



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



HIGH TRAFFIC RETAIL : VENICE AND NORMANDIE

2001-2013 Venice Blvd, Los Angeles, CA 90006



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PROPERTY FEATURES

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APPROX. 1,734 SF

RETAIL SPACE AVAILABLE

- ✓ Located at a high-traffic signalized intersection
- ✓ Approximately 19' ceiling clearance throughout
- ✓ Ideal for a variety of showroom, retail, & service-oriented businesses
- ✓ Co-tenants include Metro by T-Mobile, Daily Donuts, and Gold Standard Insurance
- ✓ Close proximity to DTLA
- ✓ C1 zoning

AREA AMENITIES

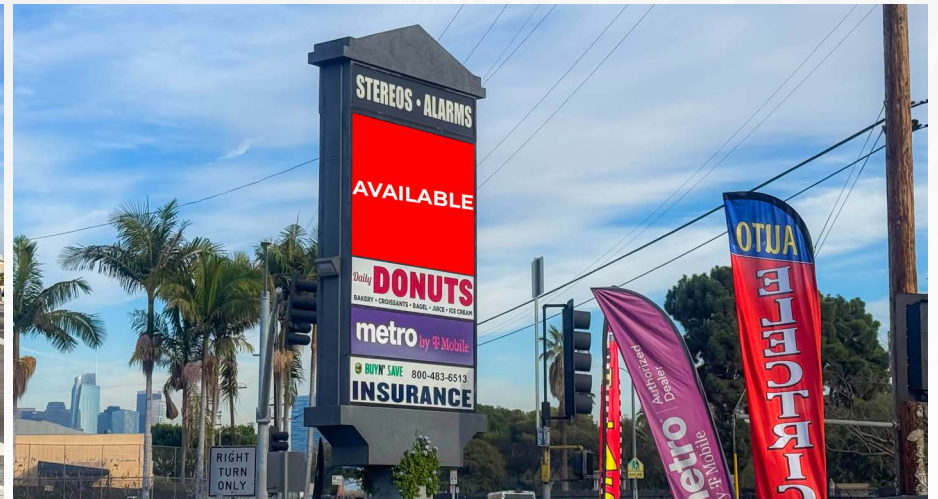
- ✓ Close proximity to the 10 Freeway, Western Ave Commercial Corridor, and Loyola High School
- ✓ High density market with a population of 320,000 within a 2-mile radius

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	78,382	602,202	1,259,150
 Avg. HH Income	\$62,005	\$74,564	\$83,985
 Daytime Pop	80,007	622,036	1,288,061
 Traffic Count	± 38,824 CPD ON VENICE BLVD & S NORMANDIE AVE		

RETAIL SPACE
LOS ANGELES, CA

EXTERIOR PHOTOS

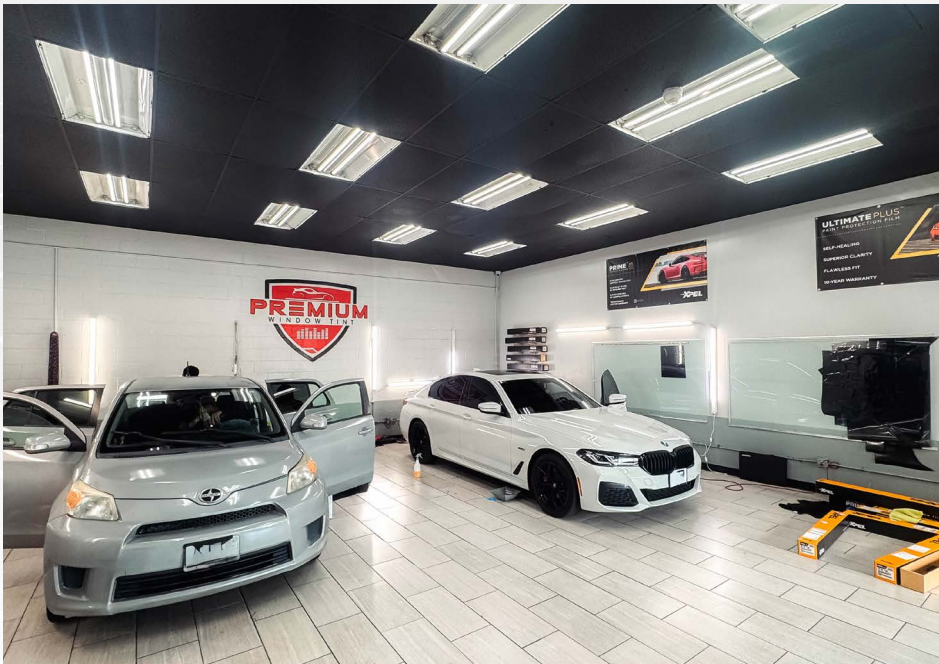
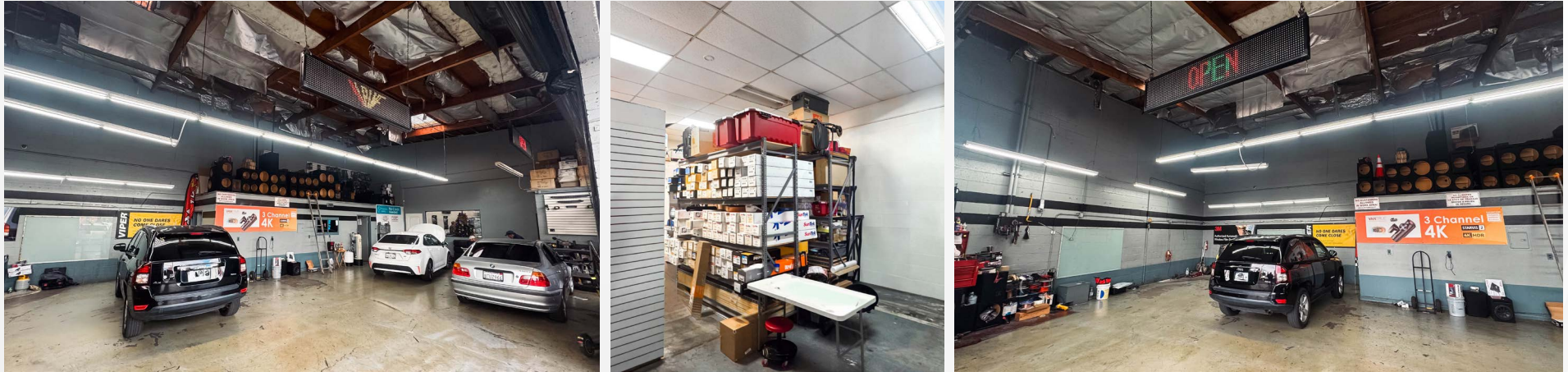
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RETAIL SPACE
LOS ANGELES, CA

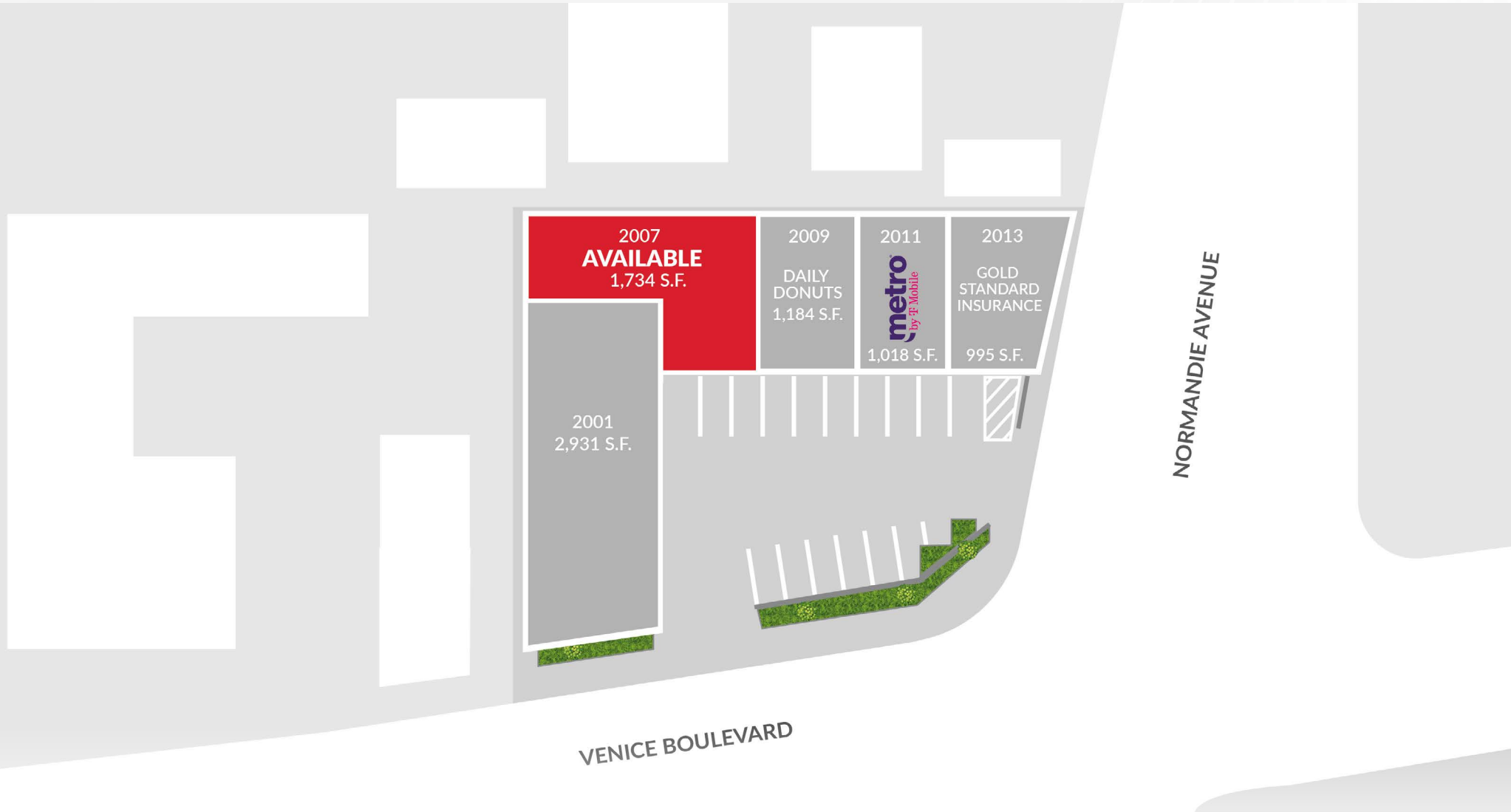
INTERIOR PHOTOS

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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.