

11007 VENICE BLVD, LOS ANGELES CA 90034



OFFERING MEMORANDUM

EVE
CAPITAL



KIRSTEN KAIYALA

213-810-3509

kirsten@evecap.com

310 Venice Way, Venice CA 90291

DRE#02150031

Property Description

This 2,754 square foot, standalone property located in the Palms neighborhood of Los Angeles, features a turnkey post-production build-out; making it ideally suited for users already operating in the post-production, editorial, or sound studio space who are seeking a seamless transition into a new facility. Its strategic location between the production-heavy hubs of Silicon Beach and Culver City places tenants or owner/users at the center of Los Angeles' creative and media ecosystem, providing convenient access to studios, talent, and industry partners.

The property presents a rare opportunity for an owner/user to invest in real estate that directly supports their business operations, offering long-term cost control and stability compared to leasing. Fronting high-traffic Venice Boulevard, the site benefits from exceptional exposure, allowing a business to capitalize on strong daily traffic counts and prominent building signage to elevate brand visibility.

*Possible option to purchase new, high-end color grading, finishing and server equipment as well.

Property Summary

ADDRESS	11007 Venice Blvd, Los Angeles CA 90034
TYPE	Commercial Office
APN	4252-013-017
BUILDING SF	2,754 SF
LAND SF	2,969 SF
# UNITS	1
PARKING	1
YEAR BUILT	1933
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple
ASKING PRICE	\$2,350,000
PRICE PER SF	\$853.30
ZONING	LAR3

Investment Highlights

Complete head to toe renovation in 2023 to create a first-class production, post production, color grading and finishing studio. Built to produce entire shows from start to finish.

Sophisticated interiors with functional layout for a variety of creative professionals

Two ADA compliant bathrooms, one with shower

New HVAC, Plumbing

Kitchen

Conference area

Private phone booth pod

Entire wall of storage closets

High ceilings

Open area for production teams

Two secure client suites

Color suite is painted Munsell N5 Gray for optimal color grading

Edit/Mix/Finishing suite

Server room with dedicated HVAC and equipment racks

Electronic skylight shades

Security systems with cameras throughout

All systems are in place to be certified for secure projects

Cat 6 wiring

Dedicated fiber optic internet

Location Highlights



Situated one and a half miles to downtown Culver City and approximately five miles to the sands of Venice Beach

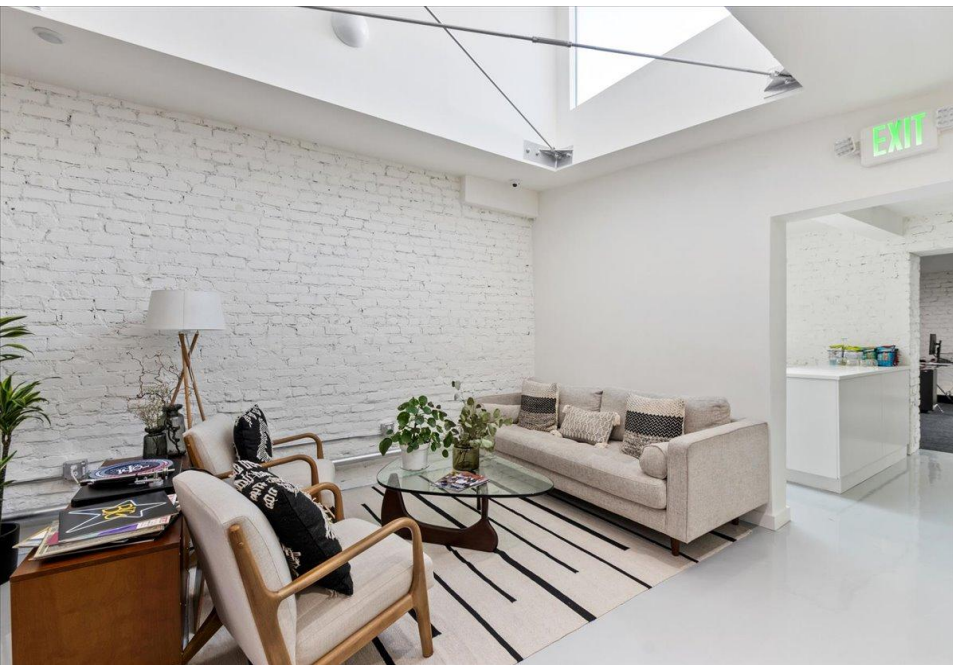
Close proximity to tech and entertainment companies such as Apple, Amazon Studios, HBO and Sony Studios

Located just East of the I-405 Freeway

Venice Blvd itself is a vibrant east-west corridor linking Culver City to Venice Beach, with popular restaurants and eateries nearby



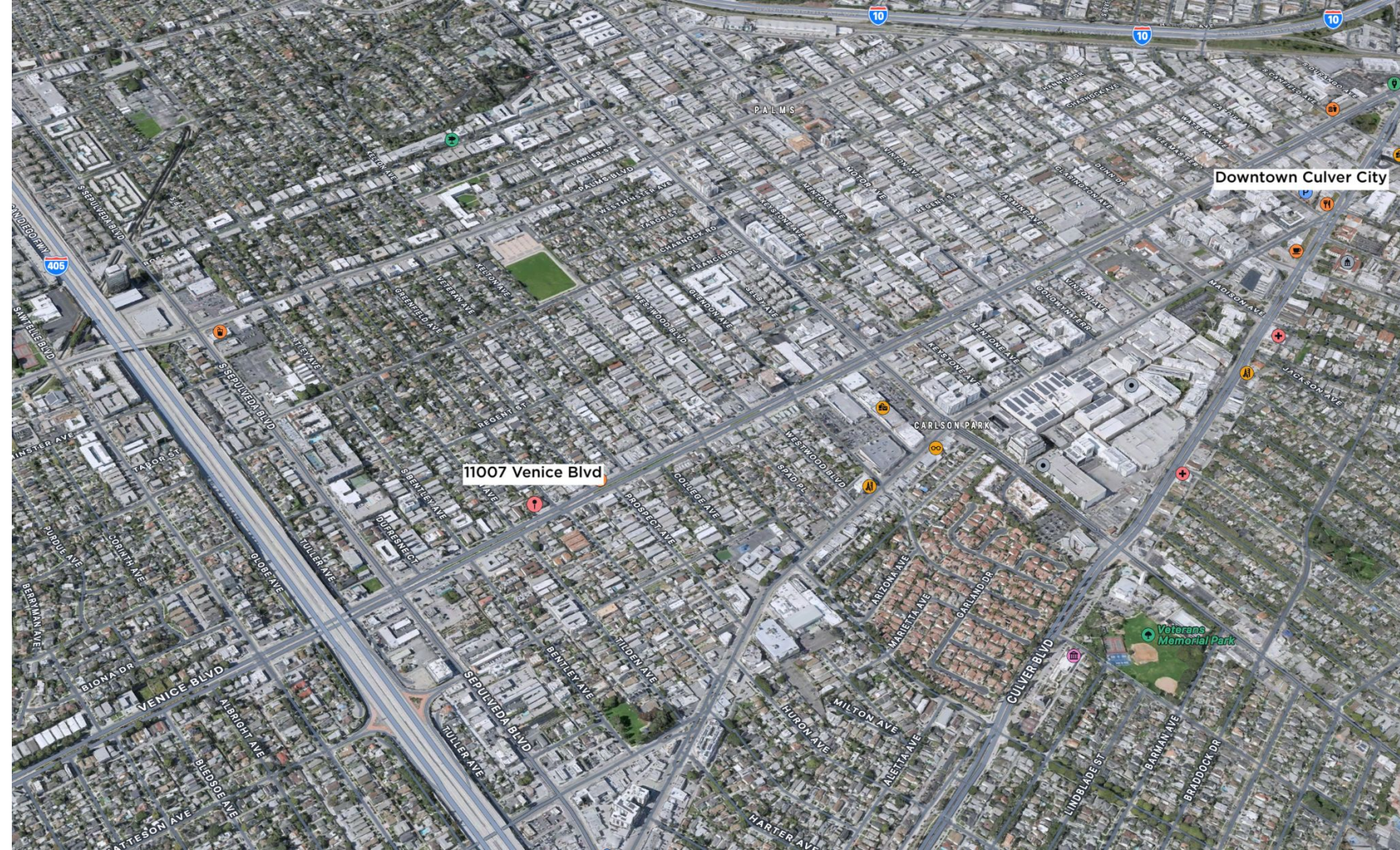












Downtown Culver City

11007 Venice Blvd

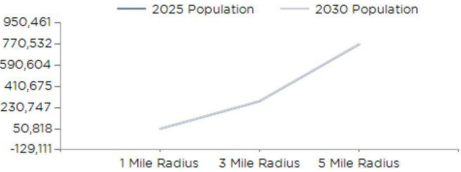
CARLSON PARK

Veterans
Memorial Park

Neighborhood Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	50,639	259,834	717,820
2010 Population	50,817	267,093	738,561
2025 Population	50,818	285,858	769,212
2030 Population	51,228	288,061	770,532
2025 African American	2,817	18,916	97,851
2025 American Indian	571	2,725	7,151
2025 Asian	11,591	47,921	101,936
2025 Hispanic	12,897	66,577	177,278
2025 Other Race	6,694	32,790	94,356
2025 White	22,394	143,405	369,500
2025 Multiracial	6,637	39,582	97,166
2025-2030: Population: Growth Rate	0.80%	0.75%	0.15%

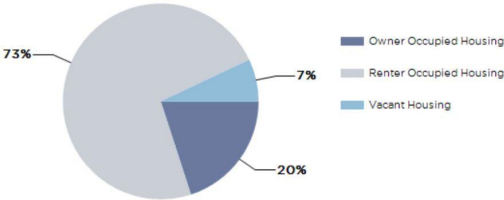
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,270	7,981	28,227
\$15,000-\$24,999	771	5,385	16,375
\$25,000-\$34,999	1,049	5,287	15,713
\$35,000-\$49,999	1,830	7,736	23,383
\$50,000-\$74,999	3,004	14,563	39,446
\$75,000-\$99,999	3,125	13,778	35,707
\$100,000-\$149,999	4,632	20,922	55,977
\$150,000-\$199,999	3,024	15,727	41,250
\$200,000 or greater	4,530	38,900	95,738
Median HH Income	\$104,044	\$120,782	\$111,871
Average HH Income	\$144,155	\$179,633	\$170,066



2025 Household Income



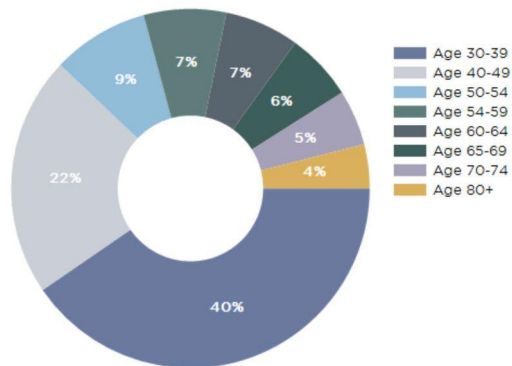
2025 Own vs. Rent - 1 Mile Radius



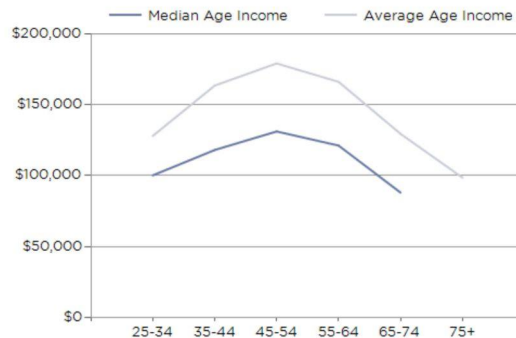
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	7,580	31,559	78,336
2025 Population Age 35-39	5,305	26,350	67,365
2025 Population Age 40-44	3,807	22,209	57,427
2025 Population Age 45-49	3,092	18,686	47,845
2025 Population Age 50-54	2,779	17,674	45,906
2025 Population Age 55-59	2,369	15,697	42,908
2025 Population Age 60-64	2,140	14,215	40,095
2025 Population Age 65-69	1,942	12,832	36,145
2025 Population Age 70-74	1,596	11,636	32,279
2025 Population Age 75-79	1,261	9,741	26,170
2025 Population Age 80-84	754	6,299	17,544
2025 Population Age 85+	806	6,257	17,711
2025 Population Age 18+	44,608	241,262	656,840
2025 Median Age	35	39	39
2030 Median Age	37	40	40

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,273	\$108,979	\$108,886
Average Household Income 25-34	\$128,155	\$156,322	\$155,919
Median Household Income 35-44	\$118,189	\$153,473	\$142,404
Average Household Income 35-44	\$163,745	\$206,913	\$197,153
Median Household Income 45-54	\$131,305	\$171,473	\$158,081
Average Household Income 45-54	\$179,413	\$227,541	\$214,115
Median Household Income 55-64	\$121,319	\$158,987	\$138,264
Average Household Income 55-64	\$166,391	\$211,677	\$195,294
Median Household Income 65-74	\$88,060	\$98,315	\$86,880
Average Household Income 65-74	\$129,618	\$157,613	\$148,204
Average Household Income 75+	\$98,635	\$114,382	\$110,572



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