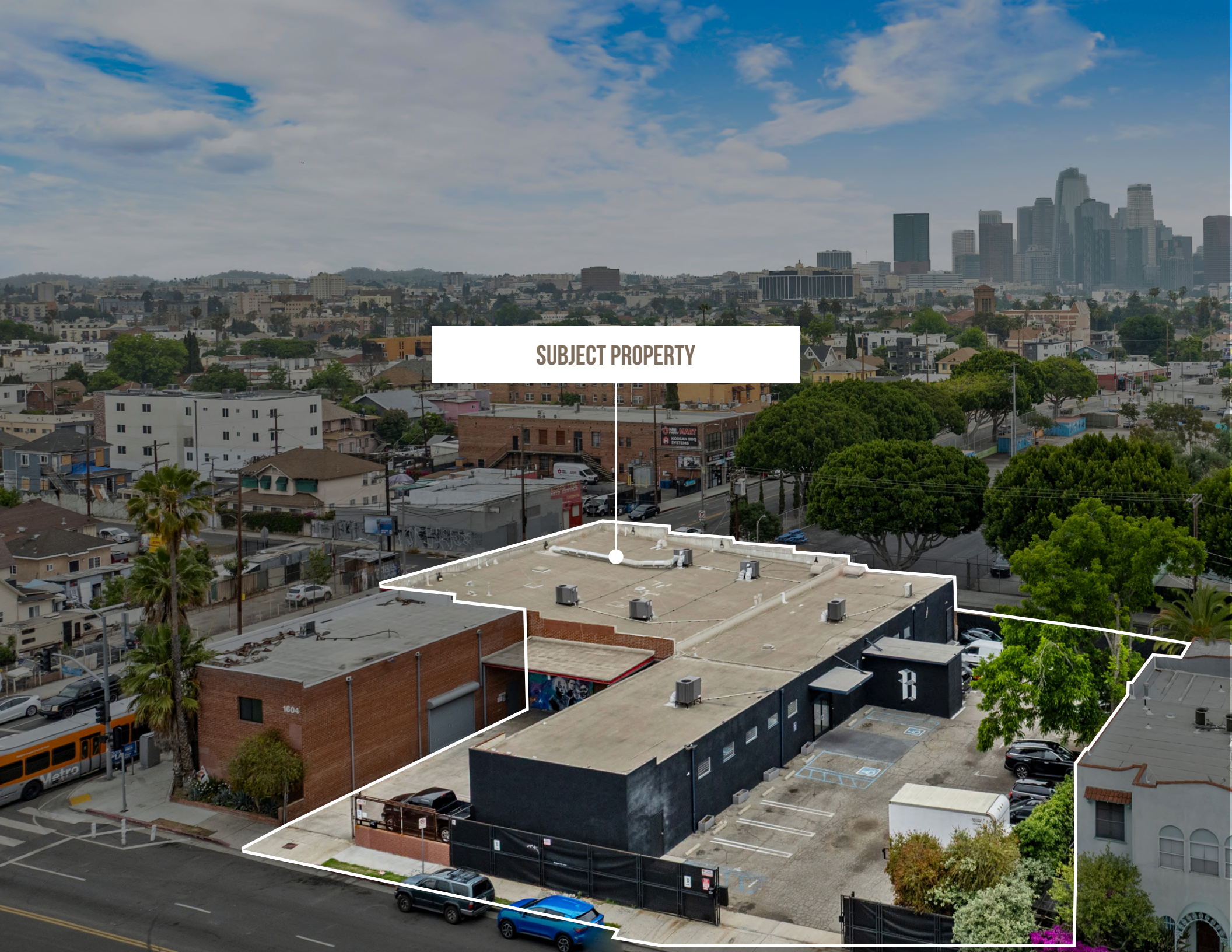
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SUBJECT PROPERTY







**SUBJECT PROPERTY**



# INTERIOR PICTURES

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# EXTERIOR PICTURES

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# DRONE PICTURES

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