

OWNER-USER / INVESTOR
COMMERCIAL OPPORTUNITY

WESTMAC
Commercial Brokerage Company

13432

FOR SALE
OR LEASE

13432 Beach Ave
MARINA DEL REY, CA

FOR MORE INFORMATION

BRIAN R. HART

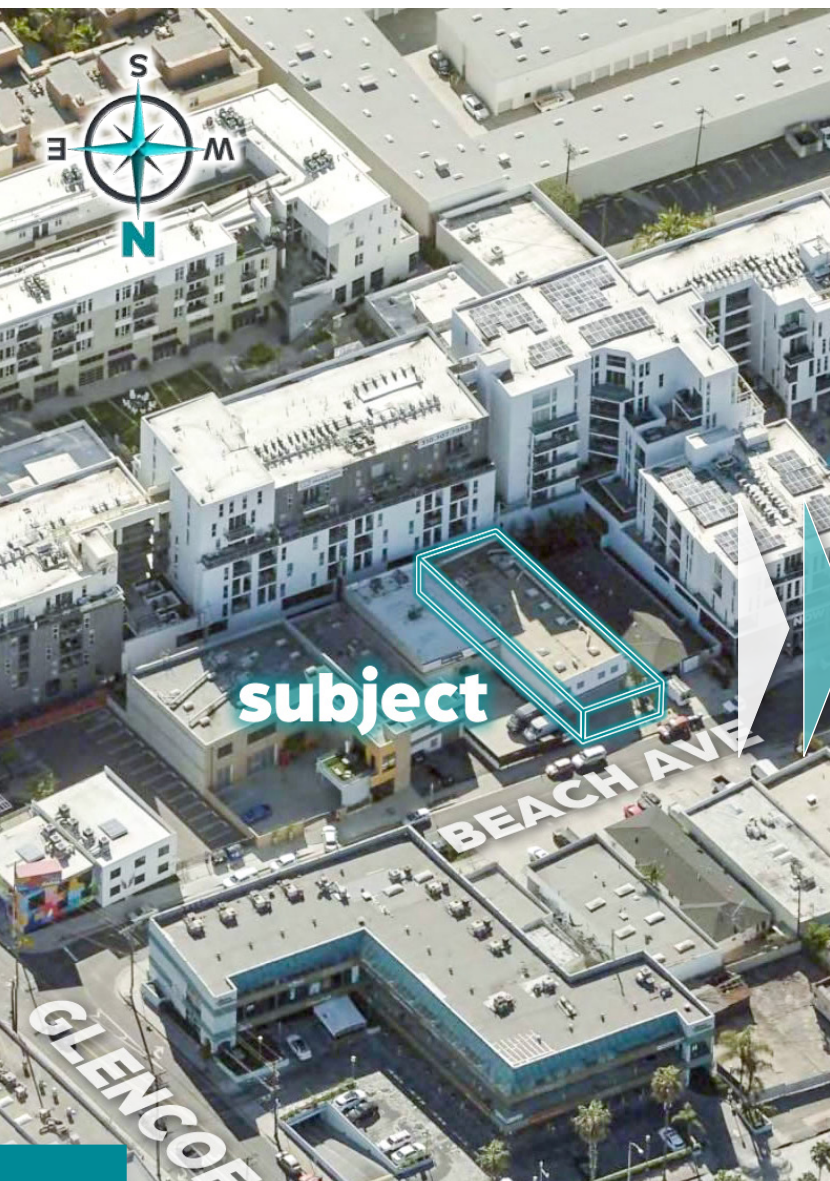
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DRE #01429000



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PROPERTY INFORMATION



| | |
|---------------|--|
| ADDRESS | 13432 Beach Avenue, Marina Del Rey, CA 90292 (Between Glencoe Avenue and Del Rey Avenue, just south of Washington Boulevard) |
| BUILDING SIZE | Approximately 5,371 square feet (3,744 square feet per assessor) |
| LAND SIZE | Approximately 4,559 square feet |
| SALE PRICE | \$2,650,000 |
| FOR LEASE | Suite B: Approximately 2,746 square feet |
| LEASE RATE | \$2.95 per square foot, per month, net net net (Triple net charges are approximately \$0.25/SF) |
| APN | 4230-004-014 |
| YEAR BUILT | 1972 |
| ZONING | LACM (GM)-2D-CA |
| CURRENT USE | Suite A: Architectural studio/offices Suite B: State of the art post production, production and music studio facility |
| PARKING | Eight [8] total spaces: Four [4] cars per suite with two [2] in enclosed garage and two [2] directly off street |
| OCCUPANCY | Suite A: 49% of building - Owner occupied (month-to-month) Suite B: 51% of building - Vacant |
| COMMENTS | <ul style="list-style-type: none">» Built in 1972 as Venice Squash Club with three courts, adaptive reuse as office/studio use in the 80's» Fully independent HVAC both suites» Each suite has 6 skylights with two operable per suite» Direct private street entry and parking suite A & B» 20 foot high studio spaces» Excellent area demographics and close to many amenities» Entire building potentially available for sale or lease (call broker for detail) |

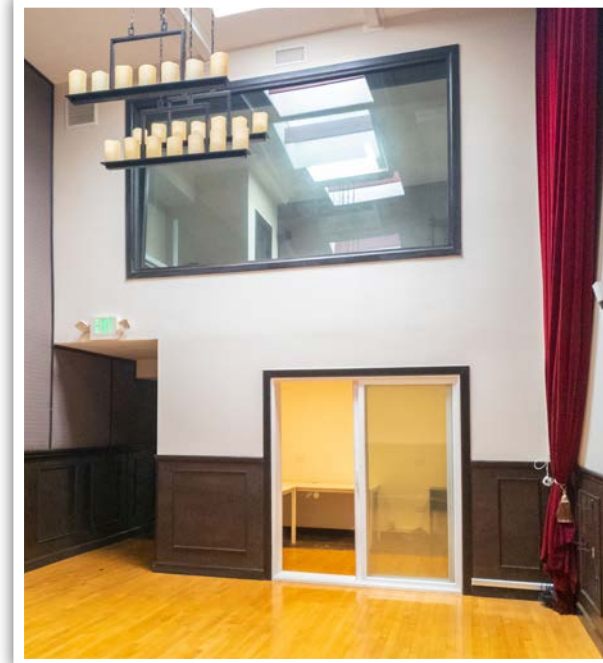
PROPERTY PHOTOS

Suite A



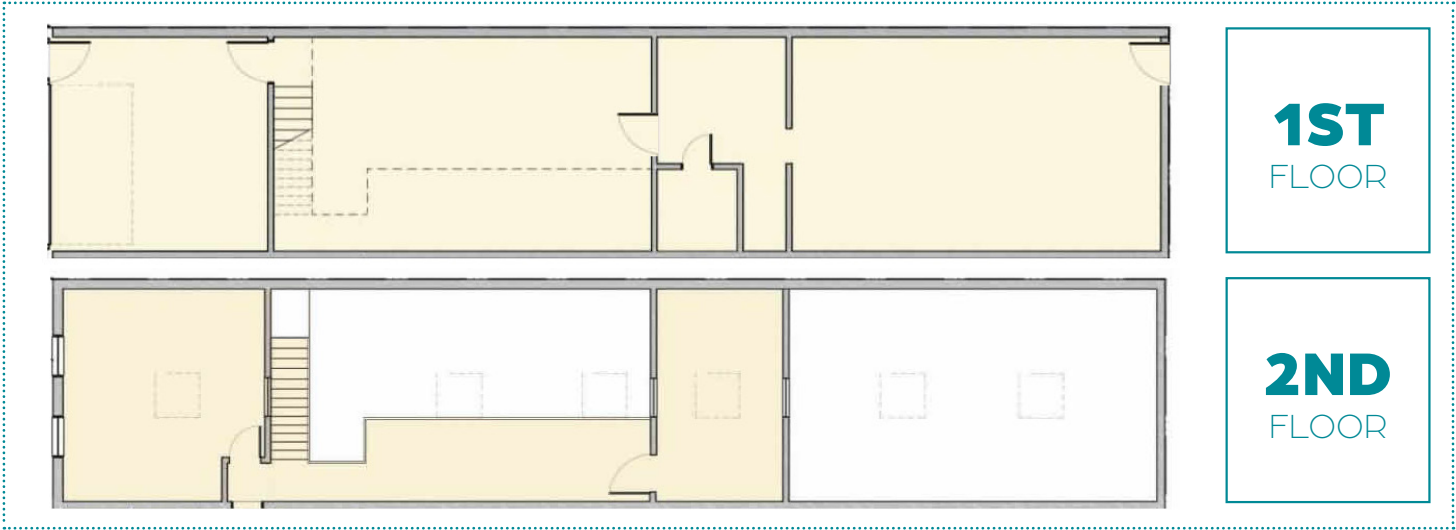
PROPERTY **PHOTOS**

Suite B

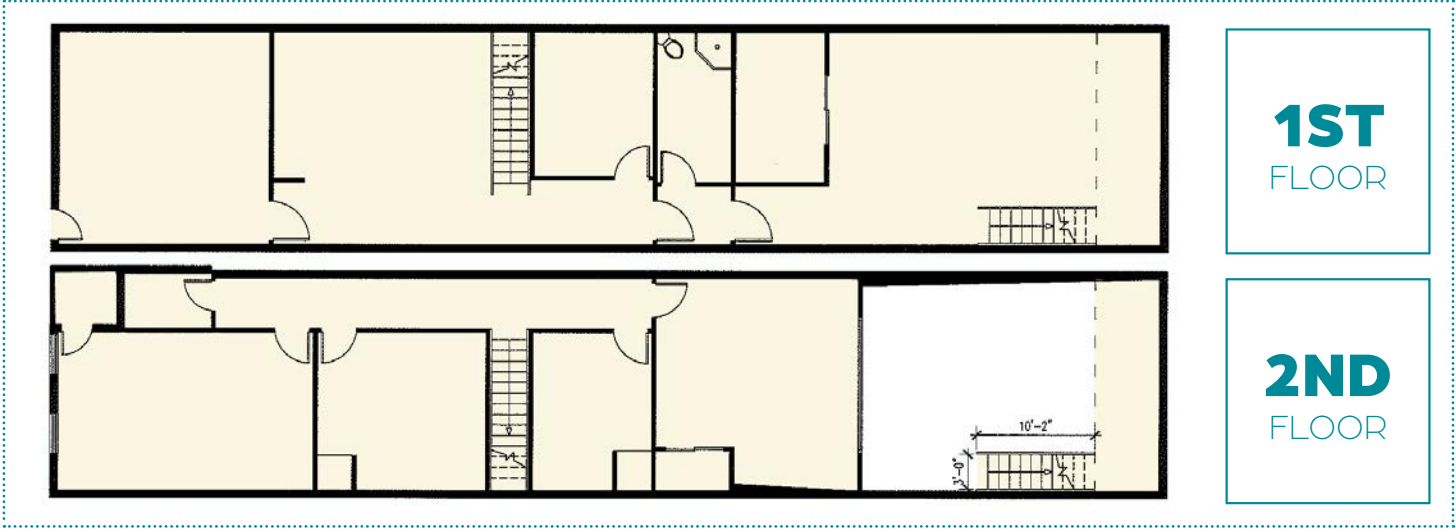


FLOOR PLANS

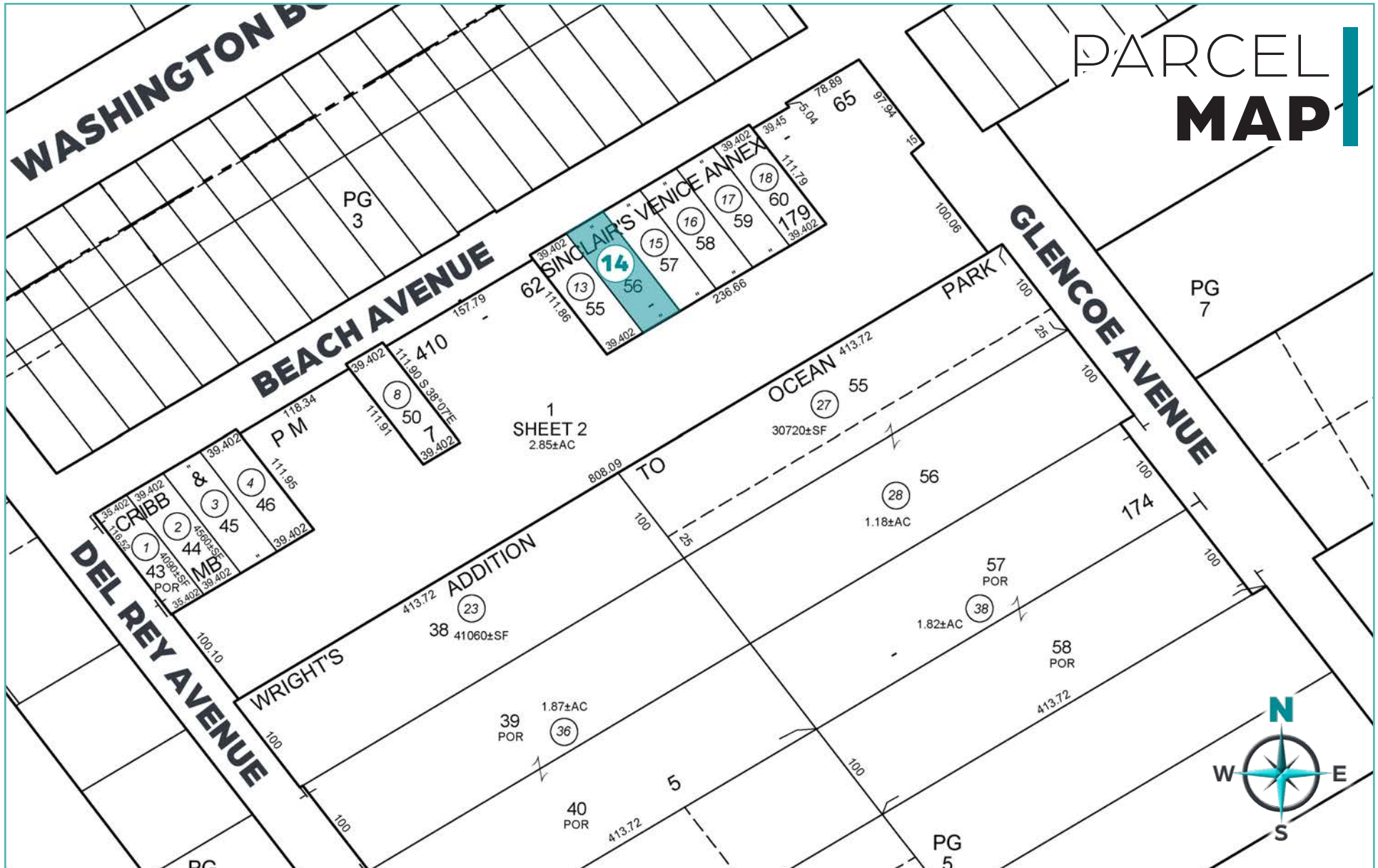
SUITE A



SUITE B



PARCEL MAP



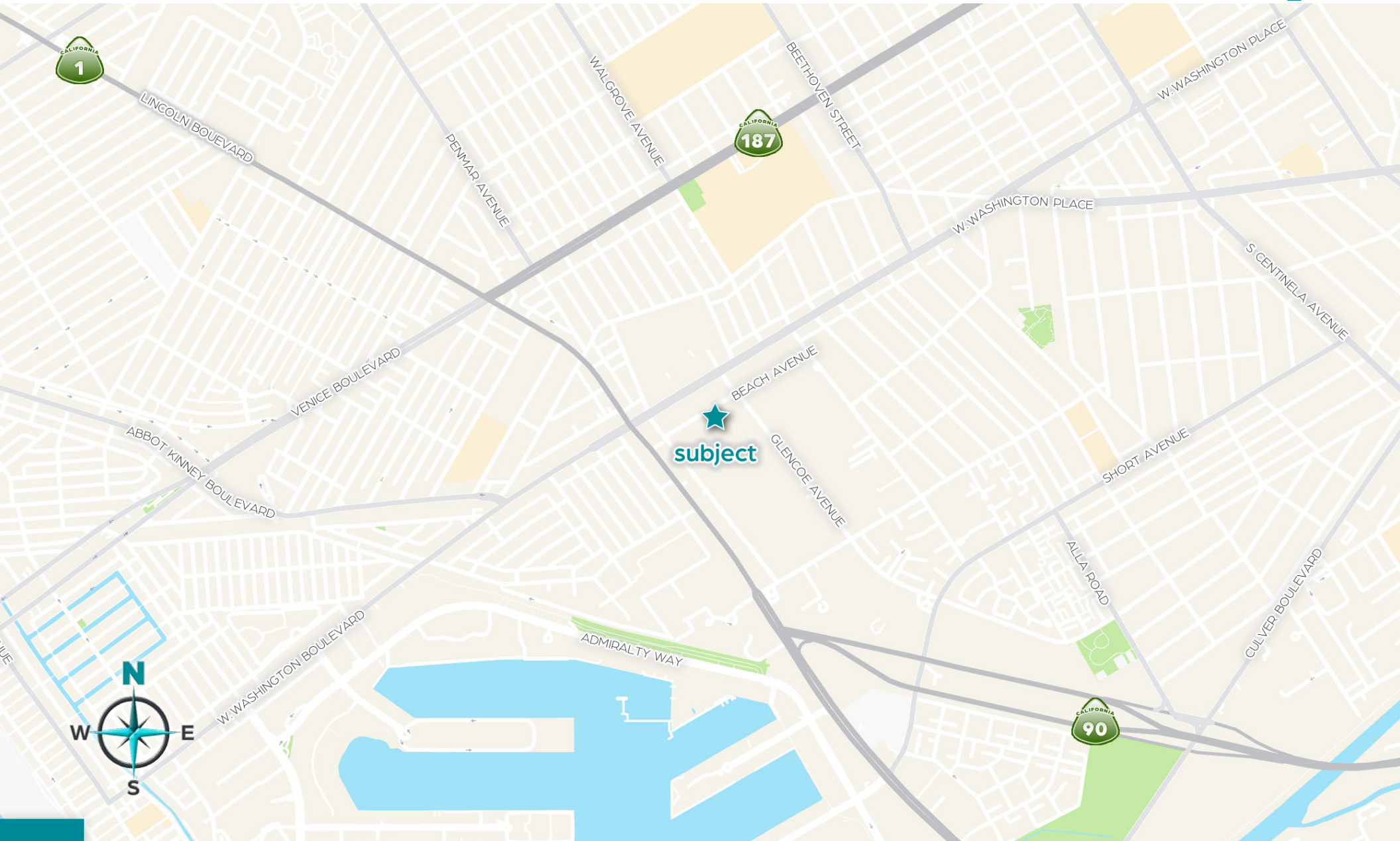
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AERIAL MAP



LOCATION MAP



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