



# FOR SALE

**± 6,380 S.F. of Improvements / ± 12,210 S.F. Land**  
**10889-99 VENICE BL., LOS ANGELES 90034**

- ◇ 2 BUILDINGS - CORNER PROPERTY
- ◇ OWNER / USER OPPORTUNITY
  - ◇ BILLBOARD INCOME
  - ◇ DEVELOPMENT POTENTIAL

**Price: \$4,500,000**

**Scott Maudlin MAUD PROPERTIES 310.553.5222**

**MAUDPROPERTIES.COM**

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

## **LEASE INFORMATION:**

**10889 Venice Bl.:**  
**Champion Liquor**  
**\$2,360 per month, net**  
**Approximately 990 S.F.**  
**Month-to-Month Tenancy**

**10889 Venice Bl.:**  
**Vacant Space**  
**Approximately 4,000 S.F.**

**Billboard:**  
**OutFront Media**  
**\$2,166.67 per month**  
**Month-to-Month Tenancy**

**10899 Venice Bl.:**  
**Oldfields Bar**  
**\$4,399.36 per month, net**  
**Approximately 1,390 S.F.**  
**Lease through 7/31/23**