

6,600 SF of Premier Retail Space

In the heart of Mar Vista's Retail Corridor

FOR LEASE

6,000 SF ground floor
+ 600 SF mezzanine

Rooftop Signage Opportunity



12112
Venice Blvd

Los Angeles, CA 90066

JOE BOLOGNESE

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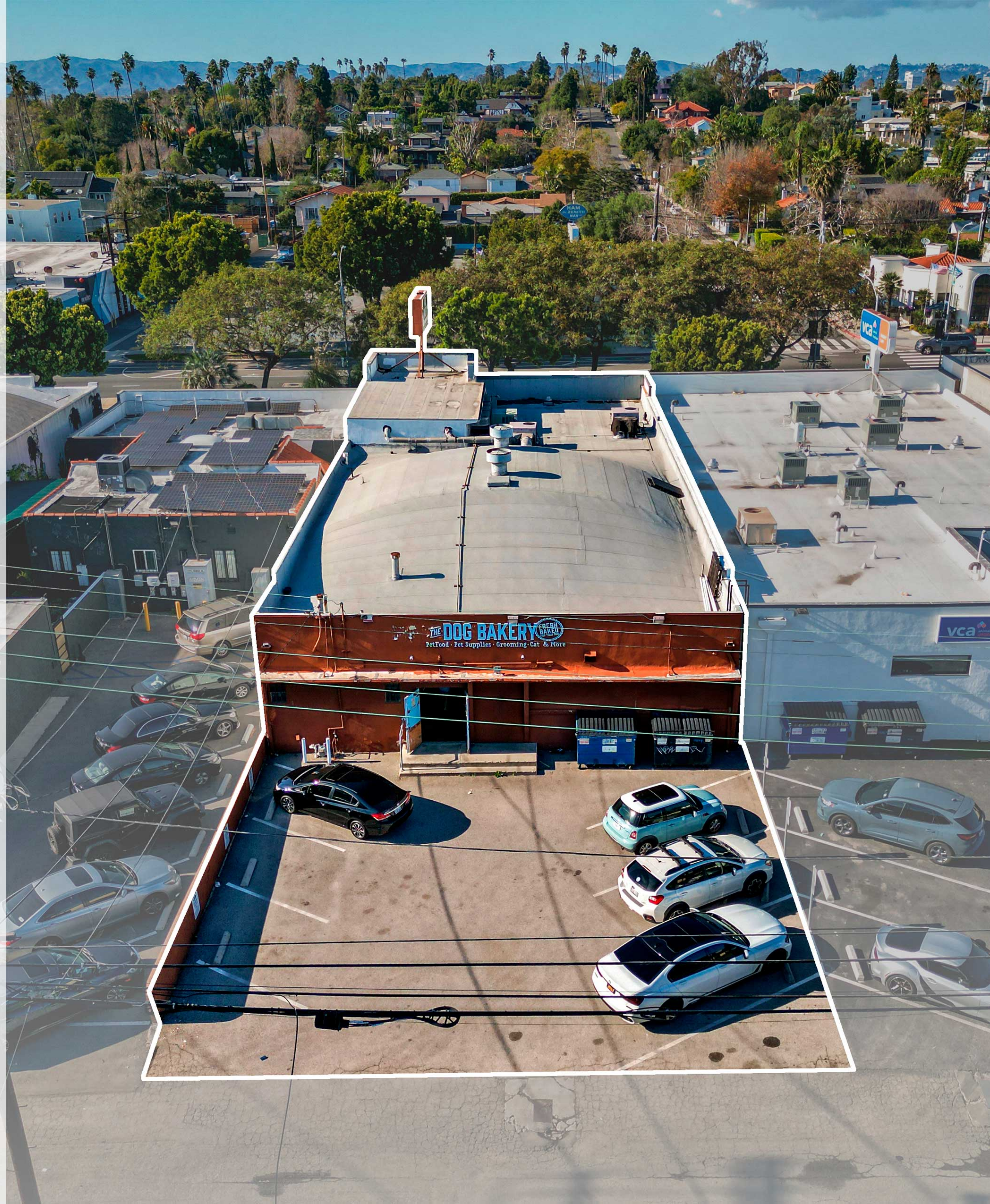
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**Saxum
West**

LEASE DETAILS

12110-12112 Venice Blvd
Los Angeles, CA 90066

SIZE	6,600 SF (Includes 600 SF mezzanine)
RATE	\$2.75 per SF NNN (NNNs are \$0.52 per SF)
RENT	\$18,150 per month (plus net charges of \$3,432/mo)
TERM	3 to 10+ years
OFFICE	1,200 SF
ZONING	C2
PARKING	±8 spaces in rear lot (plus metered street parking)
RATIO	1.2 per 1,000 SF





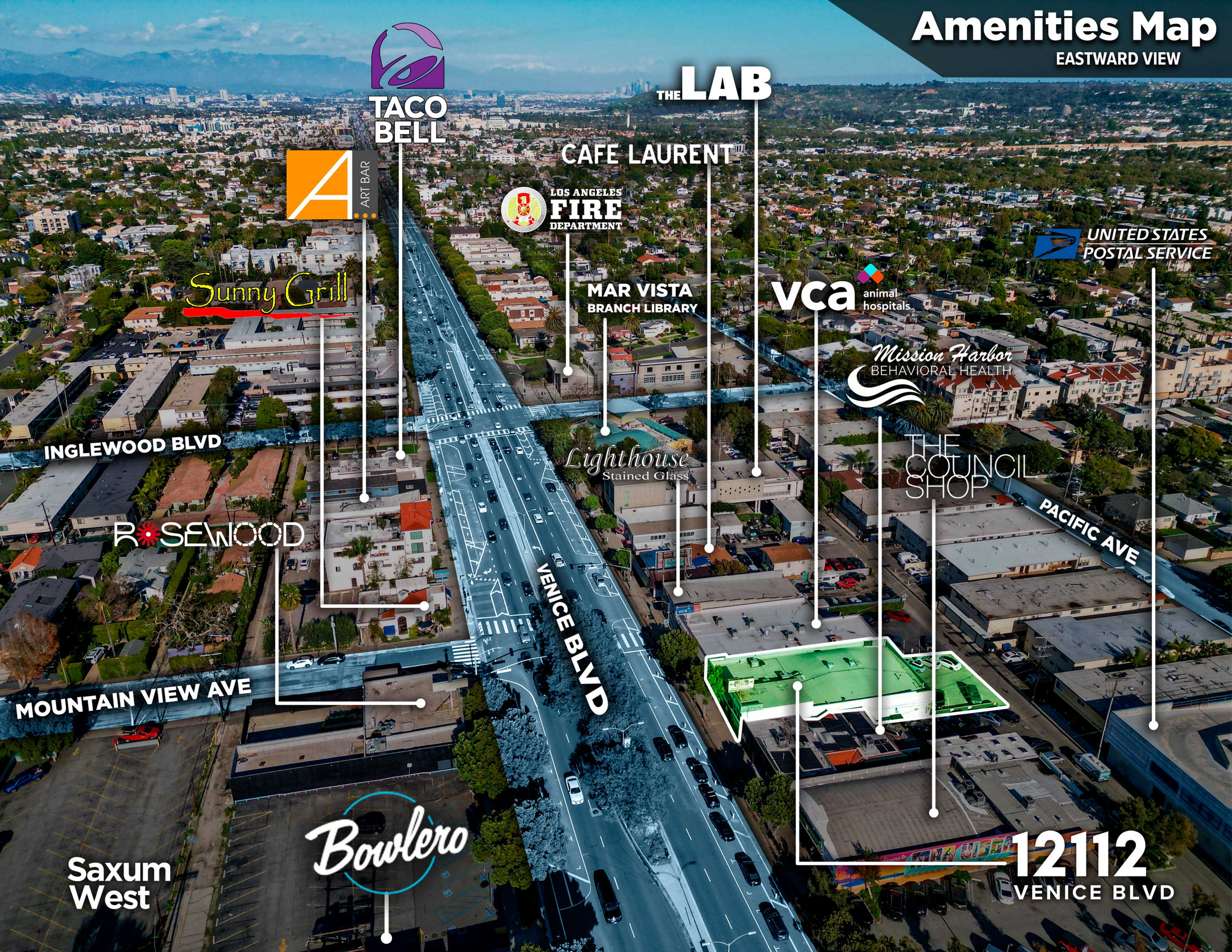
HIGHLIGHTS

- 50 ft. frontage on Venice Blvd in the heart of Mar Vista retail corridor, where average traffic counts exceed 45,000 CPD
- Ground floor has an open plan layout and comes with a commercial sink, an oven vent, and washer/dryer hookups
- Fully built out back office space and a storage area. Mezzanine office/lounge has a full kitchenette
- Incredible signage opportunity with 14' x 6' double-sided rooftop sign visible to traffic from both directions
- 8 parking spaces in rear, and an abundance of metered street parking on Venice Blvd and Grand View Blvd
- Adjacent to VCA Animal Hospitals' new Urgent Care concept for pets
- Walking distance to Starbucks and other foodie destinations such as Little Fatty, Taverna, and Cafe Laurent



Amenities Map

EASTWARD VIEW




TACO BELL

THE LAB


ART BAR

CAFE LAURENT


LOS ANGELES FIRE DEPARTMENT


UNITED STATES POSTAL SERVICE

Sunny Grill

MAR VISTA BRANCH LIBRARY

vca animal hospitals

Mission Harbor
BEHAVIORAL HEALTH

INGLEWOOD BLVD

Lighthouse
Stained Glass

THE COUNCIL SHOP

PACIFIC AVE

ROSEWOOD

VENICE BLVD



MOUNTAIN VIEW AVE

Bowlero

Saxum West

12112
VENICE BLVD

Amenities Map

WESTWARD VIEW

 **UNITED STATES POSTAL SERVICE**

Mission Harbor
BEHAVIORAL HEALTH

CHASE 

 **CVS**

12112
VENICE BLVD

PACIFIC AVE


RASSELBOCK

THE COUNCIL SHOP



UPRISE MMA

The Gym

TAVERNA
AT THE MAR VISTA

S CENTINELA AVE

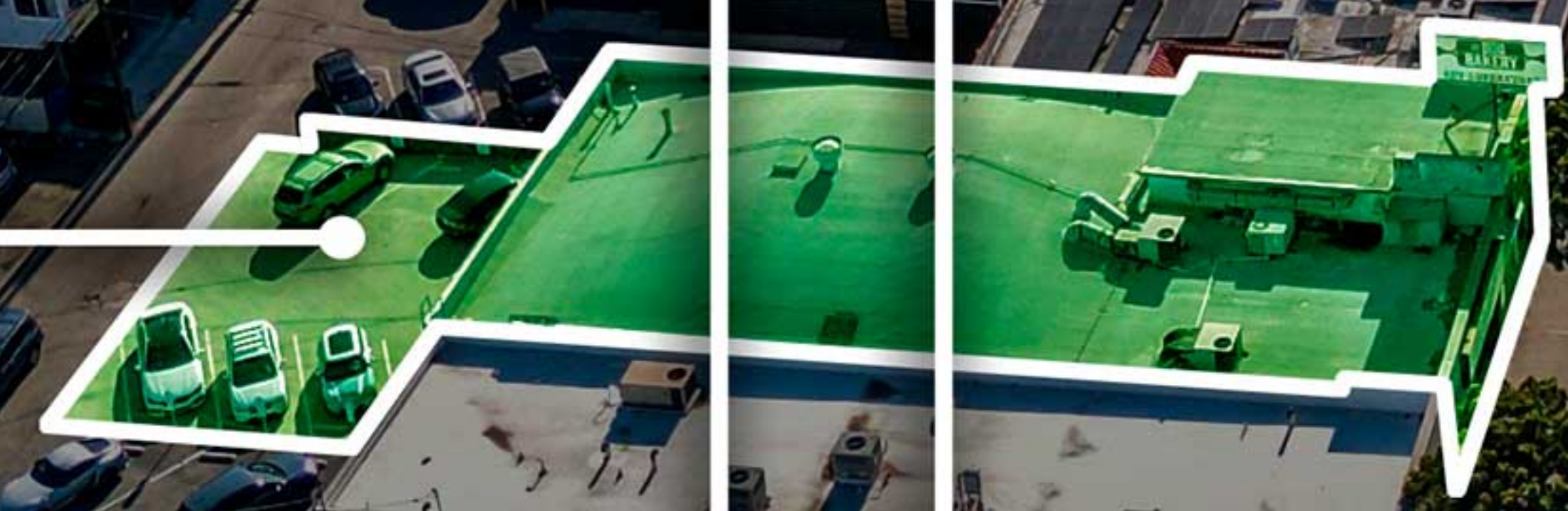
LITTLE FATTY

Bowlero

GRAND VIEW BLVD

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