

1604 VENICE BLVD

1604 Venice Blvd, Los Angeles, CA 90006



PLEASE CONTACT HERE FOR MORE INFORMATION:



SOKRAT ARZUMANIAN

Beverly & Company
brokersokrat@gmail.com

818-404-4010

9350 Wilshire Blvd #250,
Beverly Hills, CA 90212

OFFERING MEMORANDUM



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

1604 Venice Blvd, Los Angeles, CA 90006



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

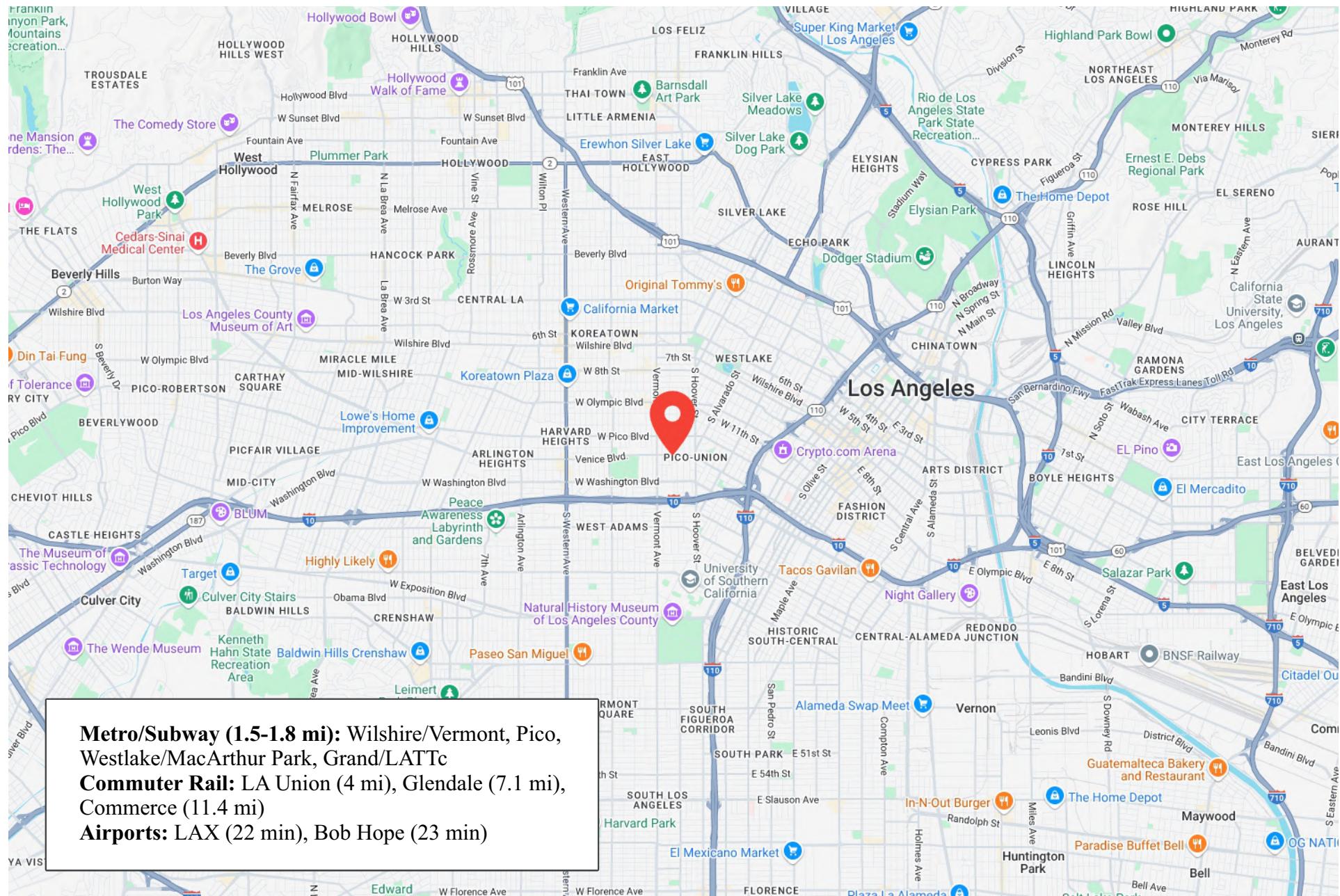
SUBLEASE TERM:
THROUGH JULY 31, 2028

OPTION TO EXTEND:
YES (INQUIRE)



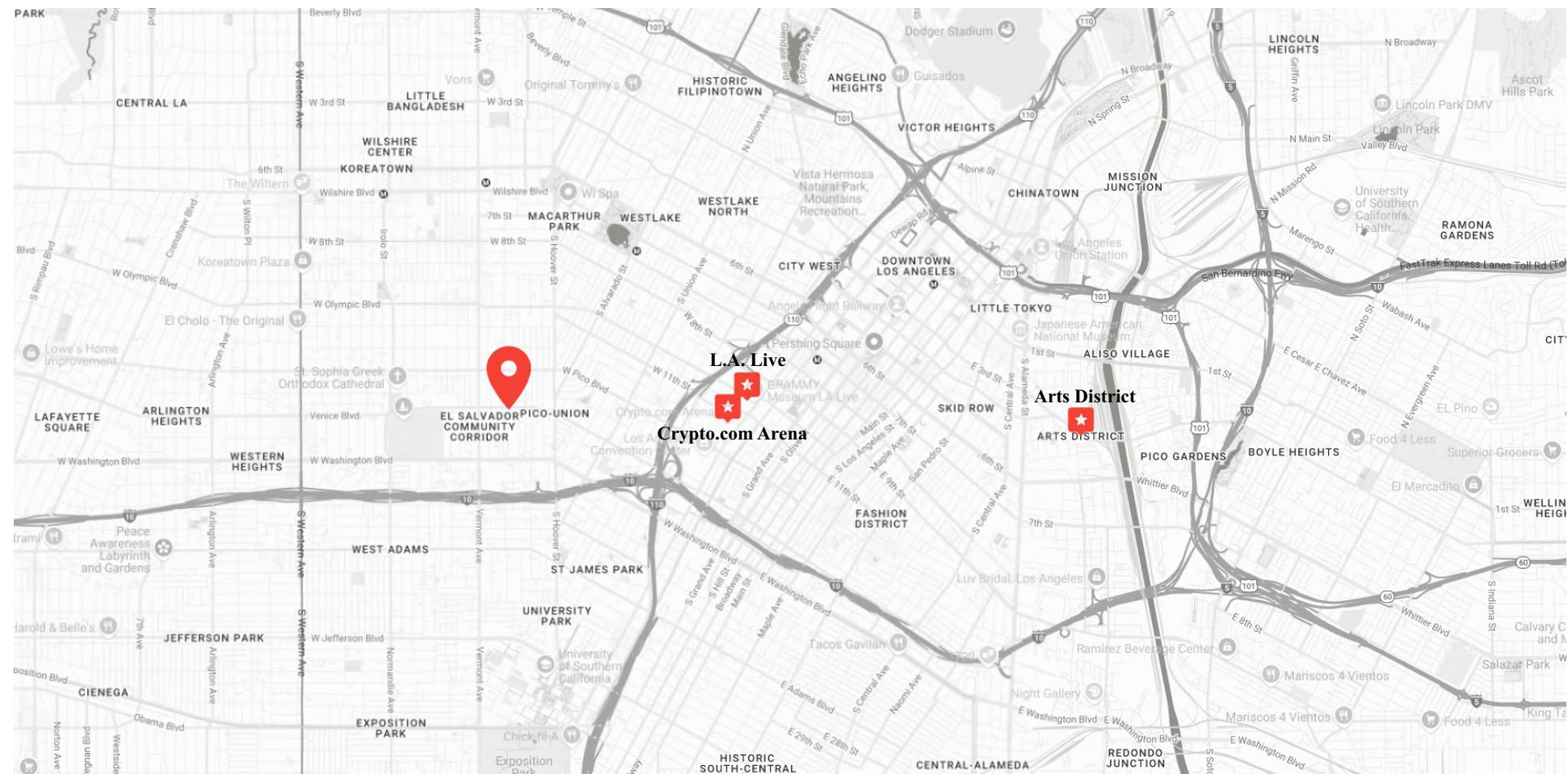
TRANSPORTATION & ACCESS

1604 Venice Blvd, Los Angeles, CA 90006



NEARBY AMENITIES

1604 Venice Blvd, Los Angeles, CA 90006



Crypto.com Arena

(5 min)

L.A. Live

(5 min)

Arts District

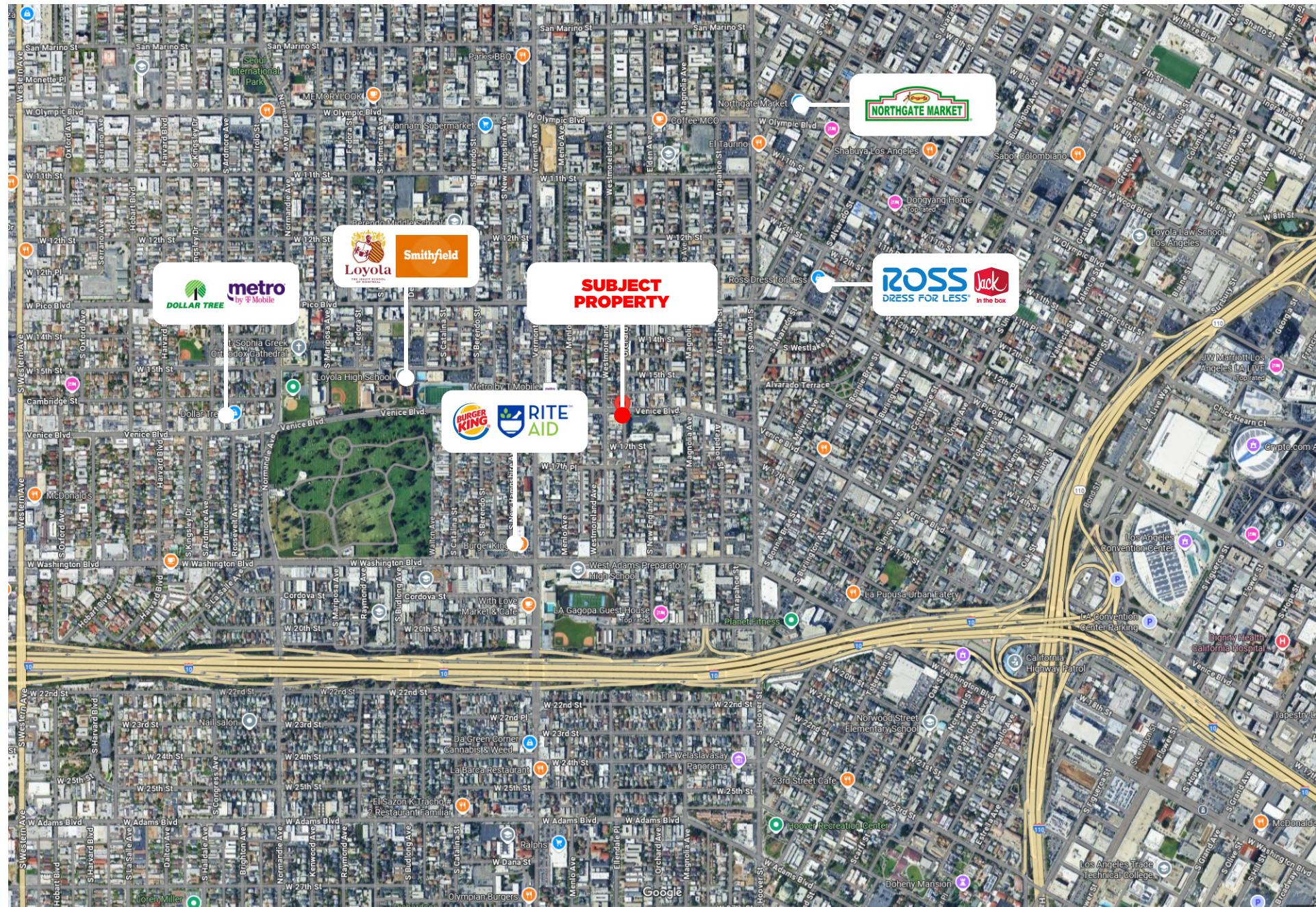
(10 m)

AERIAL MAP

1604 Venice Blvd, Los Angeles, CA 90006



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CONFIDENTIALITY & DISCLAIMER

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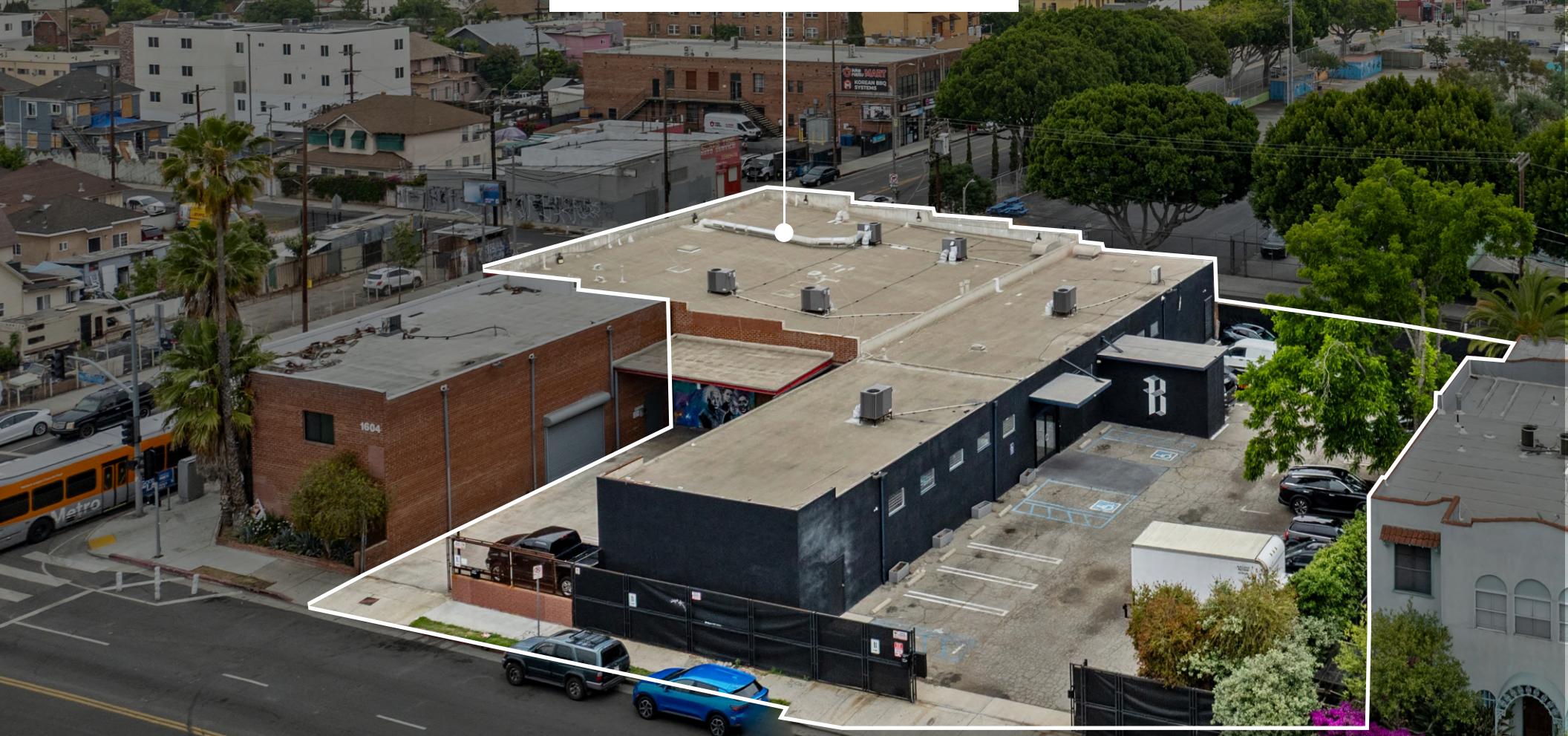
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SUBJECT PROPERTY

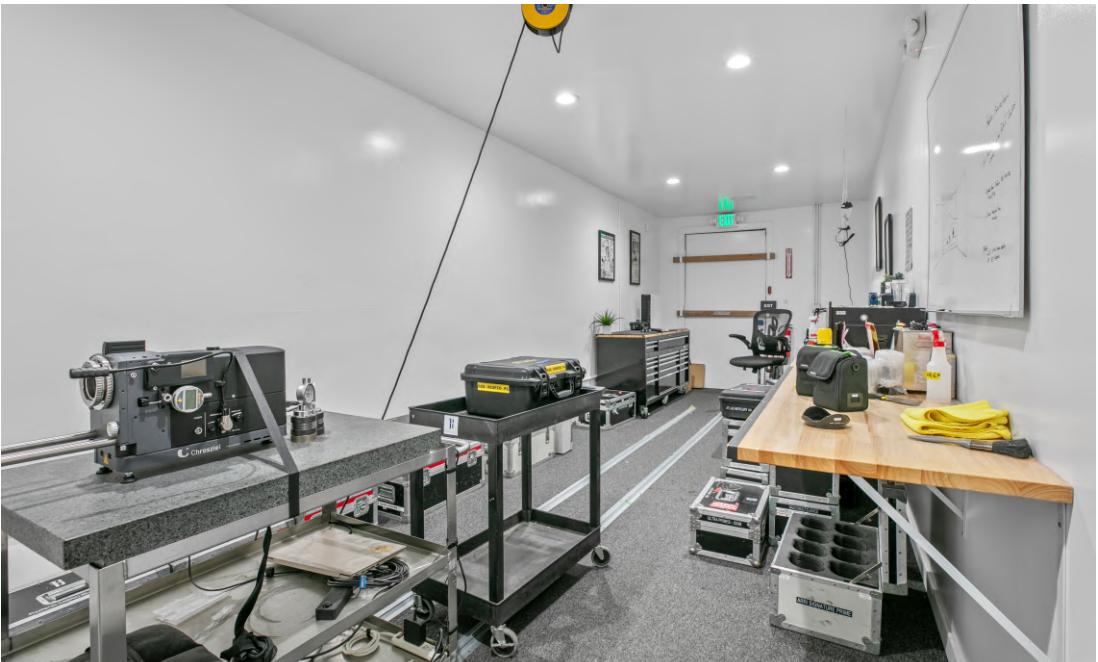




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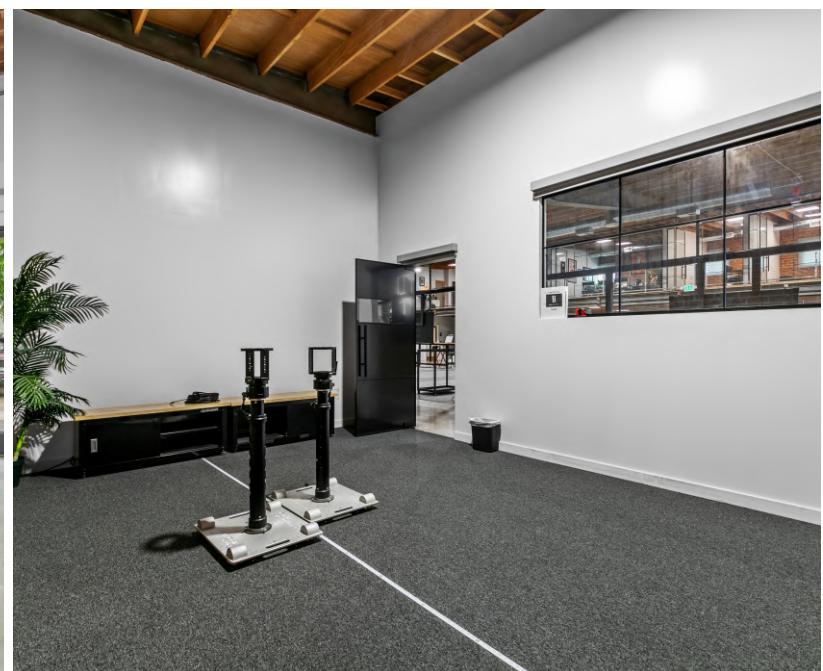
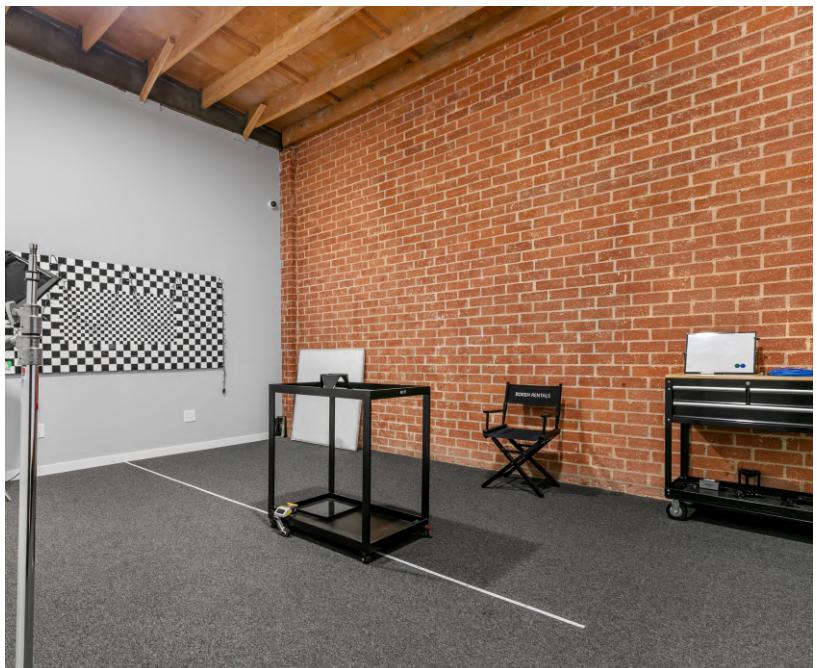
INTERIOR PICTURES

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INTERIOR PICTURES

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EXTERIOR PICTURES

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DRONE PICTURES

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