

OWNER-USER / INVESTOR  
COMMERCIAL OPPORTUNITY  
**MAJOR PRICE REDUCTION**

**WESTMAC**  
Commercial Brokerage Company

13432

FOR SALE  
OR LEASE

**13432 Beach Ave**  
MARINA DEL REY, CA



**FOR MORE INFORMATION**

**BRIAN R. HART**

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DRE #01429000

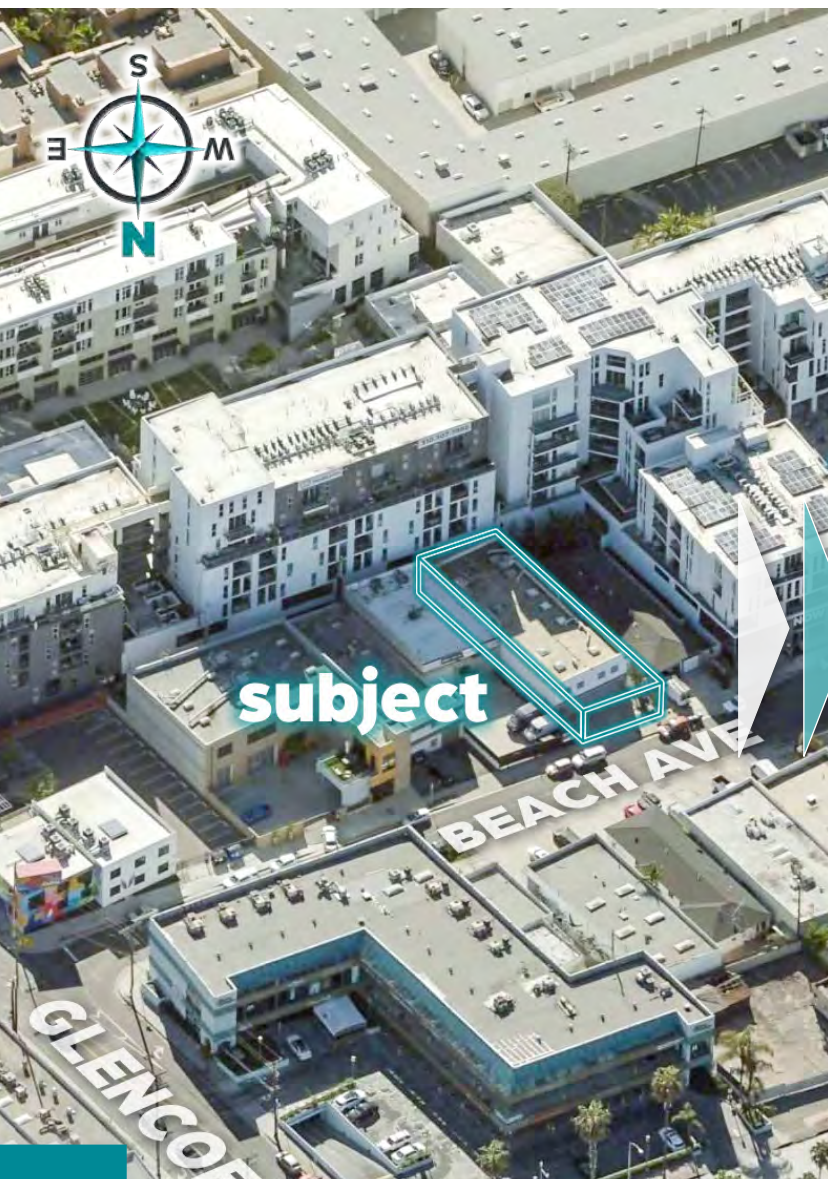


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# PROPERTY INFORMATION



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	<del>\$1,995,000</del> \$2,350,000
FOR LEASE	Suite B: Approximately 2,746 square feet
LEASE RATE	<del>\$2.25</del> \$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 ( <i>month-to-month</i> ) Suite B: 51% of building – Vacant
COMMENTS	<div><div>» Built in 1972 as Venice Squash Club with three courts, adaptive reuse as office/studio use in the 80's</div><div>» Fully independent HVAC both suites</div><div>» Each suite has 6 skylights with two operable per suite</div><div>» Direct private street entry and parking suite A &amp; B</div></div> <div><div>» 20 foot high studio spaces</div><div>» Excellent area demographics and close to many amenities</div><div>» Entire building potentially available for sale or lease (<i>call broker for detail</i>)</div></div>



# PROPERTY **PHOTOS**

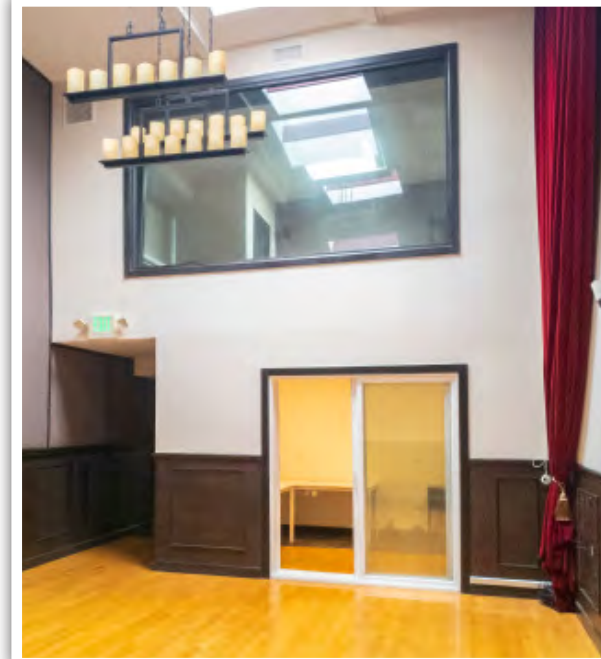
Suite A





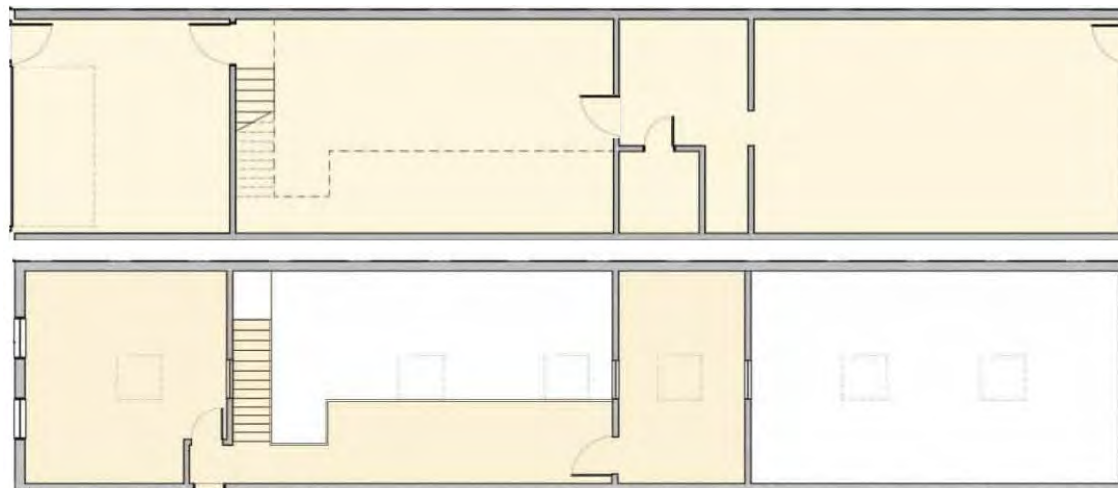
# PROPERTY **PHOTOS**

Suite B



# FLOOR PLANS

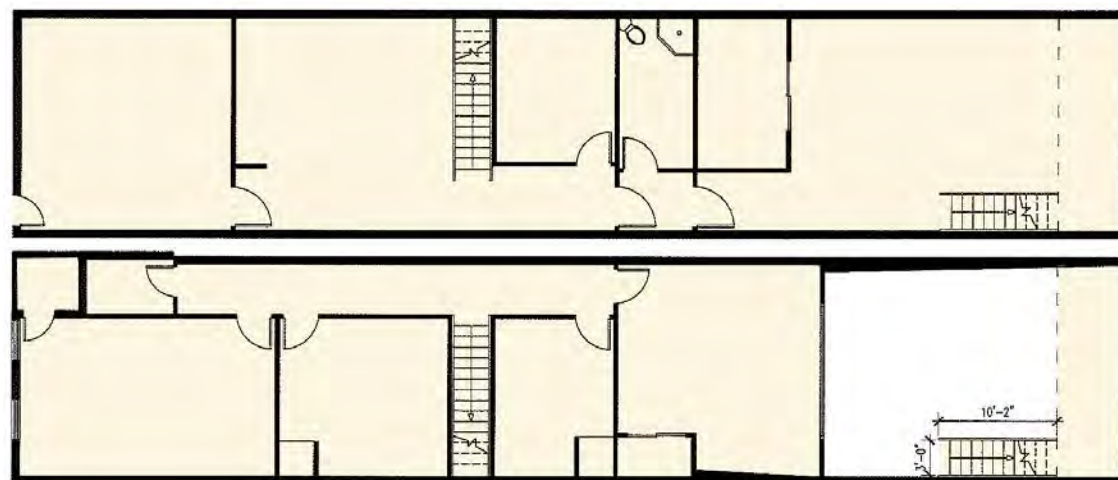
## SUITE A



**1ST**  
FLOOR

**2ND**  
FLOOR

## SUITE B



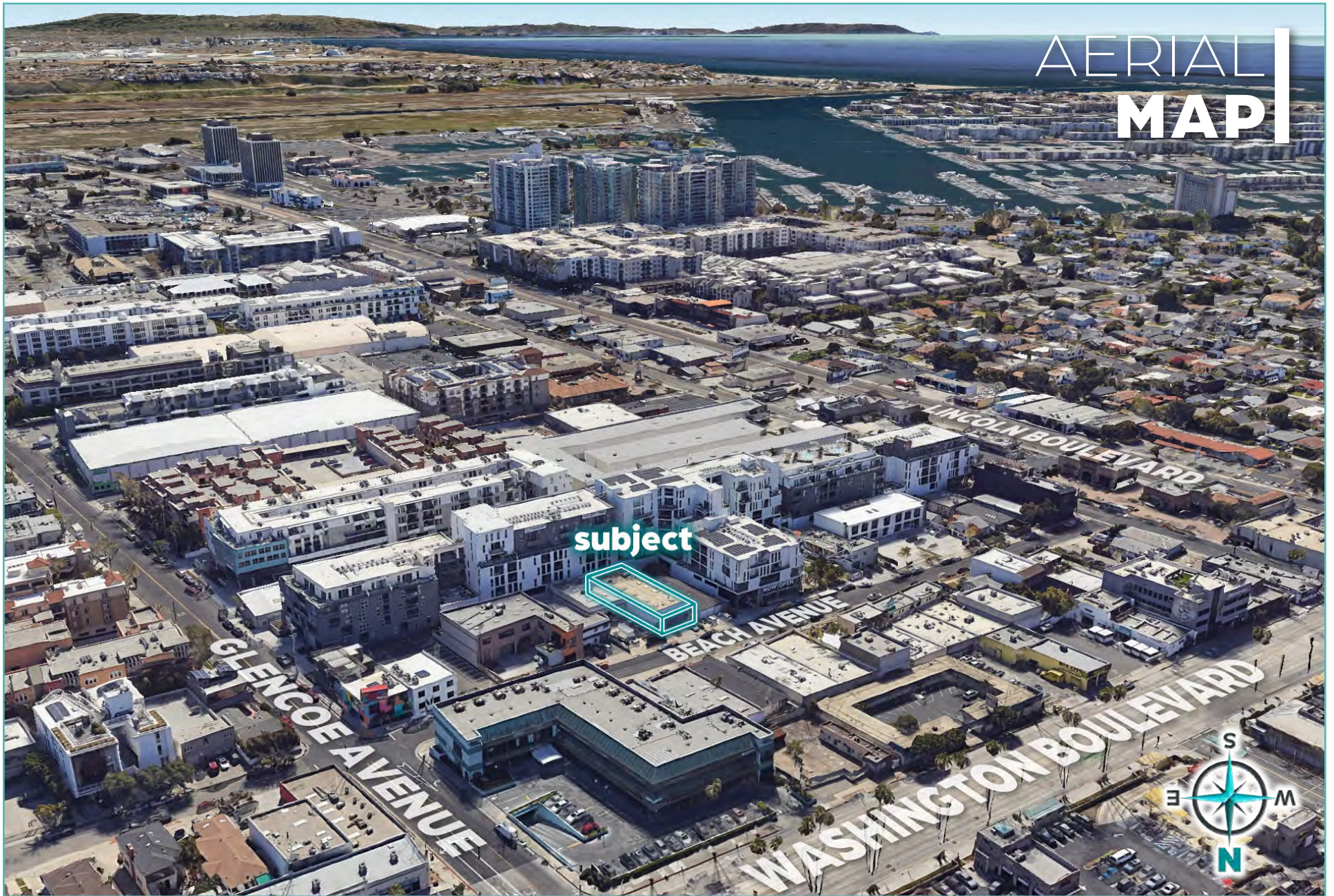
**1ST**  
FLOOR

**2ND**  
FLOOR



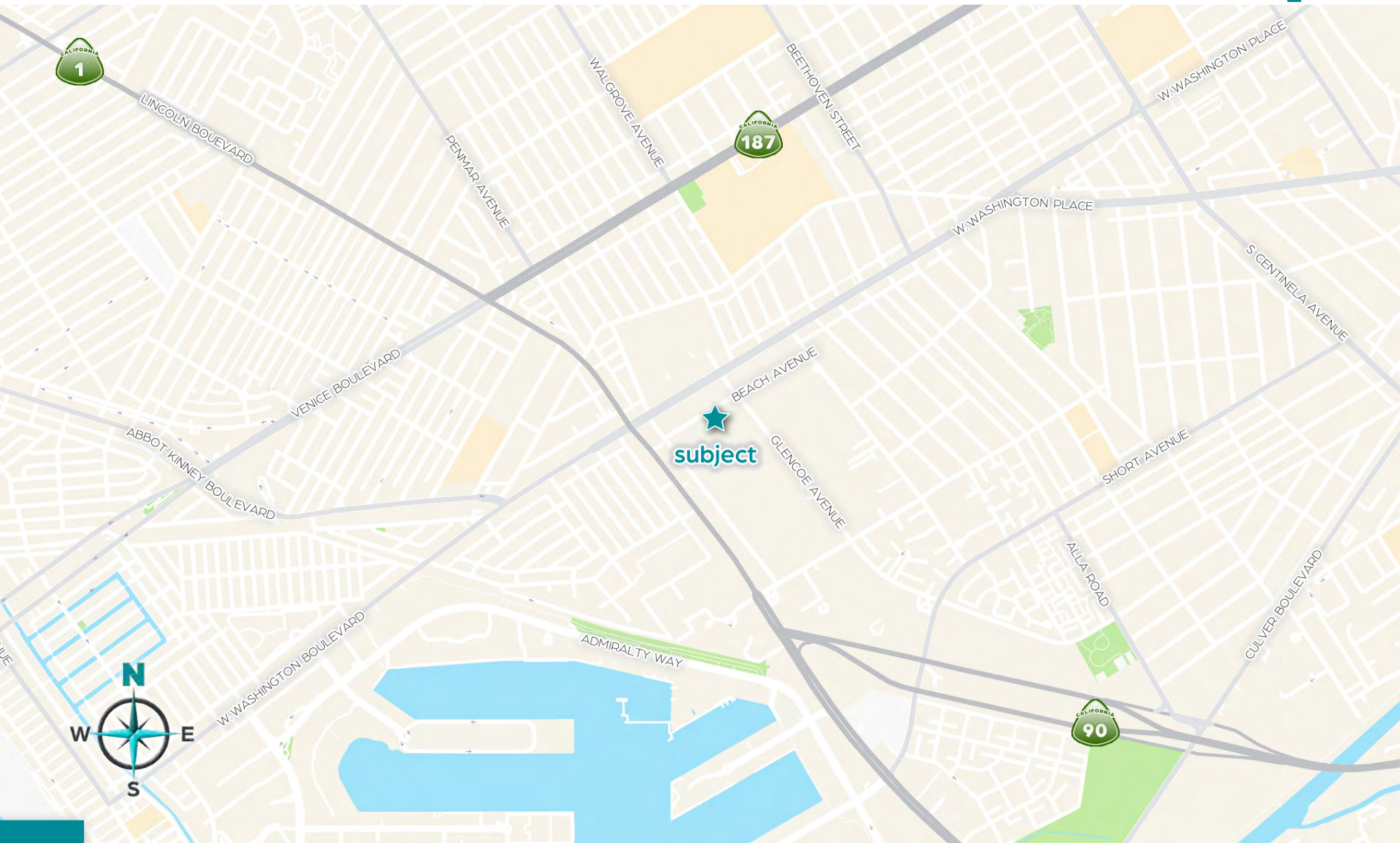
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# LOCATION MAP





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