

flagship retail for sale: 915 venice blvd los angeles, ca 90015



method
COMMERCIAL

Presented By:

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915 VENICE BLVD

LOS ANGELES, CA 90015

SALE PRICE: UNPRICED

Designed by Brinkworth, the London design firm for leading global brands including Adidas, All Saints, Arc'teryx, Cookies, Google, Harrods, Nike, Stussy, and Supreme. The concept provides high-end showroom space suitable for a global urban brand and is currently turn-key for a leading cannabis dispensary and consumption cafe.

- \$1,350,000 invested in capital improvements
- \$300,000 additional investment in FF&E
- Tax benefits of the DTLA Opportunity Zone
- Value-added benefits of LEED certification
- Located at the intersection of sports, music, and hospitality
- Strong 100% bonus depreciation components
- Preferential seller financing available
- \$700,000,000 spent on Entertainment within three miles

investment opportunity



Lot Size:	7,307 SF
Building Size:	6,240 SF
Zoning:	LAM1
Year Built:	1921
APN:	5135030012

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Method Commercial in compliance with all applicable fair housing and equal opportunity laws.

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section 1

opportunity zone

TAX BENEFIT*

The amount of time you hold the Qualified Opportunity Fund investment determines the tax benefit you receive. When you make an election to defer the gain, the basis in the Qualified Opportunity Fund investment becomes zero. The Qualified Opportunity Fund basis increases the longer you hold your interest in the Qualified Opportunity Fund.

TAX BENEFIT ON TEMPORARY DEFERRAL

- If you hold your investment in the Qualified Opportunity Fund for at least 5 years, your basis (the amount of your investment) will increase by 10% of the deferred gain.
- If you hold your investment in the Qualified Opportunity Fund for at least 7 years, your basis (the amount of your investment) will increase by an additional 5% of the deferred gain.

ADJUSTMENT OT BASIS AFTER 10 YEARS

- If you hold your investment in the Qualified Opportunity Fund for at least 10 years, you may be able to permanently exclude gain resulting from a qualifying investment when it is sold or exchanged.
- The exclusion occurs if you elect to increase the basis of your Qualified Opportunity Fund investment to its fair market value on the date of the sale or exchange.

*IRS "Invest in a Qualified Opportunity Fund" <https://www.irs.gov/credits-deductions/businesses/invest-in-a-qualified-opportunity-fund>





section 2

leed certification



- **Better for business and the bottom line:** LEED buildings have a higher resale value and lower operational costs than non-LEED buildings. They've proven to be top-performing commercial real estate investments. LEED buildings use, on average, 25% less energy than non-LEED buildings
- **Better for people:** LEED-certified buildings focus on occupant well-being, offering a healthier and more satisfying indoor space while addressing community and public health. 93% of those who work in LEED-certified green buildings say they are satisfied on the job, vs 81% in conventional buildings.
- **Better for the environment:** LEED buildings use less energy and water, utilize renewable energy and fewer resources, create less waste, and preserve land and habitat.

USGBC “Benefits of LEED” <https://www.usgbc.org/press/about-leed>

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section 3

property information



EXTERIOR DESCRIPTION

New LED lighting, storefront glass, roll-down doors in the front and back, and a security system. New roof and external insulation.

INTERIOR DESCRIPTION

Silver LEED-Certified. Interior improvements included a new 200 amps three-phase and a 200 amps single-phase power service, HVAC system, all seismic work, four ADA bathrooms, ADA access, kitchen, plumbing, drywall, security features and systems including cameras and key cards, lighting system with Illuminator backup, fire/life/safety system, dedicated ATM alcoves with power and connectivity, millwork, polished concrete floors, glass doors, among other improvements. Please note that there is no gas service.

PARKING DESCRIPTION

Private loading area, plus adjacent public parking lot and abundant street parking.

CONSTRUCTION DESCRIPTION

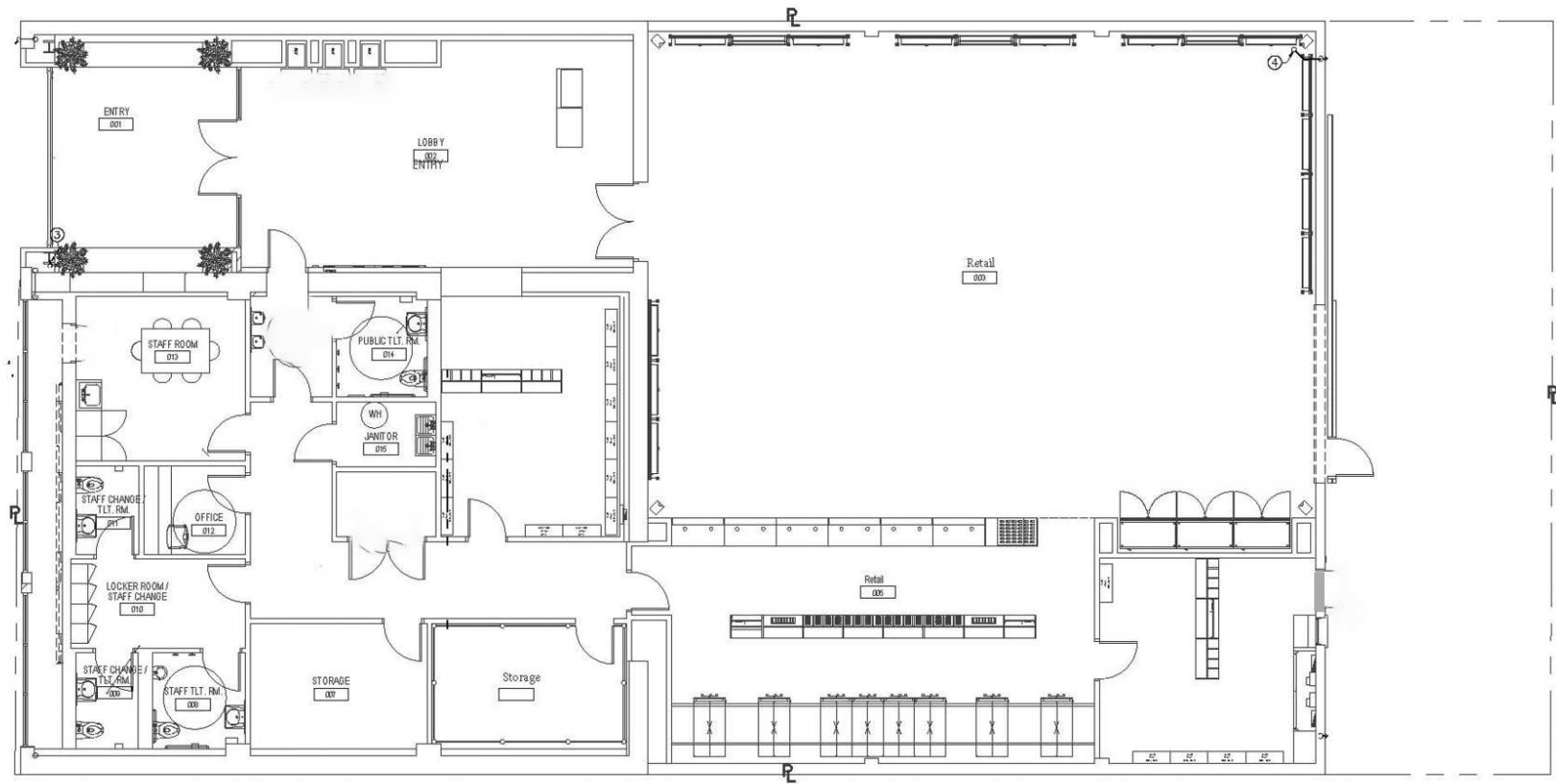
Completed 2023. Silver LEED Certified. All improvements were done under the review of the Architectural and Engineering Consultants. All the improvements provide for a fully ADA-compliant building. Structural improvements will allow for full use of the storefront façade display bays. Structural improvements also include reinforcement of the existing bow truss roof system. The building is currently permitted as a retail use.

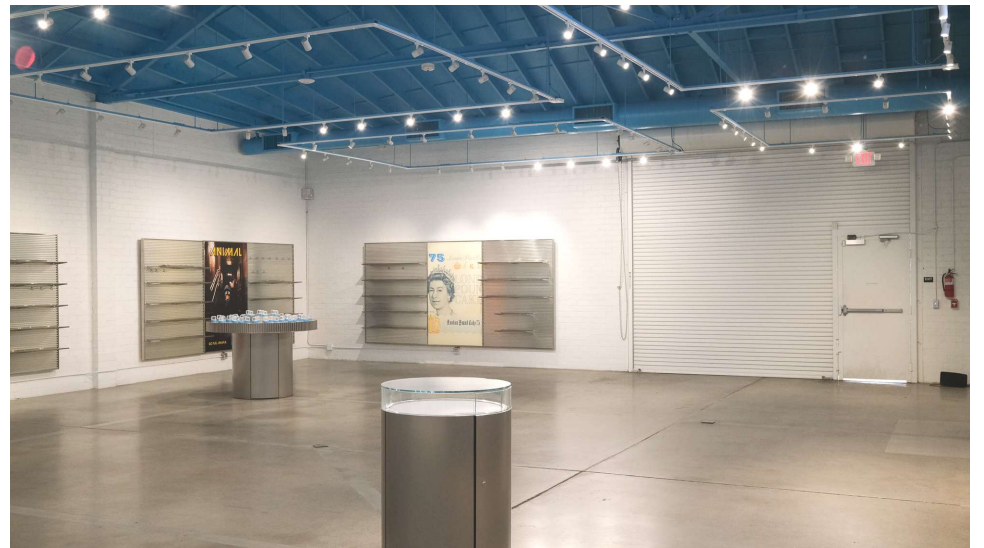
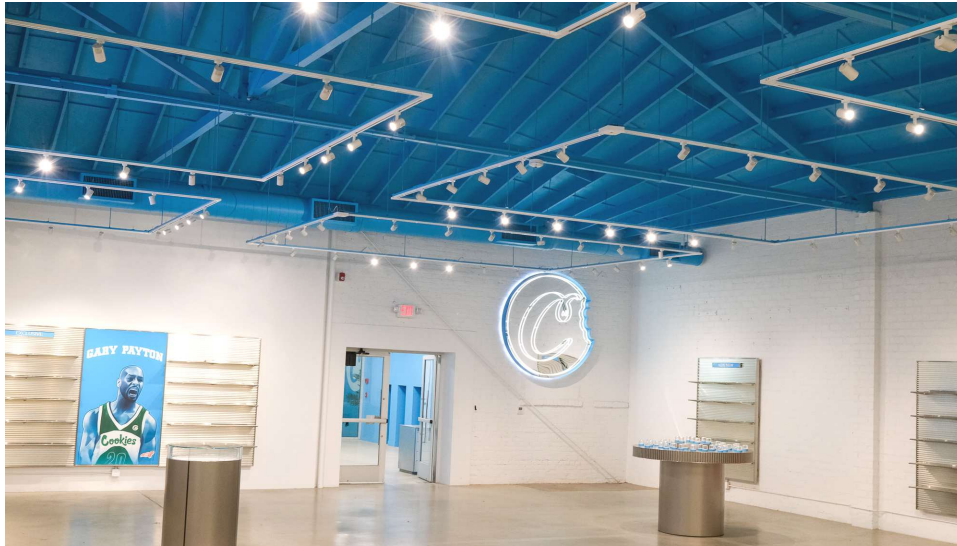
ZONING

LAM1-1
AB 2097
TOC Tier 2
Westlake Community Plan Area
CD1-Eunisses Hernandez
State Enterprise Zone
Opportunity Zone

100% BONUS DEPRECIATION

With the reinstated 100% bonus depreciation, buyer should consider cost segregation.



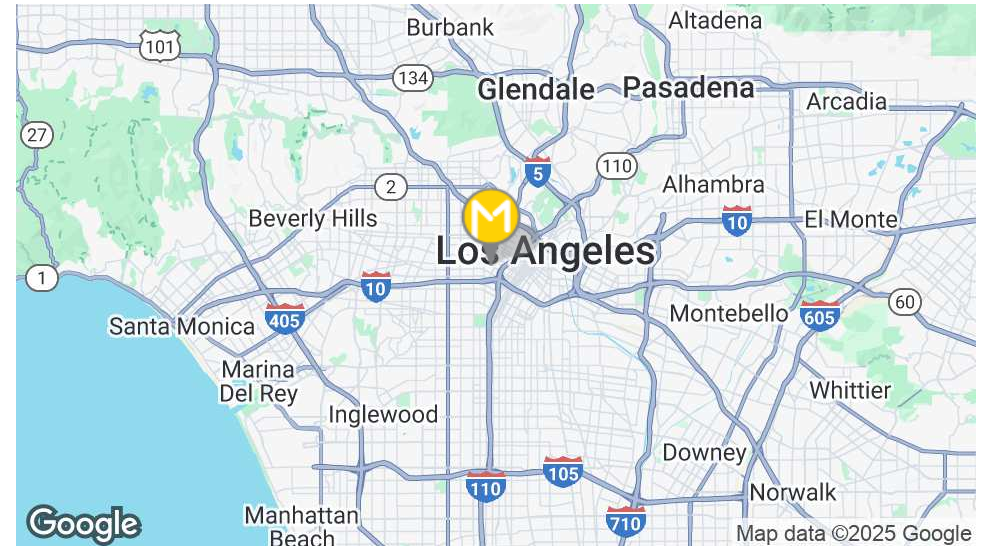
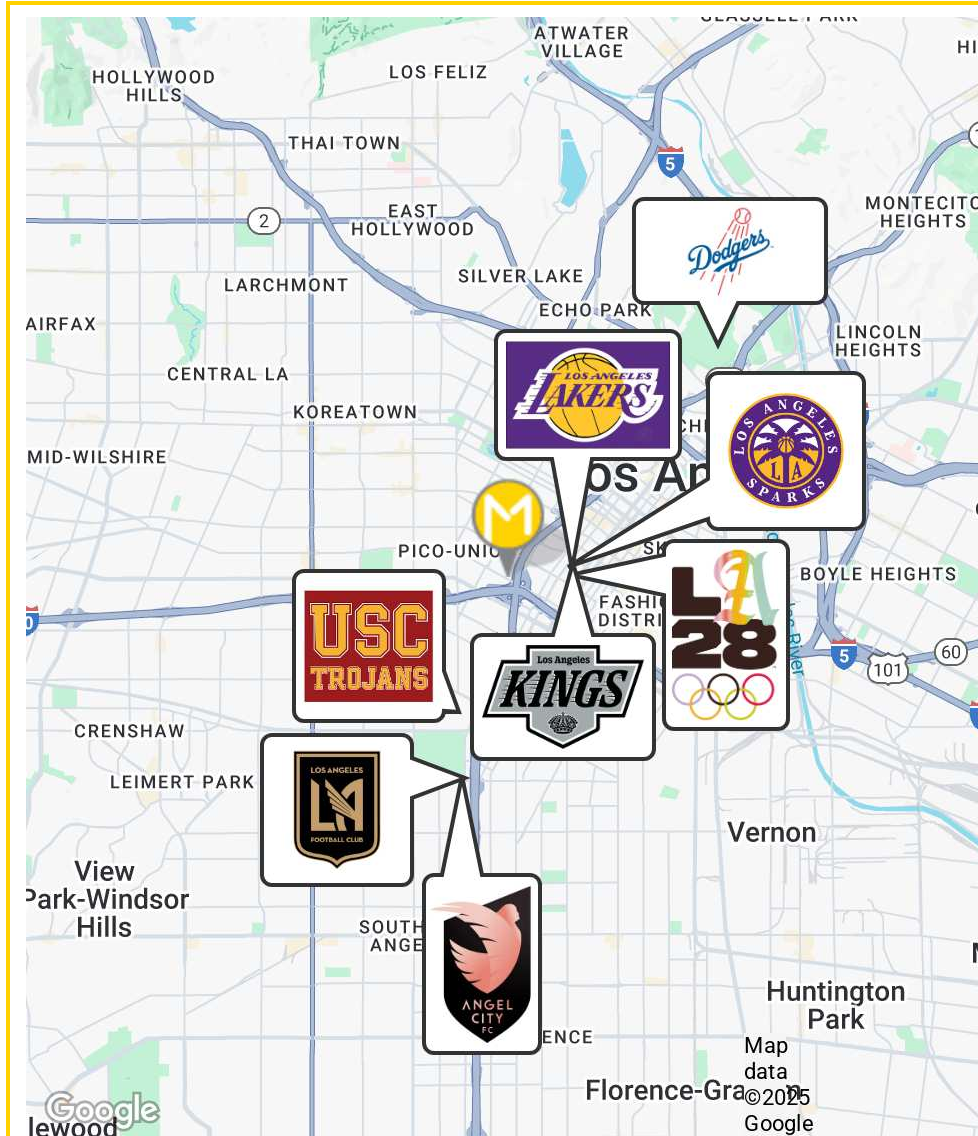


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section 4

location information

located in the center of sports, music and tourism



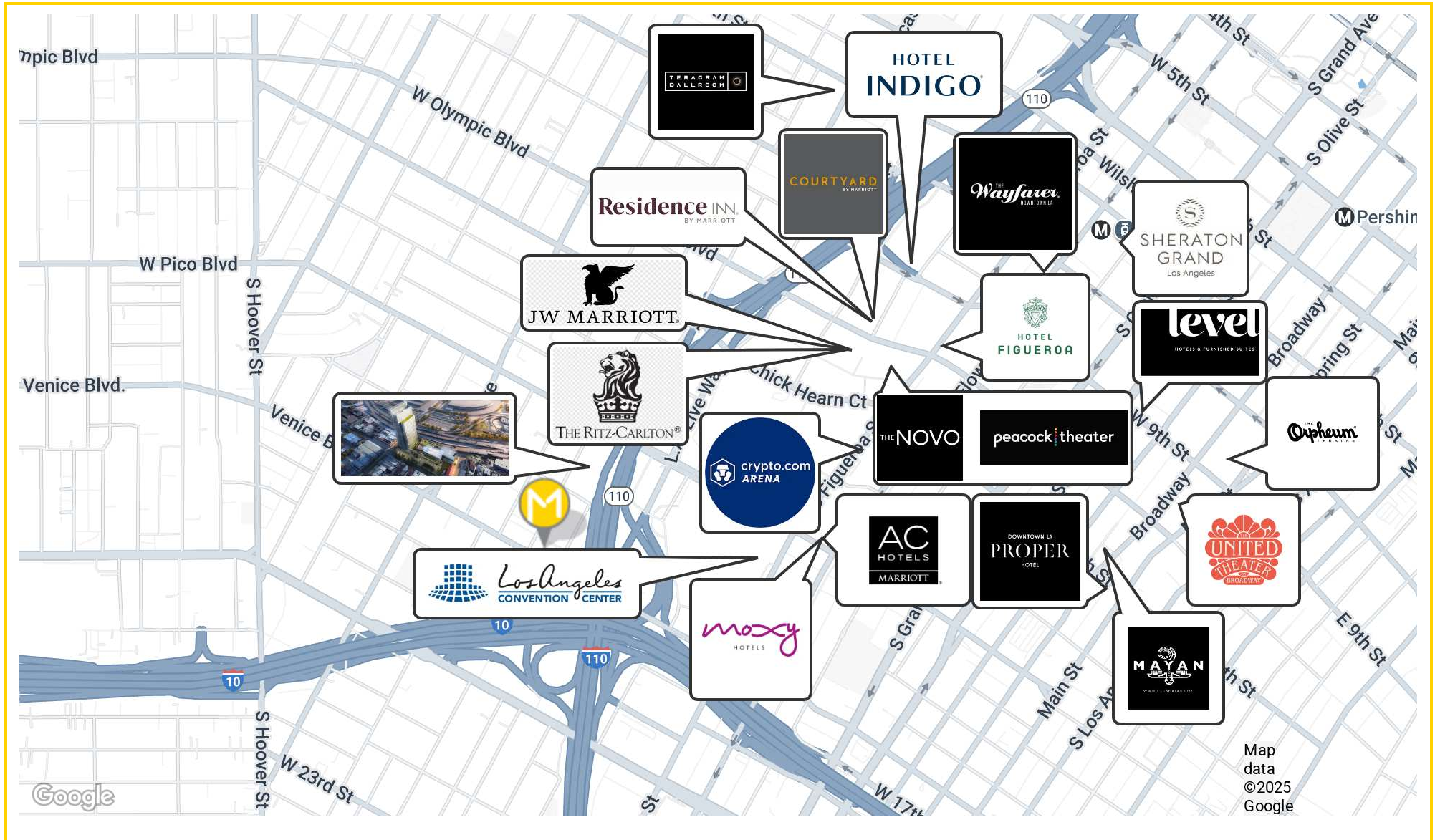
LOCATION OVERVIEW

This is the best location for event-oriented retail. The major 2028 Olympic venues of the Los Angeles Convention Center Crypto.com Arena and LA Live are all within walking distance. There are more major Los Angeles sports franchises surrounding this location and the Property with the Lakers, Kings, Dodgers, USC Trojans, Sparks, LAFC, and Angel City FC sports stadiums all nearby than anywhere else in the City. The Property is also near dozens of hotels, restaurants, bars, music venues, and other event and entertainment venues, including the Grammy Museum, LA Live, and the new one billion dollar The Lucas Museum of Narrative Art set to open in 2026 (see included maps).

The Property sits between the powerhouse neighborhoods of South Park in downtown, West Adams/USC, and Koreatown and benefits from some of the city's largest developments, including thousands of new apartment units and incredible demographic density. The Property has excellent connectivity as it is near the 10, 110, 101, and 5 freeways and within 1.5 miles of four Metro lines and several main boulevards.

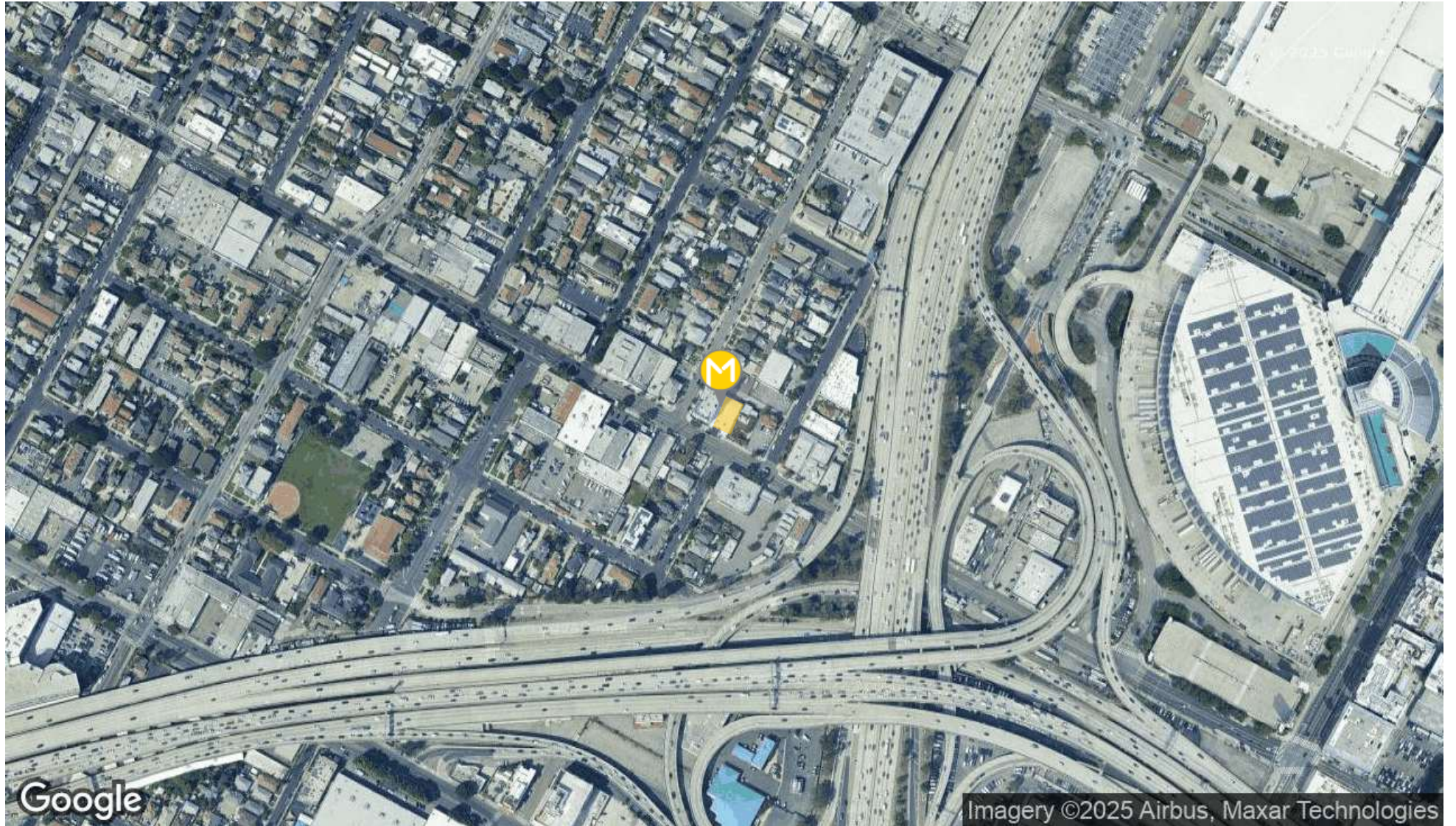
This is the location for a flagship urban brand focused on unforgettable experiences.

iconic music venues and leading hotels



flagship retailer map

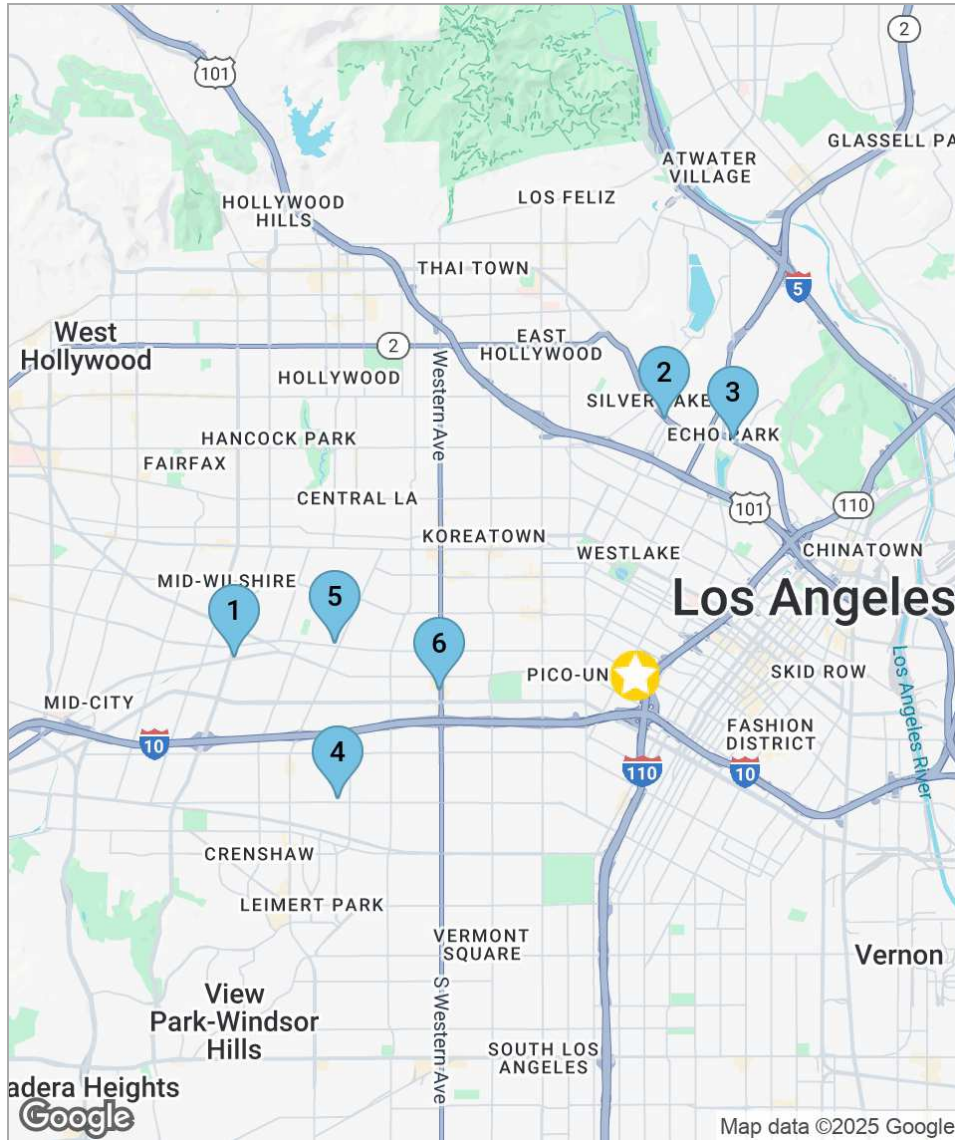




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section 5

sales
comparables



SUBJECT PROPERTY

915 Venice Blvd | Los Angeles, CA 90015

1

CATALYST DISPENSARY

3318 W Venice Blvd
Los Angeles, CA 90019

2

2620 W Sunset Blvd

Los Angeles, CA 90026

3

1701 W Sunset Blvd

Los Angeles, CA 90026

4

2815 W Jefferson Blvd

Los Angeles, CA 90018

5

4211 W Pico Blvd


Los Angeles, CA 90019

6

1803 S Western Ave

Los Angeles, CA 90006

sale comps summary

SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CLOSE
	915 Venice Blvd Los Angeles, CA 90015	Unpriced	6,240 SF	-	-
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CLOSE
1	Catalyst dispensary 3318 W Venice Blvd Los Angeles, CA 90019	\$1,500,000	2,450 SF	\$612.24	12/20/2024
2	2620 W Sunset Blvd Los Angeles, CA 90026	\$2,787,000	4,264 SF	\$653.61	03/07/2025
3	1701 W Sunset Blvd Los Angeles, CA 90026	\$2,600,000	5,497 SF	\$472.99	02/27/2025
4	2815 W Jefferson Blvd Los Angeles, CA 90018	\$2,260,000	4,300 SF	\$525.58	02/14/2025
5	4211 W Pico Blvd Los Angeles, CA 90019	\$4,000,000	4,968 SF	\$805.15	12/24/2024
6	1803 S Western Ave Los Angeles, CA 90006	\$2,800,000	5,353 SF	\$523.07	02/20/2024
AVERAGES		\$2,657,833	4,472 SF	\$594.33	-

1



CATALYST DISPENSARY

3318 W Venice Blvd, Los Angeles, CA 90019

DETAILS

Price:	\$1,500,000
Bldg Size:	2,450 SF
Lot Size:	7,000 SF
Price/SF:	\$612.24

DESCRIPTION

The former automotive repair shop was converted into a cannabis dispensary.

2620 W SUNSET BLVD

Los Angeles, CA 90026

DETAILS

Price:	\$2,787,000
Bldg Size:	4,264 SF
Lot Size:	4,356 SF
Price/SF:	\$653.61

DESCRIPTION

Sold vacant. Poor condition. Same parking as the Subject Property.

2



3



1701 W SUNSET BLVD

Los Angeles, CA 90026

DETAILS

Price:	\$2,600,000
Bldg Size:	5,497 SF
Lot Size:	6,098 SF
Price/SF:	\$472.99

DESCRIPTION

Sold as a gutted building needing significant interior and exterior improvement to occupy.

2815 W JEFFERSON BLVD

Los Angeles, CA 90018

DETAILS

Price:	\$2,260,000
Bldg Size:	4,300 SF
Lot Size:	10,033 SF
Price/SF:	\$525.58

DESCRIPTION

Sold vacant to an owner-user.

4



5



4211 W PICO BLVD

Los Angeles, CA 90019

DETAILS

Price:	\$4,000,000
Bldg Size:	4,968 SF
Lot Size:	5,489 SF
Price/SF:	\$805.15

DESCRIPTION

Private investor purchase.

1803 S WESTERN AVE

Los Angeles, CA 90006

DETAILS

Price:	\$2,800,000
Bldg Size:	5,353 SF
Lot Size:	12,197 SF
Price/SF:	\$523.07

DESCRIPTION

Sold vacant to an owner-user. The property needs significant repairs and investment to occupy.

6



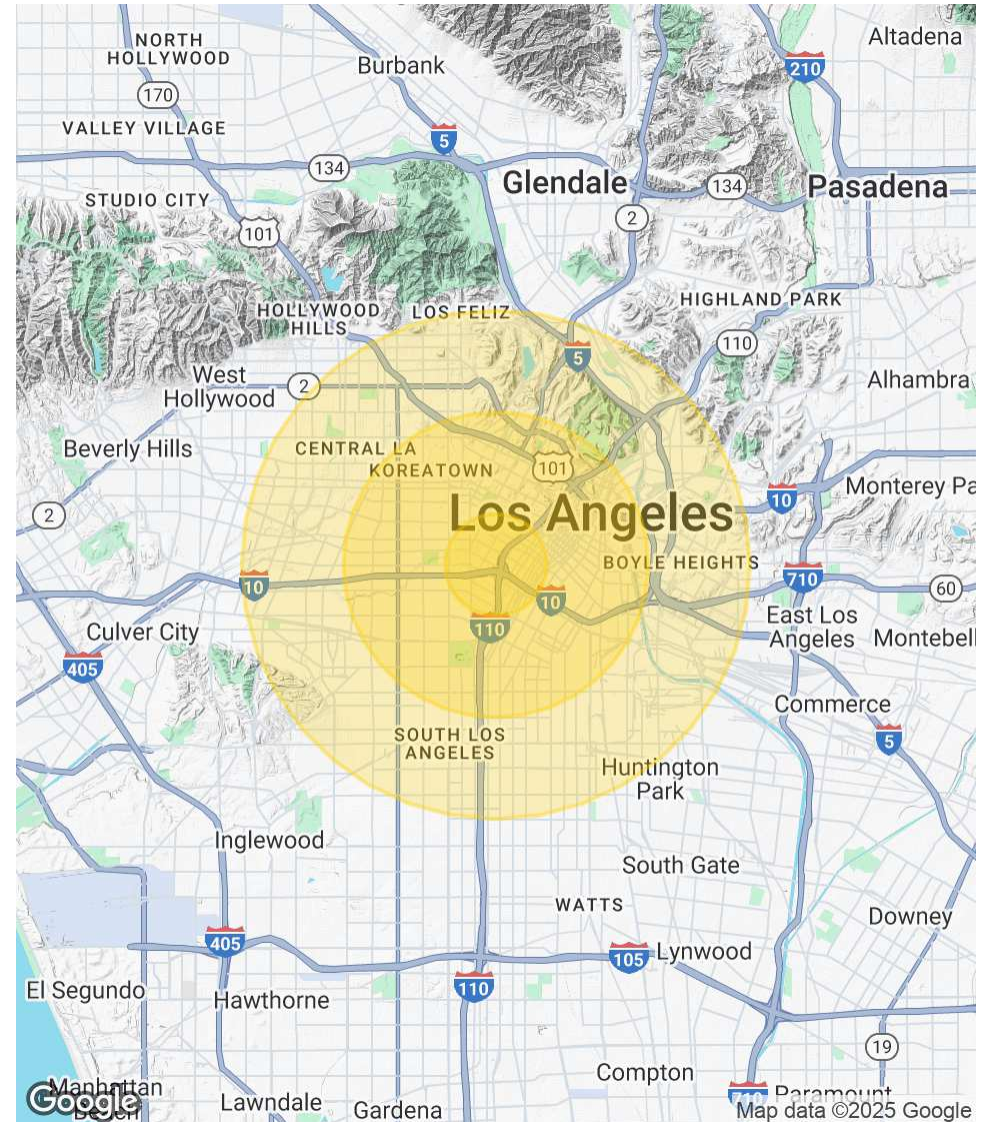


section 6

demographics

SELECTED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	75,014	598,155	1,241,330
Average HH Income	\$71,912	\$70,718	\$78,104
Average House Value	\$815,484	\$777,189	\$805,128
Total Consumer Spending	\$716.9M	\$5.4B	\$12B
Traffic volume at Venice and Union	15,418		



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section 7

advisor bio

MARTIN MCDERMOTT
Managing Director



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Professional Background

Since 2002, Martin McDermott has assisted clients in achieving their strategic business goals through the sale, purchase, and leasing of office, retail, industrial, and development properties. While Mr. McDermott represented the United States Postal Service in all its lease renewals from Santa Barbara County through Orange County over four years, most of the focus has been on the private investor. Mr. McDermott co-founded Method Commercial in 2017 to better serve this group, primarily comprised of local family offices, private trusts, high-net worth individuals, non-profits, owner-users, developers, and value-add investors.

Mr. McDermott is an expert at negotiating in difficult positions, including lease renewals, recessionary economies, environmental and other encumbrances, and off-market opportunities. He also has a twenty-three-year track record of uncovering overlooked value.

Mr. McDermott is currently a certified mentor in the Small Business Administration's Los Angeles division SCORE program. From 2013 to 2020, he designed and taught courses for the prestigious Urban Land Institute. Clients benefit from the coaching, leadership, and management skills Mr. McDermott honed working with Fortune 500 business leaders while Director of Business Development at the Ross School of Business at the University of Michigan.

Before co-founding Method Commercial, Mr. McDermott was a leading agent at Grubb & Ellis and a Founding Principal at Avison Young, Los Angeles.

Memberships & Affiliations

Mr. McDermott is a certified Small Business Administration SCORE mentor, a former instructor with the Urban Land Institute and the Los Angeles chapter of the Real Estate Associate Program (REAP), a Certified Commercial Investment Member (CCIM), and holds a California Real Estate Broker's license.

Education

A.B. in Diplomacy and World Affairs and an emphasis in International Environmental Policy from Occidental College. Executive education courses in Sales, Marketing, Strategy and Leadership at The Ross School of Business at the University of Michigan.



Thank You

For more
information or to
schedule a tour...

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