

FOR SALE

231 VENICE BLVD

CORNER LAND SITE WITH BILLBOARD,
VALET, AND PARKING INCOME

PRIME CORNER | INVESTMENT &
DEVELOPMENT OPPORTUNITY

COMMERCIAL, MEDICAL, MULTI-FAMILY,
SENIOR/ASSISTED LIVING, CREATIVE USES

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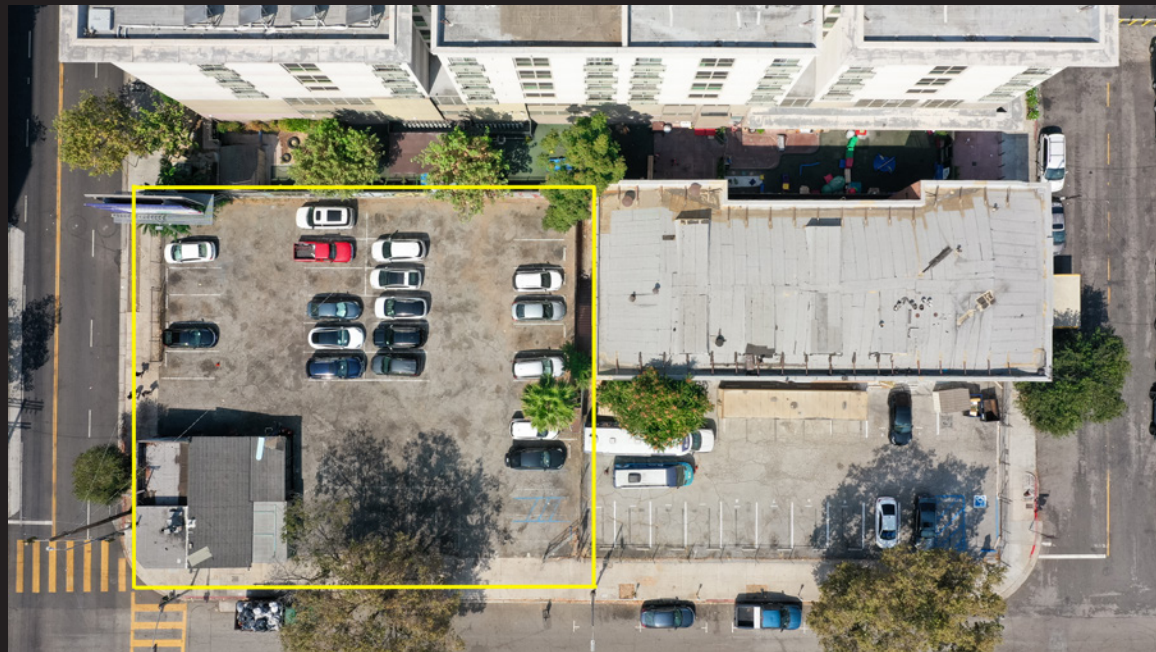
EXECUTIVE SUMMARY

Compass is pleased to present 231 Venice Blvd; an exceptional investment, owner-user, and development opportunity poised for transformation in Downtown Los Angeles' South Park. The parcel is zoned C2, located with an Opportunity Zone, State Enterprise Zone, and features TOC Tier 3 designation.

The $\pm 12,006$ square-foot land parcel currently operates as a surface-level and income-producing parking lot. The property generates income through multiple channels, including parking and license agreements, a billboard, and cafe located on the corner of the parking lot. The parking lot features ± 38 parking spaces, but can optionally accommodate ± 50 or more parking spaces in a tandem configuration. The parcel, as an attractive investment or future development site, accommodates of an array of potential future uses per the City of Los Angeles.

The property is well-located and adjacent to educational, medical, and newly developed apartment buildings, while situated only 2 blocks north of the Santa Monica I-10 Freeway and in proximity to Crypto.com Arena, Microsoft Theater, LA Live, and the Los Angeles Convention Center.

*For All Inquiries: Please Contact Oliver Ghadoushi.
*Buyer to verify any and all accuracy of information.





231 VENICE BLVD | LOS ANGELES, CA

PROPERTY SUMMARY

PROPERTY DATA

±12,006 SF

LAND AREA

TIER 3

TOC

5134-021-002

APN

C2-2D

ZONING

38

STRIPED PARKING SPACES

50+

POTENTIAL PARKING
OPTION WITH VALET

231 VENICE BLVD | LOS ANGELES

INVESTMENT HIGHLIGHTS

±12,006 SF Land Parcel on Signalized Corner of Venice Blvd & Olive St

Income-Producing and Managed Surface Parking Lot

Versatile Development Opportunity Poised for Transformation

Desirable South Park Location | ±38 Striped Spaces

Zoned C2 | Ideal & Approved for a Variety of Future Land Uses

Located within an Opportunity Zone, State Enterprise Zone with Tier 3 TOC



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. The building's location within this thriving district positions it as a prime opportunity for investors looking to capitalize on the ongoing growth of Downtown Los Angeles.

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.



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
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POPULATION

2020 Population	50,369	258,609	568,873
2024 Population	54,467	254,464	548,543
2029 Population Projection	53,951	247,559	531,408
Annual Growth 2020-2024	2.0%	-0.4%	-0.9%
Annual Growth 2024-2029	-0.2%	-0.5%	-0.6%

HOUSEHOLDS

2020 Households	22,833	94,575	200,163
2024 Households	25,944	96,115	197,150
2029 Household Proection	25,911	94,035	191,675
Annual Growth 2020-2024	3.1%	1.7%	1.2%
Annual Growth 2024-2029	0%	-0.4%	-0.6%
Avg. Household Size	1.9	2.3	2.5
Avg. Household Vehicles	1	1	1

HOUSING INCOME

Avg. Household Income	\$91,229	\$70,074	\$69,282
Median Household Income	\$57,579	\$42,814	\$46,675
\$25,000 - \$50,000	4,098	18,584	41,497
\$75,000 - \$100,000	2,007	9,151	21,189
\$125,000 - \$150,000	1,353	3,975	8,645
\$200,000+	2,712	5,788	9,725

	1 MILE	2 MILES	3 MILES
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PLACE OF WORK

2023 Businesses	8,790	25,561	39,092
2023 Employees	67,464	234,420	337,936



AERIAL MAP







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Other details
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FOR MORE INFORMATION REGARDING
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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 236 W 15th St & 231 Venice Blvd | Los Angeles, CA CA, (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.

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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.

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

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