



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



AVAILABLE illi
COMMERCIAL
REAL ESTATE

LA BREA AVE | ± 54,988 CPD

VENICE BLVD | ± 27,266 CPD

FREE-STANDING RETAIL/CREATIVE WAREHOUSE SPACE IN MID-CITY

4931 Venice Blvd., Los Angeles, CA 90019



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PROPERTY FEATURES

4931 Venice Blvd., Los Angeles, CA 90019







APPROX. 3,067 SF

FREE-STANDING RETAIL/CREATIVE WAREHOUSE

- ✓ Stand alone building
- ✓ 19+ ft. high ceilings
- ✓ Double door entrance
- ✓ 2 roll-up doors
- ✓ Gated parking
- ✓ Open floor plan
- ✓ Concrete flooring
- ✓ Bonus loft/storage

AREA AMENITIES

- ✓ Busy corner adjacent intersection
- ✓ Close proximity to Midtown Crossing - Shopping Center, LACMA, and The Grove
- ✓ Minutes away from Miracle Mile, Pico-Robertson, and West Adams District
- ✓ Nearby popular dining includes Met Her at a Bar, Met Him at a Bar, République Café, Pasta Sisters, Pizzeria Sei, Mizlala West Adams, Tartine, and Highly Likely Cafe

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	44,170	419,608	1,190,572
 Avg. HH Income	\$98,213	\$97,274	\$93,390
 Daytime Pop	36,916	350,200	1,000,147
 Traffic Count	± 91,637 CPD ON VENICE BLVD & LA BREA AVE		

RETAIL / WAREHOUSE
LOS ANGELES, CA

INTERIOR PHOTOS

4931 Venice Blvd., Los Angeles, CA 90019





KAZU NORI

UOVO

LACMA

ACADEMY MUSEUM

LA BREA TAR PITS & MUSEUM

Smart & Final.

ANDRE'S ITALIAN RESTAURANT & PIZZERIA

RÉPUBLIQUE

Apollonia's Pizzeria

Pollo Loco

EQUINOX

IHOP

Met Him At A Bar

BRANSON BREWING CO. ALL BEER WITH ANGRY COMPANY

LA BREA AVE

CLUB PILATES

BMW

TRV'S BURGERS & SENGERS

THE JO'S TACOS

Met Him At A Bar

LUCIA GRILL

SPROUTS FARMERS MARKET

LA BREA AVE

Starbucks

VENICE BLVD

LA BREA AVE

AVAILABLE

LIVING SPACES

planet fitness

PETSMART

MIDTOWN CROSSING

Olive Garden ITALIAN KITCHEN

Ralphs

BOB'S DISCOUNT FURNITURE

LOWE'S

ROSS DRESS FOR LESS

ups

SPROUTS FARMERS MARKET

PETSMART

7 ELEVEN

RÉPUBLIQUE

Starbucks

LIVING SPACES

BOB'S DISCOUNT FURNITURE

Olive Garden ITALIAN KITCHEN

Ralphs IHOP

planet fitness

ANDRE'S ITALIAN RESTAURANT & PIZZERIA

BMW

AERIAL MAP

CVS pharmacy

LOWE'S



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