

FOR SALE



10853-10855 Venice Blvd.

Prime Street Front Retail Building - Two structures on the Lot
Los Angeles, CA 90034



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Section 1

Property Information

Offering Summary

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OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	2
Lot Size:	7,224 SF
Building Size:	5,233 SF

PROPERTY DESCRIPTION

10853-10855 Venice Boulevard represents a rare dual-structure commercial asset strategically positioned in the heart of Los Angeles' Westside corridor, bridging the dynamic markets of Palms, Culver City, and Mar Vista. Situated along one of the city's most traveled commercial thoroughfares, this property offers exceptional visibility, accessibility, and adaptability, ideal for retail operators, creative users, or investors seeking flexible use potential with income-producing upside.

The property consists of two freestanding structures totaling approximately 5,233 square feet, thoughtfully positioned on a 7,200 square-foot C2-zoned parcel. The front building offers restaurant or retail functionality with direct Venice Boulevard frontage and heavy daily vehicle exposure, while the rear building serves as a flex/warehouse/office facility with roll-up access, high ceilings, and an adaptable layout suited for a variety of commercial or creative applications.

This configuration provides exceptional versatility. An owner-user can occupy one structure while benefiting from rental income on the other, or an investor can stabilize both buildings to achieve a diversified rent roll across multiple use categories. The C2 zoning further enhances the site's long-term flexibility, supporting a range of permitted uses including retail, food service, light industrial, creative office, studio production, or showroom operations.

Located less than two miles from Downtown Culver City, Sony Pictures Studios, and the Metro E-Line (Expo), the property benefits from an expanding creative and entertainment workforce and growing neighborhood demographics. The surrounding corridor has become a hub for boutique retail, production studios, and small-scale developments catering to both established and emerging creative brands.

With Venice Boulevard undergoing steady revitalization and increasing tenant demand for adaptive commercial spaces, 10853-10855 Venice Blvd offers a blend of stable in-place income and significant repositioning potential. Its dual-structure layout, zoning flexibility, and location in one of Los Angeles' most resilient submarkets position it as an ideal owner-user or investment opportunity in a high-barrier-to-entry market.

The property's rear building is leased to a stable tenant generating \$7,546.34 in monthly rental income, providing consistent cash flow and immediate in-place income for an investor.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Two-Building Commercial Asset | ±5,233 SF Total
- The property's rear building is leased to a stable tenant generating \$7,546.34 in monthly rental income, providing consistent cash flow and immediate in-place income for an investor.
- Front retail/restaurant structure with excellent Venice Blvd exposure and a rear flex/warehouse/office building offering functionality and depth.
- C2 Zoning | Exceptional Flexibility of Use
- Permits retail, restaurant, office, showroom, production, and light industrial uses – ideal for owner-users, creative tenants, or mixed-use operators.
- Prime Westside Location | Palms / Culver City Adjacent
- Minutes from Downtown Culver City, Sony Studios, Mar Vista, and major transportation corridors (I-10 & I-405). High-traffic corridor with ±40,000 vehicles per day.
- Owner-User or Investment Opportunity
- Occupy one structure and lease the other for cash flow, or lease both for strong stabilized returns in a low-vacancy market.
- Dual Access & Parking Functionality
- Rear gated access, on-site parking, and ample street parking – highly functional for service, delivery, and small-scale logistics users.
- High-Visibility Retail Frontage
- Prominent Venice Blvd exposure with strong signage potential – ideal for restaurant, showroom, or experiential retail.
- Warehouse and office portions feature open layouts, roll-up access, and creative finishes – perfect for production, design, or content-driven industries.
- West Los Angeles and Culver City remain among the strongest submarkets in LA, with sustained rent growth and limited small-bay commercial inventory.
- High Barriers to Entry
- Rare ownership opportunity along one of LA's most in-demand commercial corridors – limited comparable inventory and strong long-term appreciation outlook.
- Positioned for Value-Add Play
- Opportunity to upgrade and re-tenant at market rents, enhance curb appeal, and leverage Venice Blvd's ongoing streetscape improvements.

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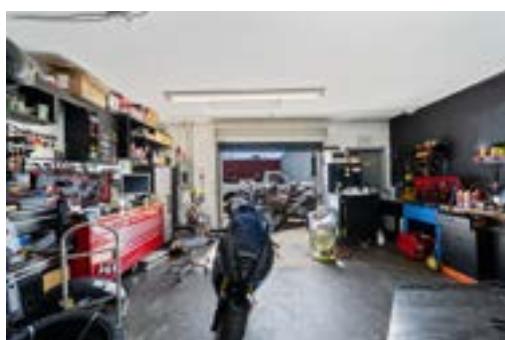
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Property Photos

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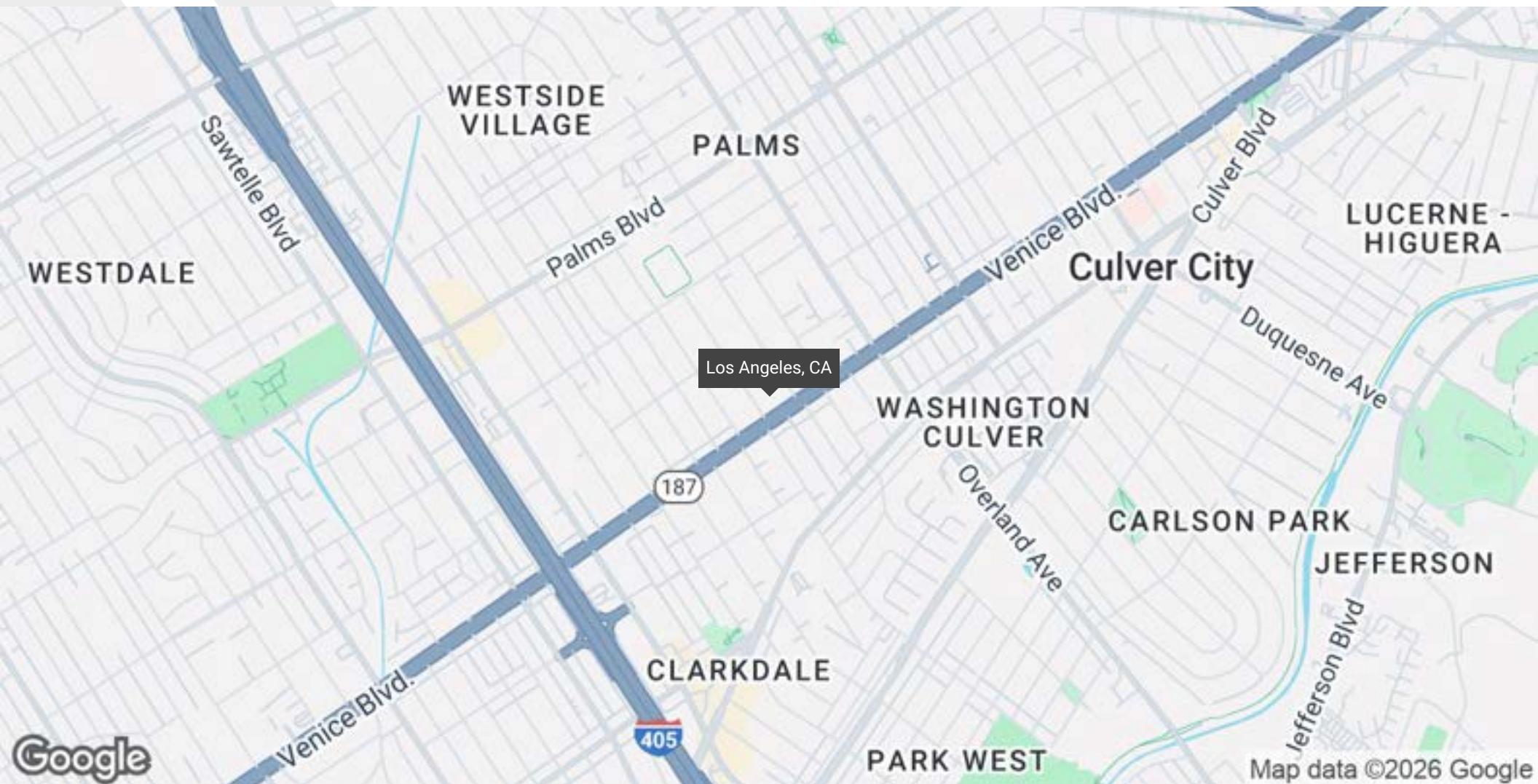
Section 2

Location Information



Regional Map

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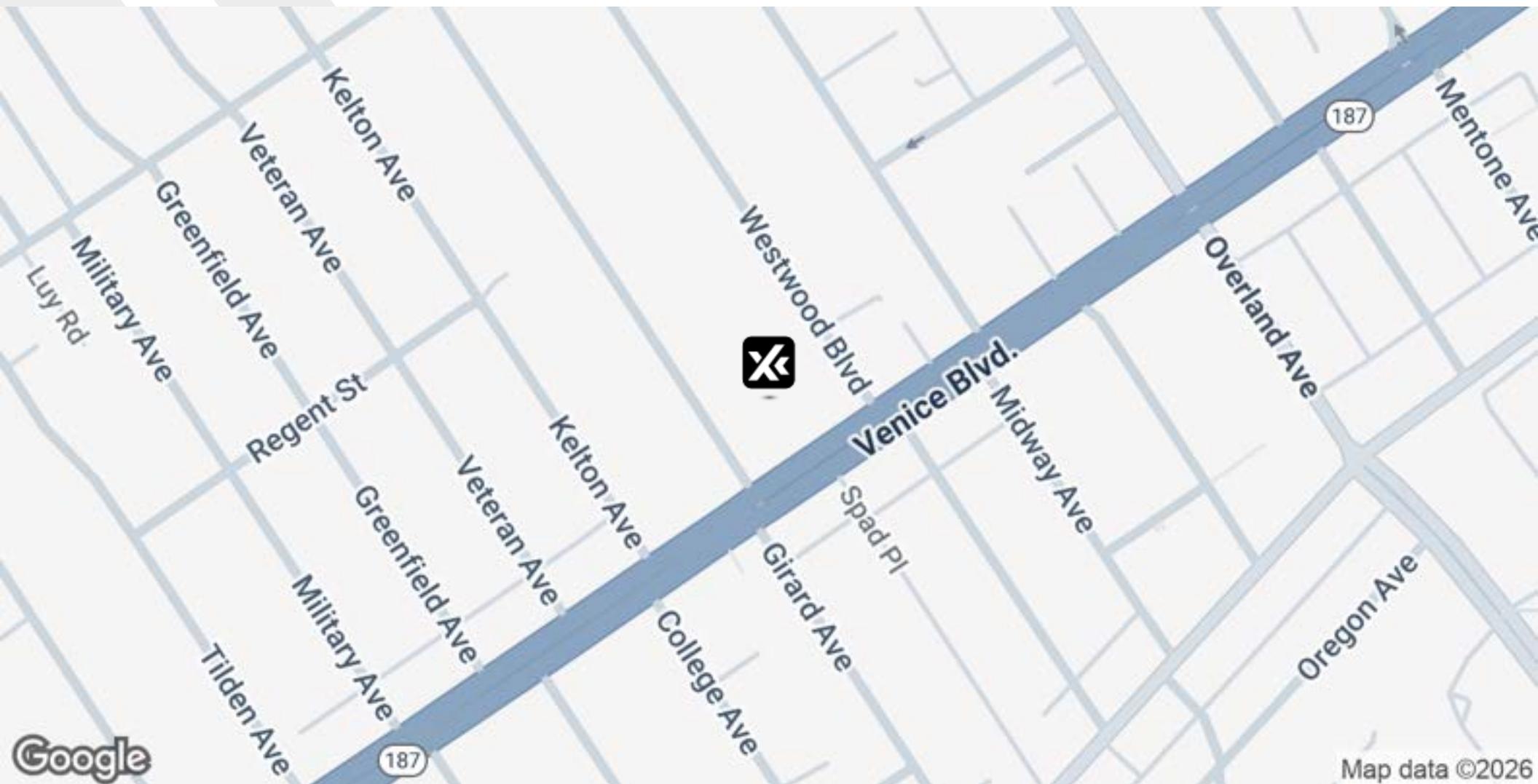
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Location Map

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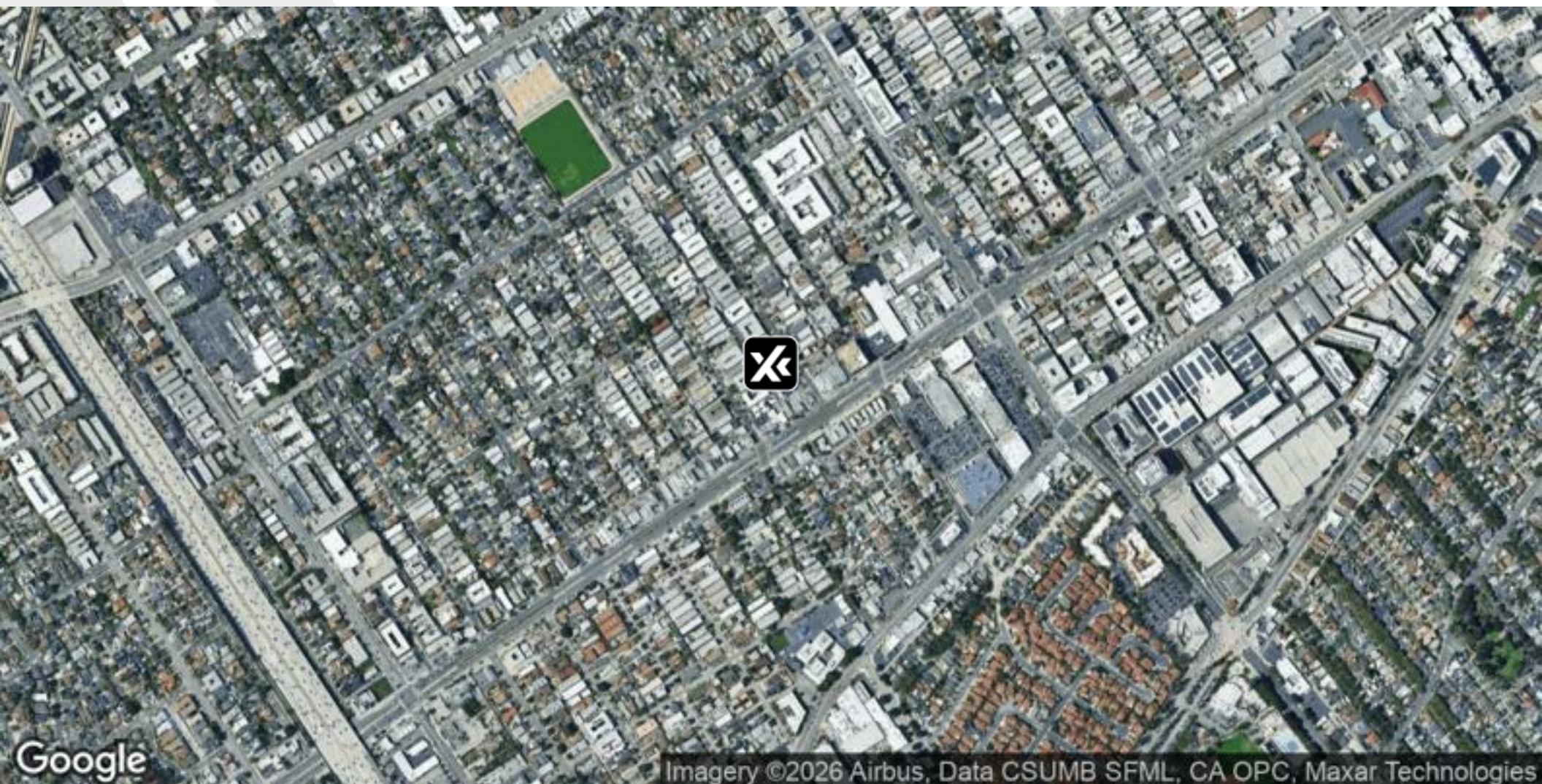
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Aerial Map

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Google

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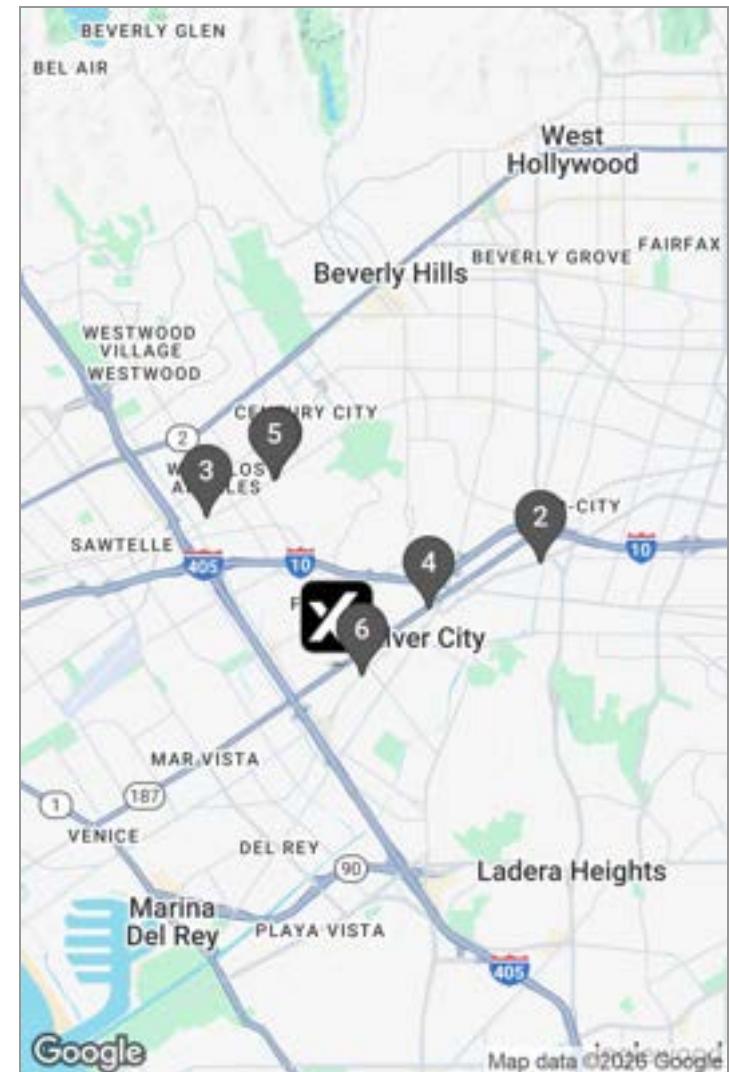


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Sale Comps Map & Summary

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NAME/ADDRESS		PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	10853-10855 Venice Blvd. Los Angeles, CA	\$3,500,000	5,233 SF	7,224 SF	2
1	10580 W Pico Blvd Los Angeles, CA	\$2,230,000	3,000 SF	5,500 SF	-
2	5968 Washington Blvd Culver City, CA	\$3,210,000	3,360 SF	10,600 SF	-
3	11021 W Pico Blvd Los Angeles, CA	\$3,850,000	6,204 SF	10,019 SF	-
4	3809 Bagley Ave Culver City, CA	\$2,600,000	3,000 SF	1,753 SF	-
5	10588-10592 W Pico Blvd Los Angeles, CA	\$2,510,000	4,554 SF	8,300 SF	-
6	10754-10758 Washington Blvd Culver City, CA	\$2,540,000	3,250 SF	4,356 SF	-
AVERAGES		\$2,823,333	3,895 SF	6,755 SF	



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Sale Comps

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10853-10855 VENICE BLVD.

Los Angeles, CA 90034

Price:	\$3,500,000
Bldg Size:	5,233 SF
Lot Size:	7,224 SF
...	...



10580 W PICO BLVD

Los Angeles, CA 90064

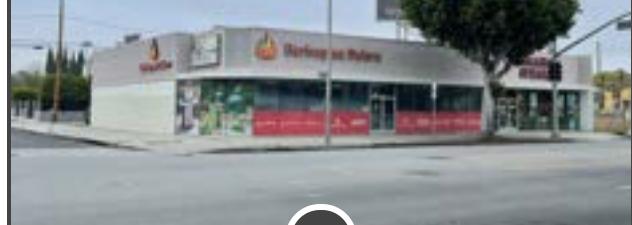
Price:	\$2,230,000
Bldg Size:	3,000 SF
Lot Size:	5,500 SF



5968 WASHINGTON BLVD

Culver City, CA 90232

Price:	\$3,210,000
Bldg Size:	3,360 SF
Lot Size:	10,600 SF



11021 W PICO BLVD

Los Angeles, CA 90064

Price:	\$3,850,000
Bldg Size:	6,204 SF
Lot Size:	10,019 SF



3809 BAGLEY AVE

Culver City, CA 90232

Price:	\$2,600,000
Bldg Size:	3,000 SF
Lot Size:	1,753 SF



10588-10592 W PICO BLVD

Los Angeles, CA 90064

Price:	\$2,510,000
Bldg Size:	4,554 SF
Lot Size:	8,300 SF

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Sale Comps

FOR SALE



6

10754-10758 WASHINGTON BLVD
Culver City, CA 90232

Price:	\$2,540,000
Bldg Size:	3,250 SF
Lot Size:	4,356 SF

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Rent Roll

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SUITE	TENANT NAME	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT
Owner User	Tara's Himalayan Cuisine	32.58%	-	\$6,000	\$3.52	-
Back Unit	Private Tenant	67.42%	\$25.00	\$7,500	\$2.13	\$88,200
-	-	-	-	-	-	-
-	-	-	-	-	-	-
TOTALS		100%	\$25.00	\$13,500	\$5.65	\$88,200
AVERAGES		50%	\$25.00	\$6,750	\$2.83	\$88,200

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Section 3

Demographics



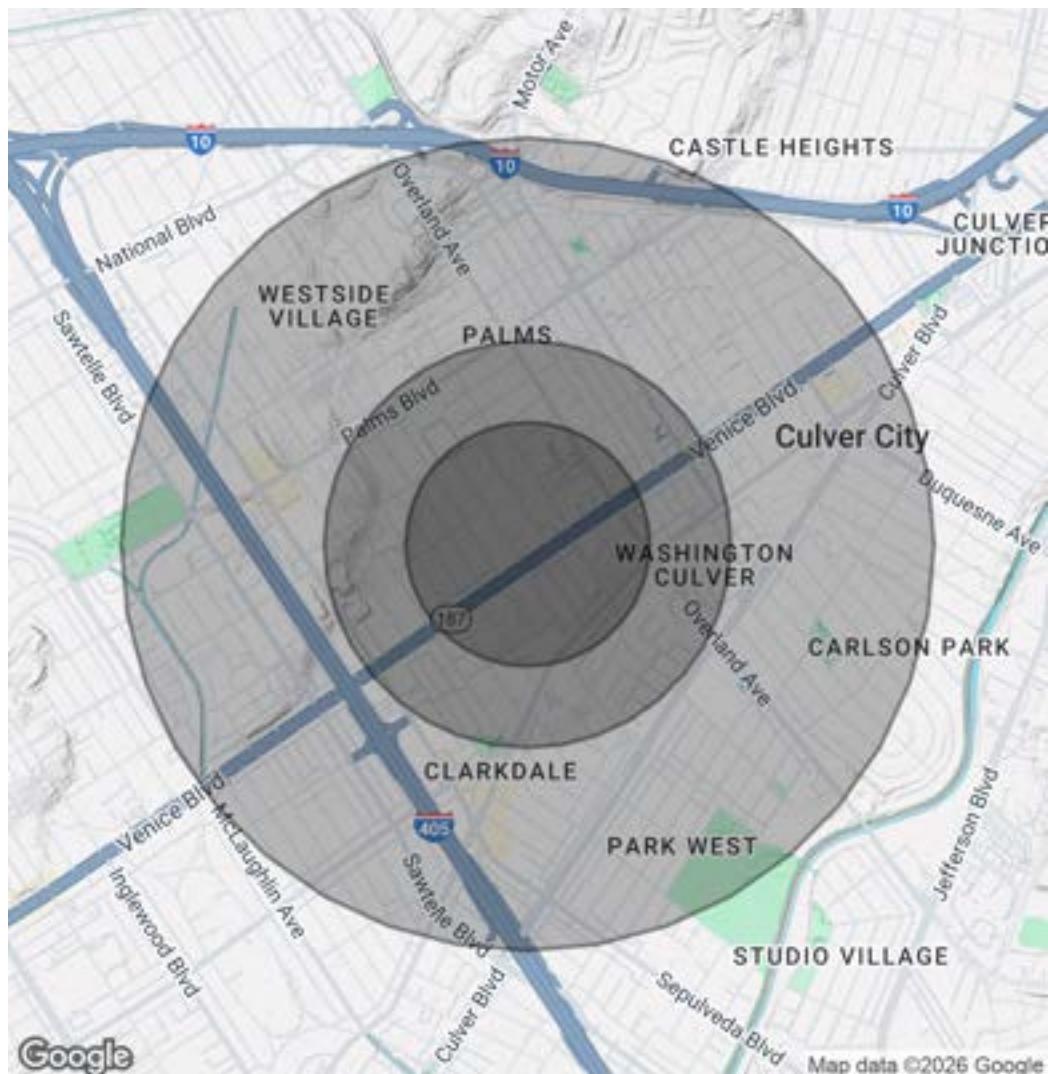
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,793	15,359	50,777
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,210	7,231	23,915
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$114,908	\$116,563	\$131,945
Average House Value	\$1,364,894	\$1,364,942	\$1,370,597

Demographics data derived from AlphaMap



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Section 4

Advisor Bios



Advisor Bio 1

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KARL MARKARIAN

Senior Advisor and Vice-President of Sales

karl.markarian@expcommercial.com

Direct: **818.433.0548**

CalDRE #01932970

PROFESSIONAL BACKGROUND

Founder – One West Group at eXp Commercial Commercial Real Estate Advisor | 30+ Years of Industry Experience

With over three decades in the real estate industry, Karl Markarian brings a wealth of experience, market insight, and a proven track record of success. Having closed more than \$200 million in commercial transactions, Karl has built a reputation for delivering results across multifamily, retail, office, and development properties. As the founder of One West Group, Karl leads a dynamic team of commercial advisors dedicated to excellence, collaboration, and client-focused solutions. Backed by the national platform of eXp Commercial, One West Group combines local market expertise with a national reach, offering strategic opportunities to investors, developers, and property owners. Karl's approach is hands-on and relationship-driven, with a deep focus on growth, leadership, and long-term success, for his clients, his team, and the communities they serve.

EDUCATION

York University, Toronto, Canada
Master's in International Business

Seneca College, Toronto, Canada
Diploma in Business & Commerce

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Advisor Bio 2

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TAKE IGA, CBI

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Direct: **310.339.1734**

CalDRE #02112266

PROFESSIONAL BACKGROUND

Take Iga, CBI, stands out as a skilled Commercial Real Estate Agent and Restaurant Broker with eXp Commercial. Specializing in Landlord and Tenant Representation for commercial leasing, bulk asset, and restaurant sales. Take operates predominantly in the Los Angeles and Orange County regions.

Beyond his prowess in real estate, Take also leads as the Founder and CEO of JRC Advisors, a reputable firm based in Southern California. JRC Advisors is devoted to assisting restaurant owners in the intricate journey of establishing their ventures. Providing expert counsel on obtaining essential licenses and permits, including CUB and Alcohol licenses, the company aligns with a proficient network of professionals, from general contractors and designers to insurance agents, attorneys, and accountants. This collaborative approach ensures a streamlined and cost-effective experience for their clientele.

Armed with a CBI designation from the International Business Brokers Association (IBBA) and a deep understanding of the commercial real estate and restaurant industries, Take Iga offers bespoke solutions. He prides himself on crafting strategies that address the unique needs and objectives of each client.

EDUCATION

CBI (Certified Business Intermediary)

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Thank you!



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