

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**

Senior Vice President

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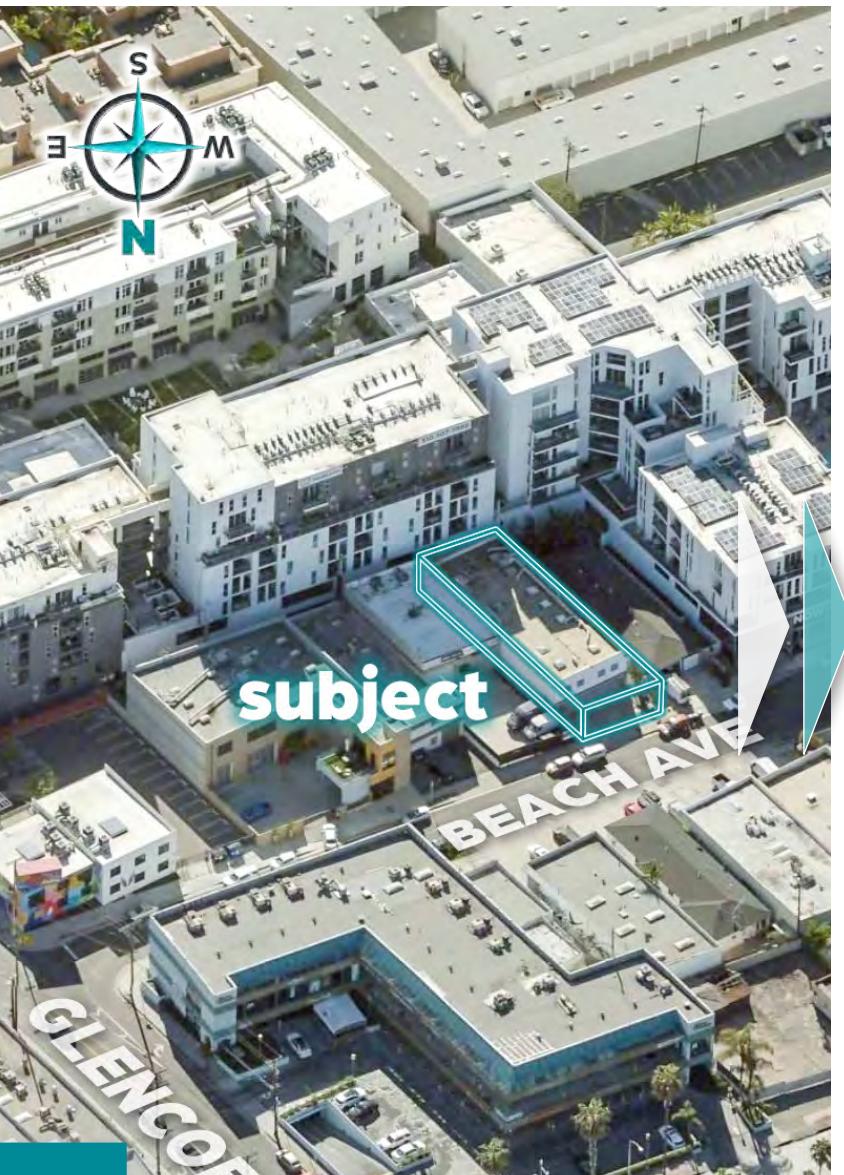
DRE #01429000



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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

~~\$1,995,000~~ ~~\$2,350,000~~

## FOR LEASE

Suite B: Approximately 2,746 square feet

## LEASE RATE

~~\$2.25~~ ~~\$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 (month-to-month)  
Suite B: 51% of building – Vacant

## COMMENTS

- » Built in 1972 as Venice Squash Club with three courts, adaptive reuse as office/studio use in the 80's
- » Fully independent HVAC both suites
- » Each suite has 6 skylights with two operable per suite
- » Direct private street entry and parking suite A & B
- » 20 foot high studio spaces
- » Excellent area demographics and close to many amenities
- » Entire building potentially available for sale or lease (call broker for detail)

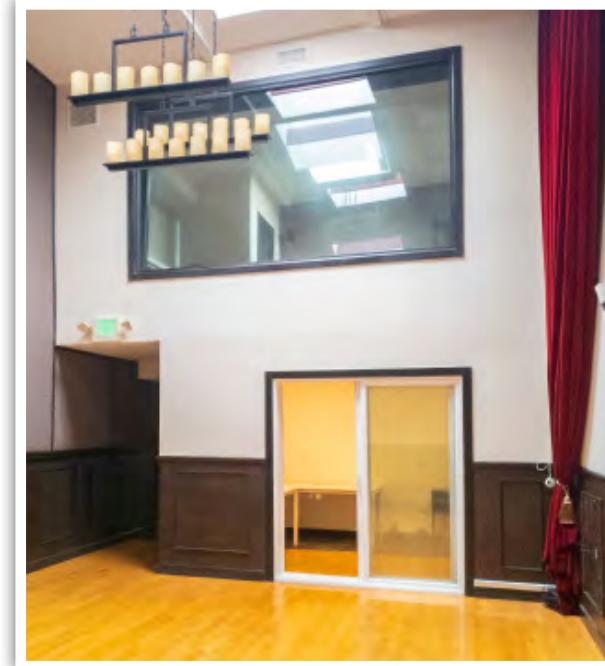
# PROPERTY PHOTOS

Suite A



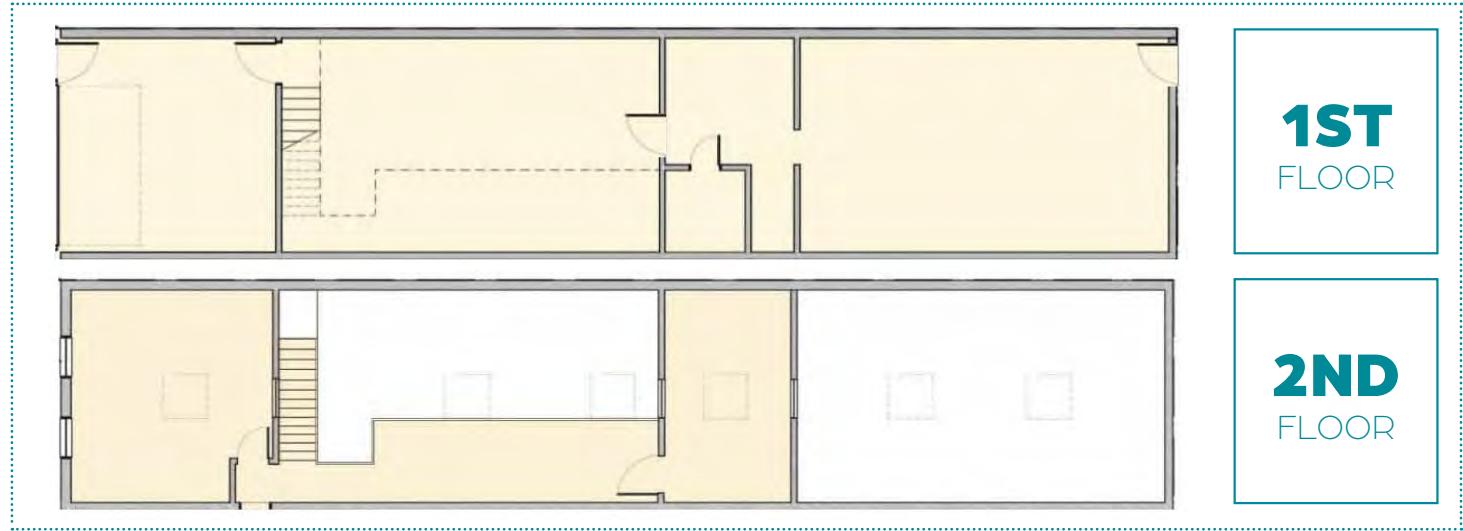
# PROPERTY PHOTOS

Suite B

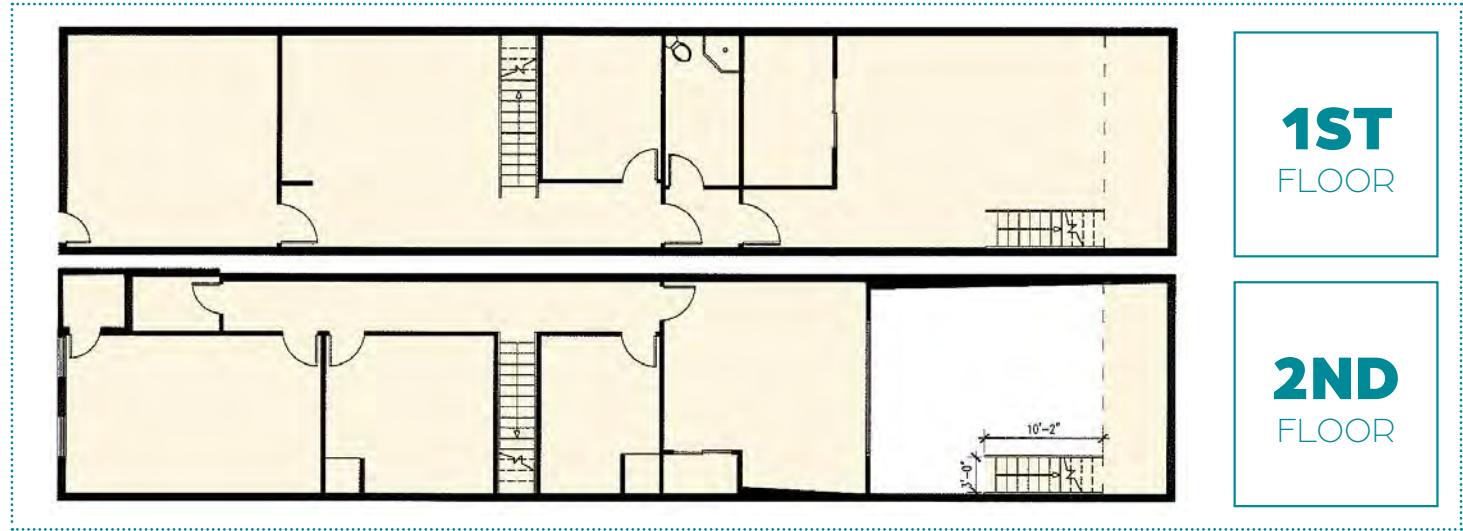


# FLOOR PLANS

## SUITE A



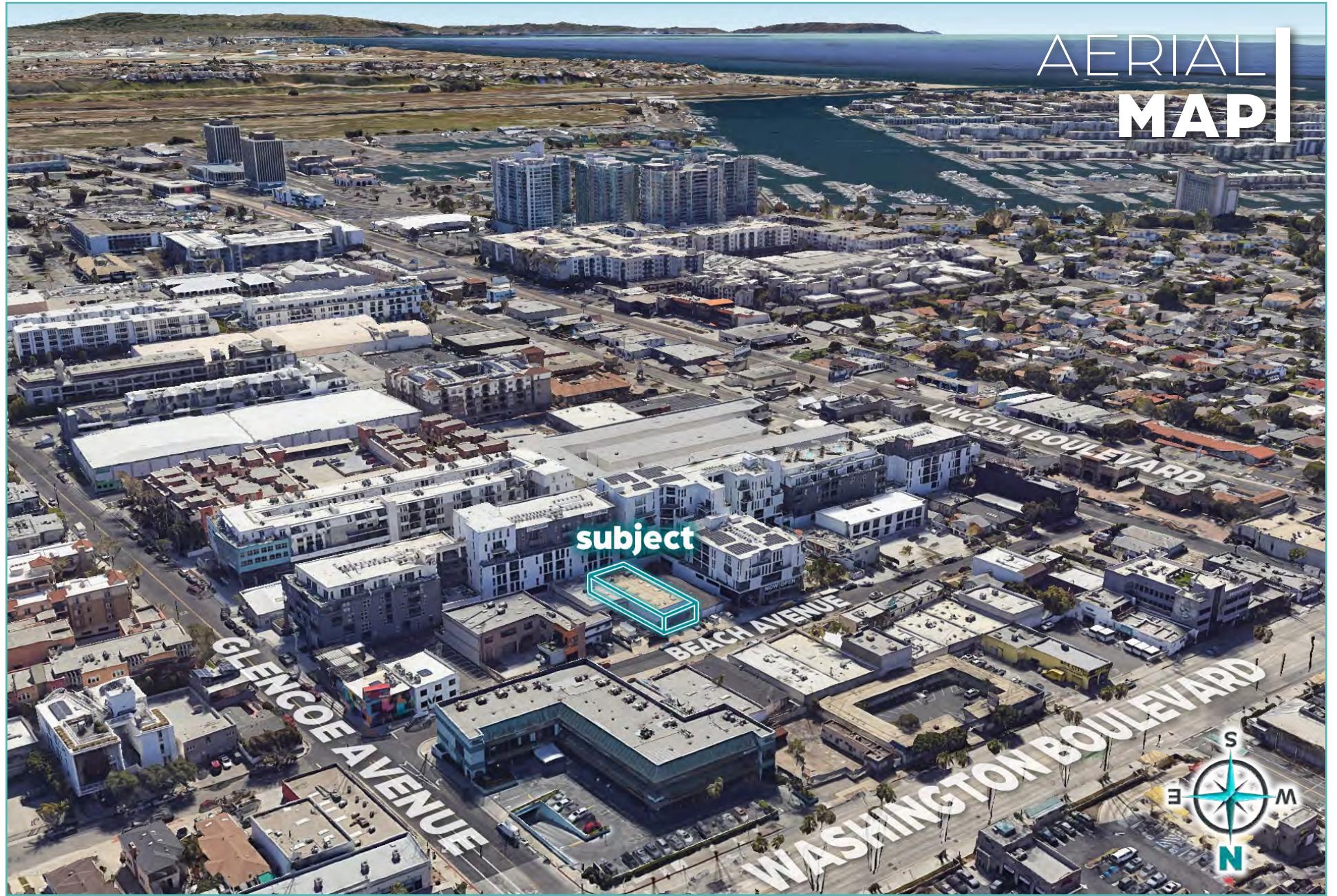
## SUITE B



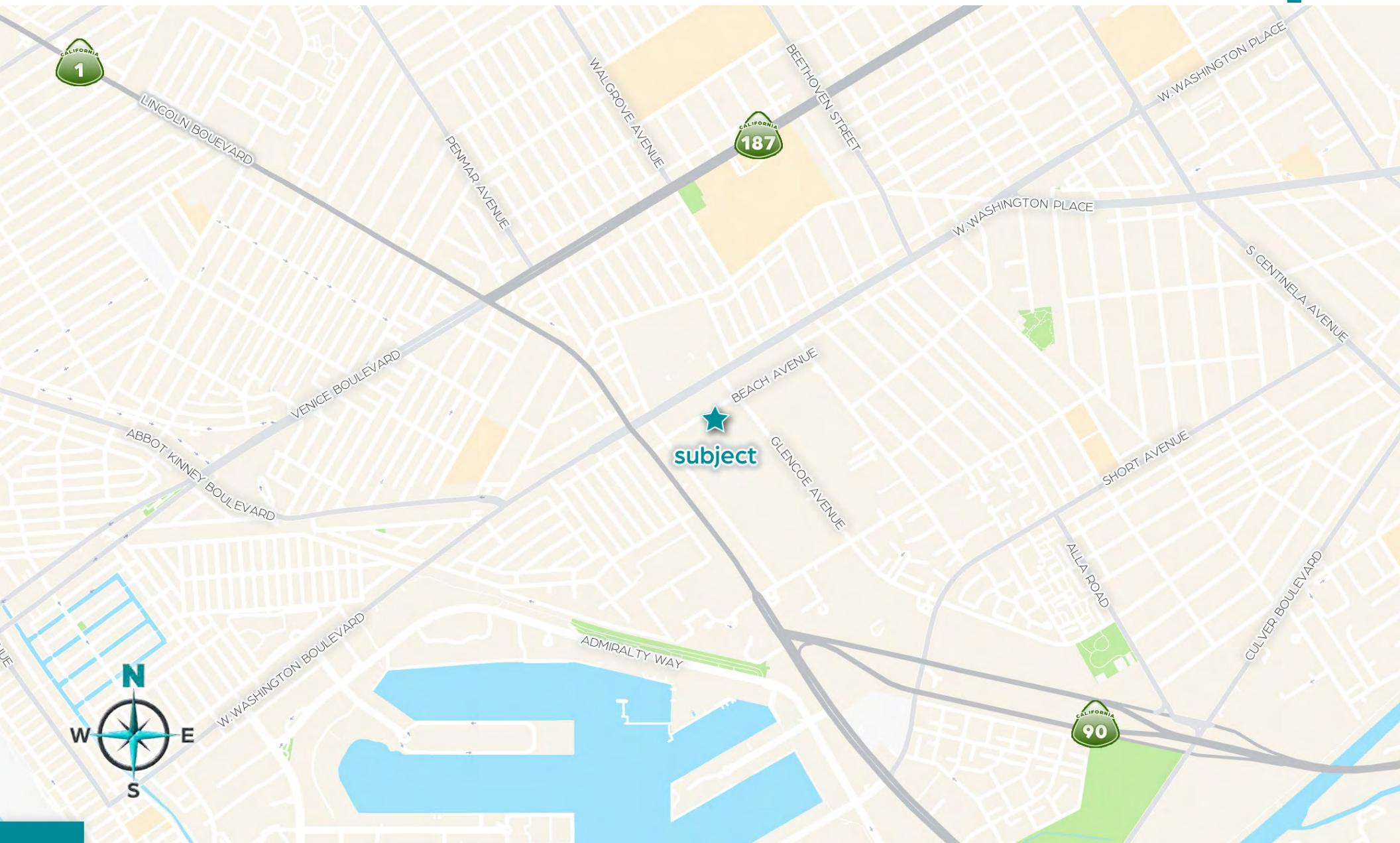
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# AERIAL MAP



# LOCATION MAP



FOR SALE  
OR LEASE

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