

PREMIER CORNER LOCATION ON HIGHLY TRAFFICKED VENICE BLVD

Highly Visible Trophy Asset For Sale

8953 Venice Blvd., Los Angeles, CA 90034

KWP
REAL ESTATE



DISCLAIMER

KWP Real Estate ("Broker"), exclusive marketing representative of VENICE TRIANGLE LLC. I. ("Seller"), is solely authorized to present this property investment offering (the "Offering").

Prior to submitting an offer to acquire the fee interest in **8953 Venice Blvd., Los Angeles, CA 90034** (the "Property"), interested parties should perform and rely upon their own investigations, analysis, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an "As Is, Where Is" basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analysis, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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An aerial photograph of a city street scene, overlaid with a semi-transparent blue filter. The image shows a multi-lane road with cars, sidewalks, and various buildings. In the background, there are hills. The text 'The Offering' is written in a white serif font, preceded by a vertical line.

The Offering

Executive Summary

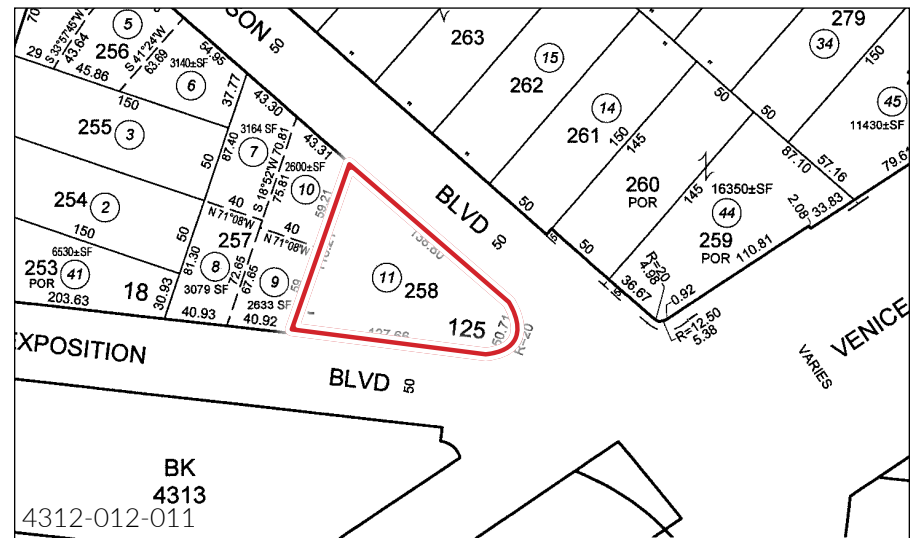
Key Property Data

Address:	8953 Venice Blvd. Los Angeles, CA 90034
Product Type:	Retail Building
Sale Price:	\$4,995,000
Building SF:	±7,102 SF
Land SF:	±10,378 SF (0.24 Acres)
Buildings:	1
Stories:	1
APN:	4312-012-011
Zoning:	LAM1
Year Built:	1946



Tenant Information

Tenant:	Alchemy Media
Term:	Through May 30, 2027
Annual Rent (6.1.25 - 5.30.26):	\$332,615 Gross
Increases:	3.5% Annually
Option to renew:	5 year option to renew at continuation of rental increase

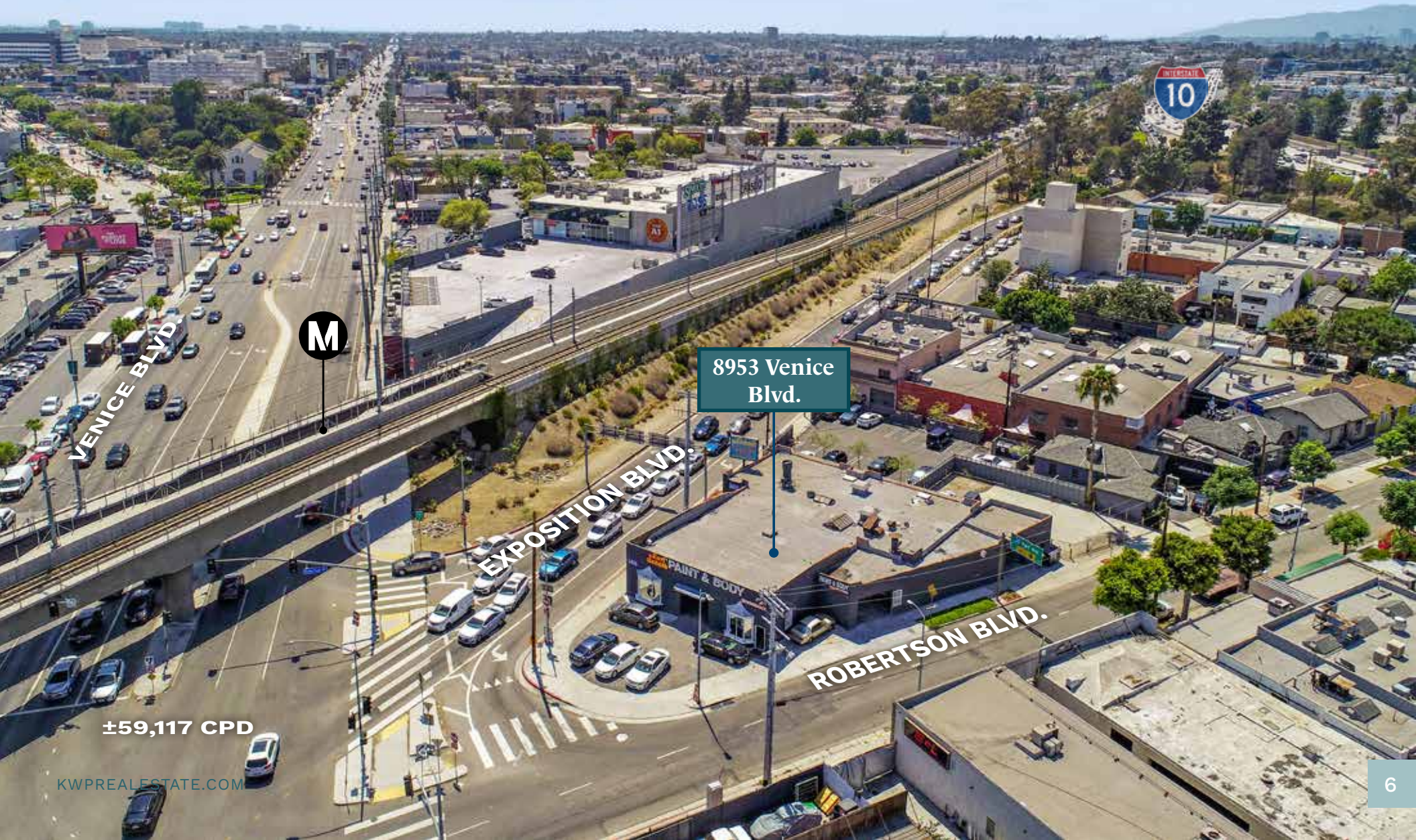




Property Highlights

- Tremendous visibility from Venice Blvd., Robertson Blvd, and Exposition Blvd.
- Across the street from newly completed Warner Discovery Offices, Ivy Station, and new Apple campus (under development)
- Located directly off the 10 freeway/Robertson Blvd. entrance/exit
- Adjacent to Culver City Expo Line Station
- ±59,117 CPD at the intersection of Venice Blvd. and Robertson Blvd.
- Average HHI of ±\$165,947 within one mile

Adjacent to 10 Freeway Off Ramp



±59,117 CPD

Looking Southeast

BLACKWELDER
6-ACRE CREATIVE
OFFICE CAMPUS

**WHOLE
FOODS
MARKET**

CUMULUS
1,210 UNITS /
100,000 SF RETAIL

HAYDEN TRACT

SCOPELY

Apple Music



TheWillows

**Turning
Point
School**



Platform



**VanLeeuwen
sweetgreen**

Aēsop

REFORMATION

**HELM'S
BAKERY
DISTRICT**



**WARNER BROS.
DISCOVERY**



±59,117 CPD

8953 Venice
Blvd.

Looking West

amazonstudios



THE CULVER STEPS
EREWON Mendocino Farms
SEPHORA SALT & STRAW



VENICE CROSSROADS
SPROUTS CHASE
CVS ASHLEY FURNITURE HomeStore

Platform
BLUE BOTTLE COFFEE
VanLeeuwen
sweetgreen
Aēsop. REFORMATION

IVY STATION CULVER CITY
Sweetfin Carbon Health y6
[solidcore] healthyspot. YOGA SIX
STRETCH LAB milk + honey MAYWEATHER BOXING & FITNESS



8953 Venice Blvd.

THE SHAY CULVER CITY

VENICE BLVD.

NATIONAL BLVD.

An aerial photograph of a city street, overlaid with a semi-transparent blue filter. On the left, a multi-lane highway or train track runs parallel to the street. In the center, a car wash is visible with the text "CAR WASH" and "PAINT & BODY" on its roof. The surrounding area is filled with residential and commercial buildings, trees, and parked cars. The text "Submarket Info" is written in a white serif font on the right side of the image.

Submarket Info

Culver City

8953 Venice Blvd. is adjacent to Culver City. The Culver City Submarket is centrally located near affluent neighborhoods and tourist hotspots, including Santa Monica, Westwood, and Century City. Many tech and creative firms are situated here, with an above average concentration of high-income earners and daytime employees.

Culver City has a relatively diverse and strong economy. The City's business community is comprised of a varied collection of businesses that range from traditional retail and manufacturing to major film studios. Mainstay companies such as Costco, Westfield-Culver City Mall and Sony Pictures Entertainment occupy a traditional niche as large institutional property owners, tax producers, and employers. Some large and notable companies, including Apple and Amazon, have expanded their local footprint in recent years and have added or plan to add employees as part of new developments in Culver City.

Amazon has leased the historic Culver Studios to increase their mixed-use studio and office space and other ventures and has taken over space in the Culver Steps, which was completed in late-summer 2021.

(Sources: CoStar, City of Culver City)



Demographics

POPULATION	Distance from Subject		
	0.5 Mile	1 Mile	2 Miles
2024 Estimated Population	9,509	39,072	139,611
2029 Projected Population	9,185	38,914	137,594
2020 Census Population	9,418	36,110	134,505
2010 Census Population	9,511	35,729	133,445
Projected Annual Growth 2024 to 2029	-0.7%	-	-0.3%
Historical Annual Growth 2010 to 2024	-	0.7%	0.3%
2024 Median Age	35.5	36.5	38.1
HOUSEHOLDS			
2024 Estimated Households	4,553	17,821	59,484
2029 Projected Households	4,493	18,165	59,658
2020 Census Households	4,402	16,563	58,102
2010 Census Households	4,333	15,977	56,333
Projected Annual Growth 2024 to 2029	-0.3%	0.4%	-
Historical Annual Growth 2010 to 2024	0.4%	0.8%	0.4%
RACE & ETHNICITY			
2024 Estimated White	46.3%	46.8%	46.7%
2024 Estimated Black or African American	8.9%	10.7%	11.5%
2024 Estimated Asian or Pacific Islander	18.0%	16.3%	15.0%
2024 Estimated American Indian or Native Alaskan	0.8%	1.0%	1.0%
2024 Estimated Other Races	26.0%	25.3%	25.8%
2024 Estimated Hispanic	30.8%	30.1%	30.0%
INCOME			
2024 Estimated Average Household Income	\$160,510	\$165,947	\$165,532
2024 Estimated Median Household Income	\$110,057	\$115,399	\$115,951
2024 Estimated Per Capita Income	\$76,986	\$75,822	\$70,694
EDUCATION			
2024 Estimated High School Graduate	8.7%	10.0%	11.8%
2024 Estimated Some College	13.9%	13.5%	13.9%
2024 Estimated Associates Degree Only	6.1%	6.2%	5.7%
2024 Estimated Bachelors Degree Only	40.1%	36.0%	33.2%
2024 Estimated Graduate Degree	22.9%	24.4%	25.2%
BUSINESS			
2024 Estimated Total Businesses	822	2,860	8,377
2024 Estimated Total Employees	8,945	27,527	65,234
2024 Estimated Employee Population per Business	10.9	9.6	7.8
2024 Estimated Residential Population per Business	11.6	13.7	16.7





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