

# For Sale: 231 Venice Blvd / South Park

CORNER PARKING LOT  
WITH EXISTING INCOME



**231 VENICE BLVD**  
PARKING LOT

**EISNER  
HEALTH**  
ANNENBERG MEDICAL & DENTAL

**crypto.com**

**Los Angeles  
CONVENTION  
CENTER**

**Dignity Health.**

**UCLA Health**

**S GRAND AVE**

**W 15TH ST**

**OLIVE ST**

**OLIVER GHADOUSHI**

Vice President  
323.302.8282  
oliver.ghadoushi@compass.com  
DRE 01973061

**COMPASS  
COMMERCIAL**



# EXCLUSIVE REPRESENTATION BY:

COMPASS  
COMMERCIAL



## OLIVER GHADOUSHI

Vice President

323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 231 Venice Blvd, Los Angeles, CA 90015 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.



# *Executive Summary*

Compass Commercial is pleased to offer 231 Venice Blvd, a ±12,006 SF income-producing parcel in the vibrant South Park district of Downtown Los Angeles. Located within an Opportunity Zone and included in the DTLA 2040 Community Plan, the property presents a rare investment, owner-user, or redevelopment opportunity with substantial long-term upside supported by newly expanded zoning and use entitlements.

The property currently operates as a surface-level parking lot generating consistent revenue through multiple income streams, including monthly parking licenses and a prominent on-site billboard. The lot accommodates approximately 38 striped spaces, with the ability to expand to 50+ vehicles via tandem configuration.

Strategically located just two blocks north of the I-10 Freeway and in close proximity to Crypto.com Arena, LA Live, Microsoft Theater, and the Los Angeles Convention Center, 231 Venice Blvd sits amid a rapidly evolving urban corridor surrounded by residential, educational, and medical properties.









# Property Overview

±38

CURRENT PARKING SPACES

50+

POTENTIAL TO EXPAND

12,006 SF

LAND AREA

5134-021-002

APN

OFFERING PRICE

**\$2,999,000**

\$249/SF ON LAND

[HB2-G1-5] [CX2-FA]

ZONING (PER CITY OF LA - DTLA 2040 COMMUNITY PLAN)

\*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.

231 Venice Blvd | South Park





# *Investment Highlights*

- / 12,006 SF Parking Lot on Signalized Corner of Venice Blvd & Olive St
- / Multiple Income Streams Including Billboard, Valet, and License Agreements
- / Ideal for Valet, EV Charging, and Other Covered Land Uses
- / Adjacent Building Also for Sale: Ideal Owner-User Opportunity
- / SBA Financing Available to Qualified Buyers
- / Central South Park Location with Great Freeway Access
- / Steps from Dignity Health Hospital, Eisner Health, and Nearby LA Convention Center, and Crypto.com Arena





# *Area & Market Overview*

231 Venice Blvd is easily accessible via major freeways, located just two blocks north of the Santa Monica (I-10) Freeway. Public transportation options are robust, with the Pico Station serving the Expo and Blue Lines just a five-minute walk away. This connectivity makes the property highly desirable for businesses that require easy access for both employees and clients.

Downtown Los Angeles is in the midst of a significant revitalization, driven by a combination of public and private investments. South Park, in particular, has seen a surge in new developments, including high-rise residential buildings, luxury hotels, and commercial spaces. The ongoing development in the area is expected to continue, further enhancing property values and attracting a diverse mix of businesses. Given the property's strategic location, strong market fundamentals, and the continued growth of Downtown Los Angeles, the opportunity represents a compelling investment for owner-users, investors, and developers alike.















monday.com  
For whatever you run  
Even Mermaid migration

FOR SALE  
Call Stephanie  
SALE 323.522.6282

FOR SALE  
Call Stephanie  
SALE 323.522.6282

KATO  
RESTAURANT

SPEED  
LIMIT  
30



FOR MORE INFORMATION REGARDING  
THIS OPPORTUNITY, PLEASE CONTACT:

COMPASS  
COMMERCIAL



## OLIVER GHADOUSHI

Vice President

323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 231 Venice Blvd, Los Angeles, CA 90015 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.