

Marcus & Millichap

MOSSANEN COMMERCIAL REAL ESTATE



2157
VENICE BLVD
LOS ANGELES CA 90006

**100% Occupied Multi-Tenant Value-Add
Street Retail in Prime Harvard Heights**

2157
VENICE BLVD
LOS ANGELES CA 90006

BROKER OF RECORD

Tony Solomon
California
Lic CA # 01238010

Marcus & Millichap

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PROPERTY SUMMARY

Property Address: 2157 Venice Blvd, Los Angeles CA 90006

Price: \$1,050,000

Building SF 3,000 SF

Lot Size: 3,601 SF

Price/SF (BLDG): \$350

Price/SF (Land): \$292

APN: 5074-009-011

Building/Lot Ratio: 0.83

Year Built: 1923

Tenancy: Multiple (4)

Lease Types: Modified Gross

Lease Terms: All MTM Tenancies

Parking: None

Nearest Cross Streets: S Hobart Blvd & Venice Blvd

Zoning: C1-1VL-HPOZ-CPIO

General Plan Land Use: Neighborhood Commercial

Community Plan Area: South Los Angeles

Council District: CD 10 - Heather Hutt



RENT ROLL

| | | | SF | LEASE PERCENTAGE | CURRENT MONTHLY | CURRENT ANNUAL | RENT / SF (MONTHLY) | MARKET RENT | MARKET (ANNUAL) | MARKET RENT / SF (MONTHLY) |
|----------------|-------------------------|-----|--------------|------------------|--------------------|------------------|---------------------|-----------------|---------------------|----------------------------|
| SUBJECT | 2157 VENICE BLVD | | 3,000 | 1 | \$ 4,400 | \$ 52,800 | \$ 1.47 | \$ 7,200.00 | \$ 86,400.00 | \$ 2.40 |
| UNIT | | | | | | | | | | |
| 2163 | The Bike Shop | MTM | 750 | 25% | \$ 1,100 | \$ 13,200 | \$ 1.47 | \$ 1,800 | \$ 21,600.00 | \$ 2.40 |
| 2161 | Video Virgil | MTM | 750 | 25% | \$ 1,100 | \$ 13,200 | \$ 1.47 | \$ 1,800 | \$ 21,600.00 | \$ 2.40 |
| 2159 | Tila Clothing | MTM | 750 | 25% | \$ 1,100 | \$ 13,200 | \$ 1.47 | \$ 1,800 | \$ 21,600.00 | \$ 2.40 |
| 2157 | Octavio Glass | MTM | 750 | 25% | \$ 1,100 | \$ 13,200 | \$ 1.47 | \$ 1,800 | \$ 21,600.00 | \$ 2.40 |
| | | | 3,000 | 100% | \$ 4,400.00 | \$ 52,800 | \$ 1.47 | \$ 7,200 | \$ 86,400.00 | \$ 2.40 |

| | |
|-------------------|-------------|
| OCCUPANCY | 100% |
| VACANCY | 0.00% |
| # OF UNITS | 4 |
| OCCUPIED UNITS | 4 |
| OCCUPIED SF | 3,000 SF |
| VACANT SF | 0 |
| AVERAGE UNIT SIZE | 750 |



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**VIDEO
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